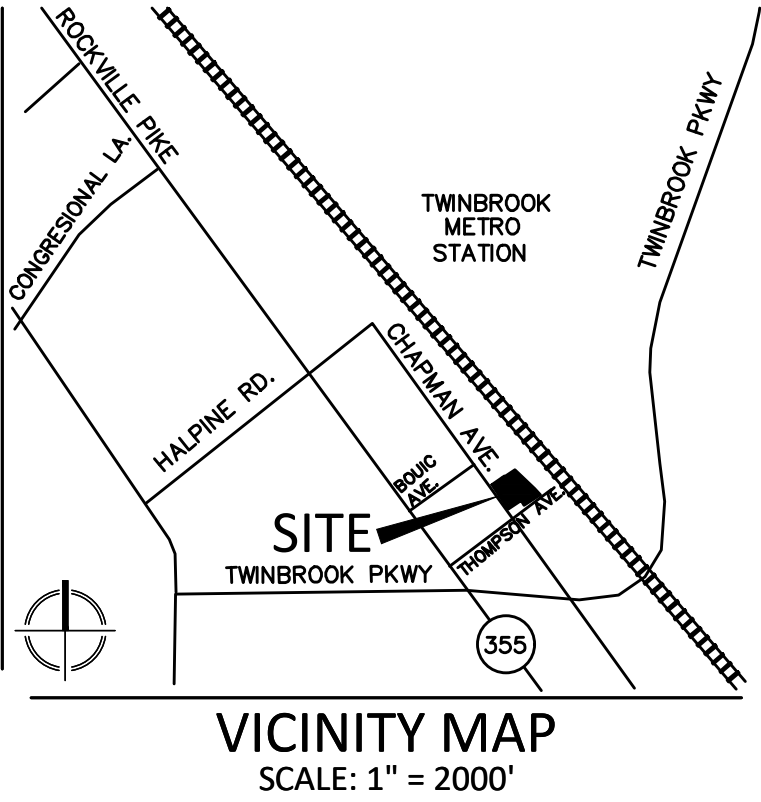




TWINBROOK COMMONS

PROJECT PLAN AMENDMENT APPLICATION

Community Planning and
Development Services
Received
4/14/2022
PJT2022-00014



Vika
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20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

PREPARED FOR:
HINES CONCEPTUAL
CONSTRUCTION GROUP
2800 POST OAK
BOULEVARD
HOUSTON, TX 77056
CAMERON CHRISTIAN
CAMERON.CHRISTIAN@HINES.COM

ON BEHALF OF THE WMATA
600 5TH STREET, NW
WASHINGTON, DC 20001

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

ATTORNEY:
WELLS + ASSOCIATES
11110 BONIFANT STREET,
SUITE 210
SILVER SPRING, MD 20910
301.448.1333
CONTACT: NANCY RANDALL

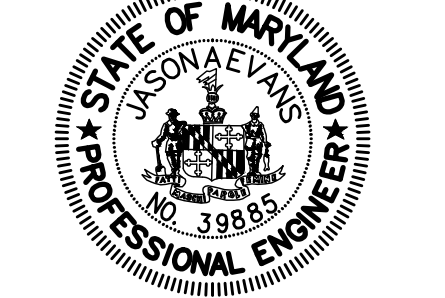
LANDSCAPE ARCHITECT:
DESIGN WORKSHOP
301 NORTH WEST STREET
SUITE 109
RALEIGH, NC 27603
919.973.6254
CONTACT: BENJAMIN BOYD

REVISIONS	DATE

**TWINBROOK
COMMONS**
PROJECT PLAN
AMENDMENT
4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 216NW06
TAX MAP: GQ63

**COVER
SHEET**

PROFESSIONAL SEAL



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

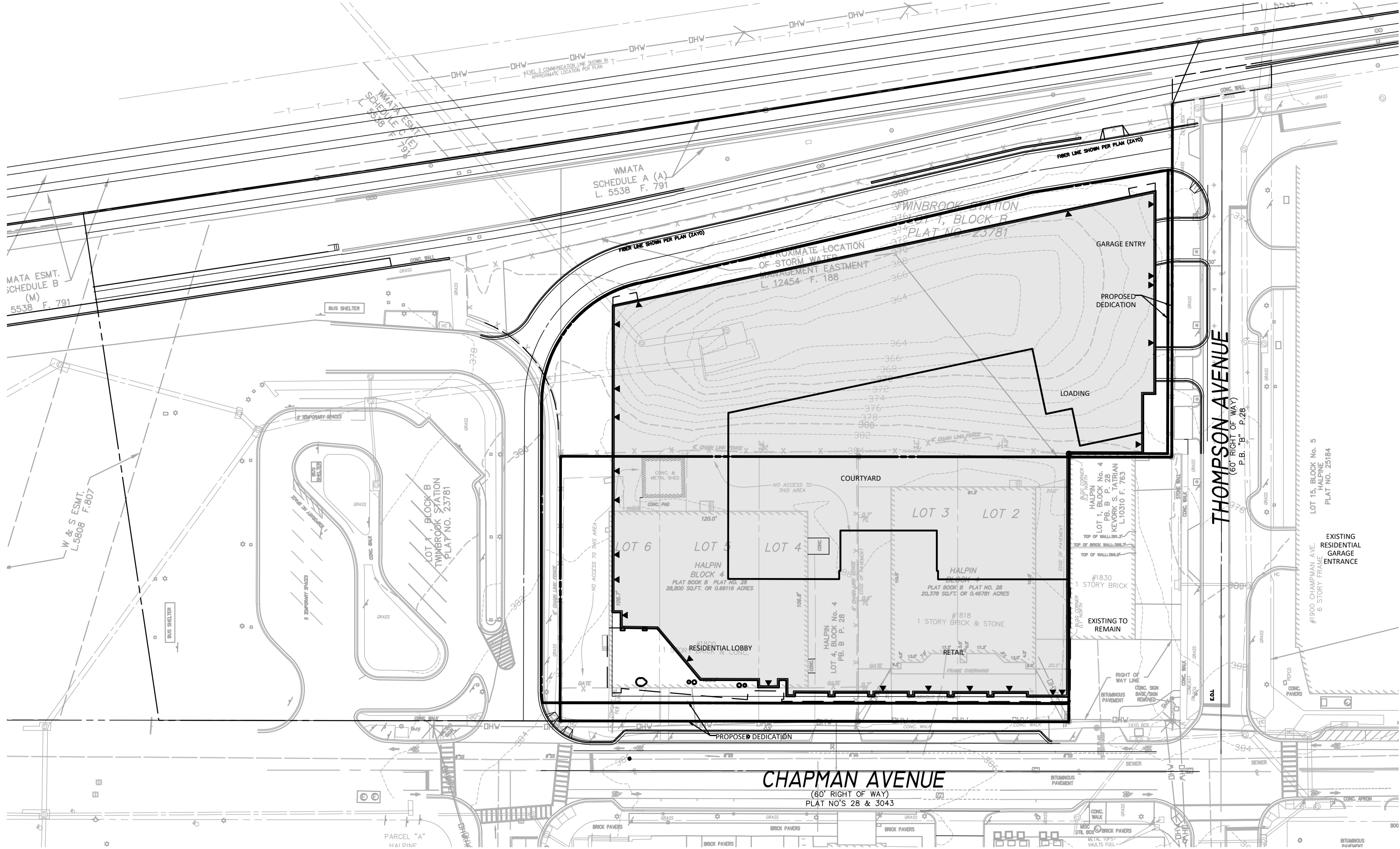
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DRAWN BY: XX/XX
DESIGNED BY: XX/XX
DATE ISSUED: XX/XX

VIKA
PROJECT
DRAWING
NO. PROJ-1

SHEET NO.



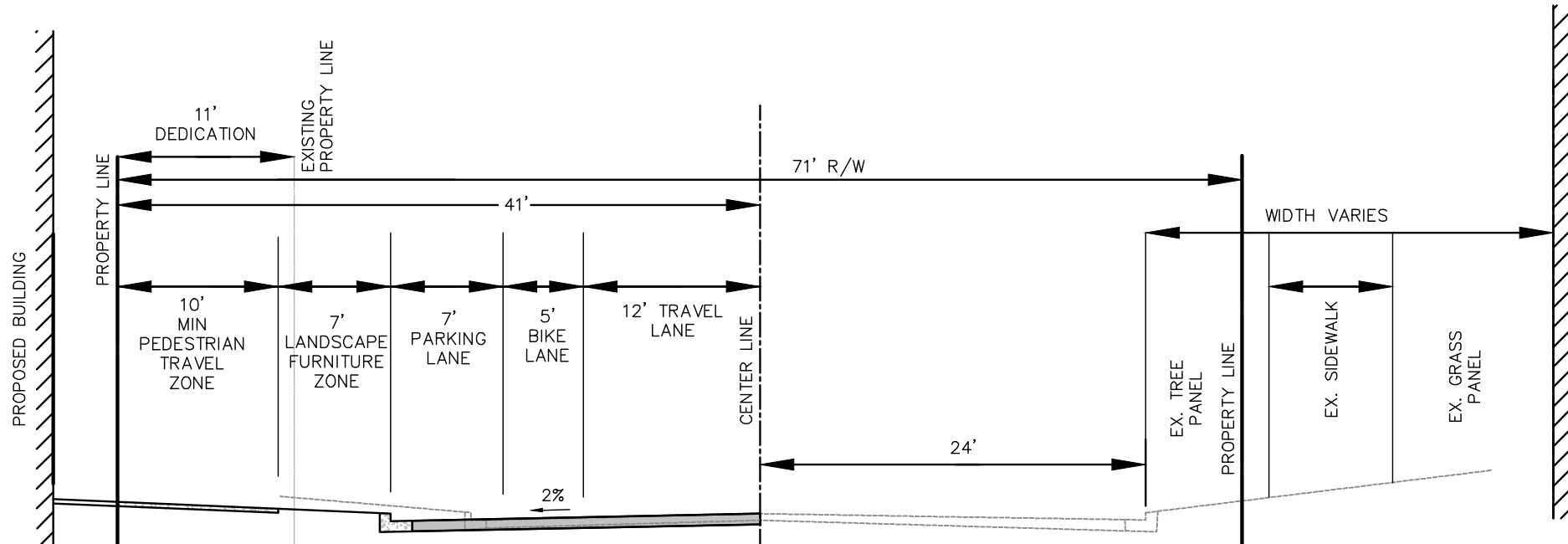
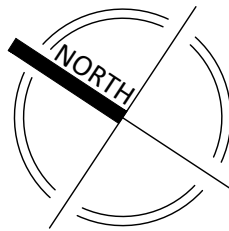
SHEET INDEX

PROJ-1 COVER SHEET
PROJ-2 PDP CONCEPT PLAN/LAND USE PLAN

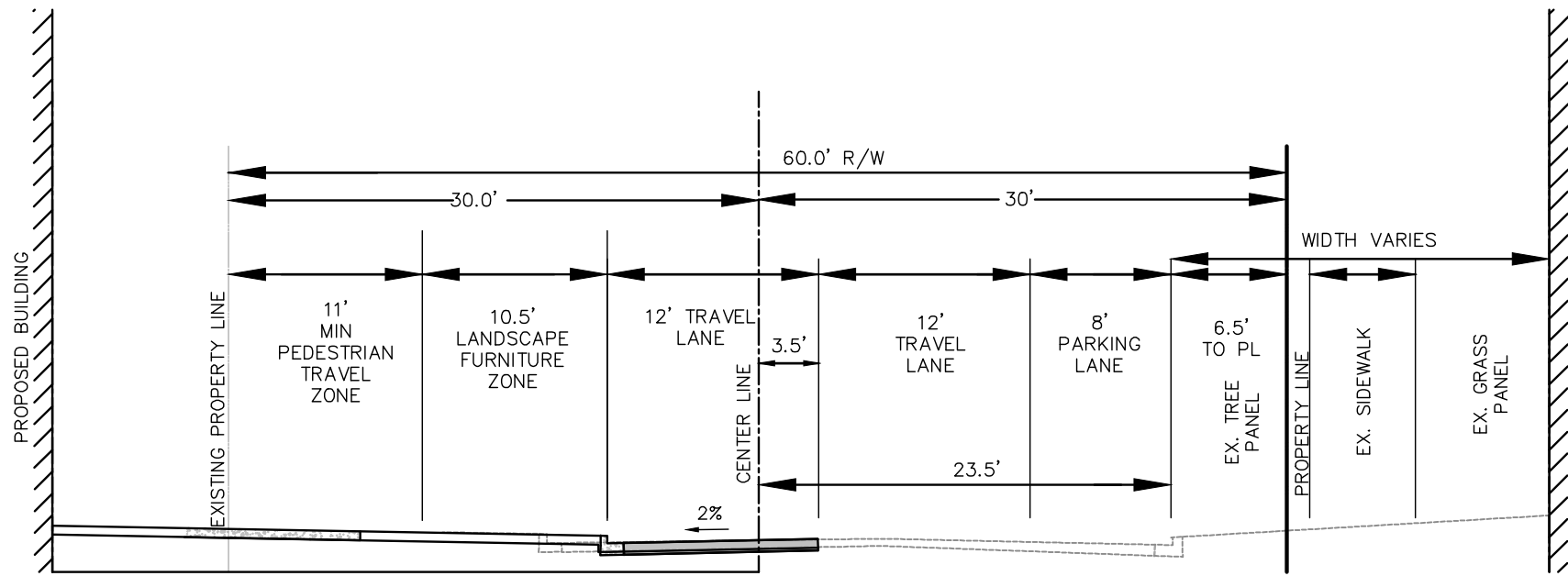
CSWM-3 PRE APPLICATION CONCEPT STORMWATER MANAGEMENT 30 SCALE

FDA-1 FIRE ACCESS PLAN
CIRC-1 CIRCULATION PLAN
PFCP-1 PRELIMINARY FOREST CONSERVATION PLAN
PFCP-2 PRELIMINARY FOREST CONSERVATION PLAN - TREE REMOVAL
PFCP-3 PRELIMINARY FOREST CONSERVATION PLAN - TABLES

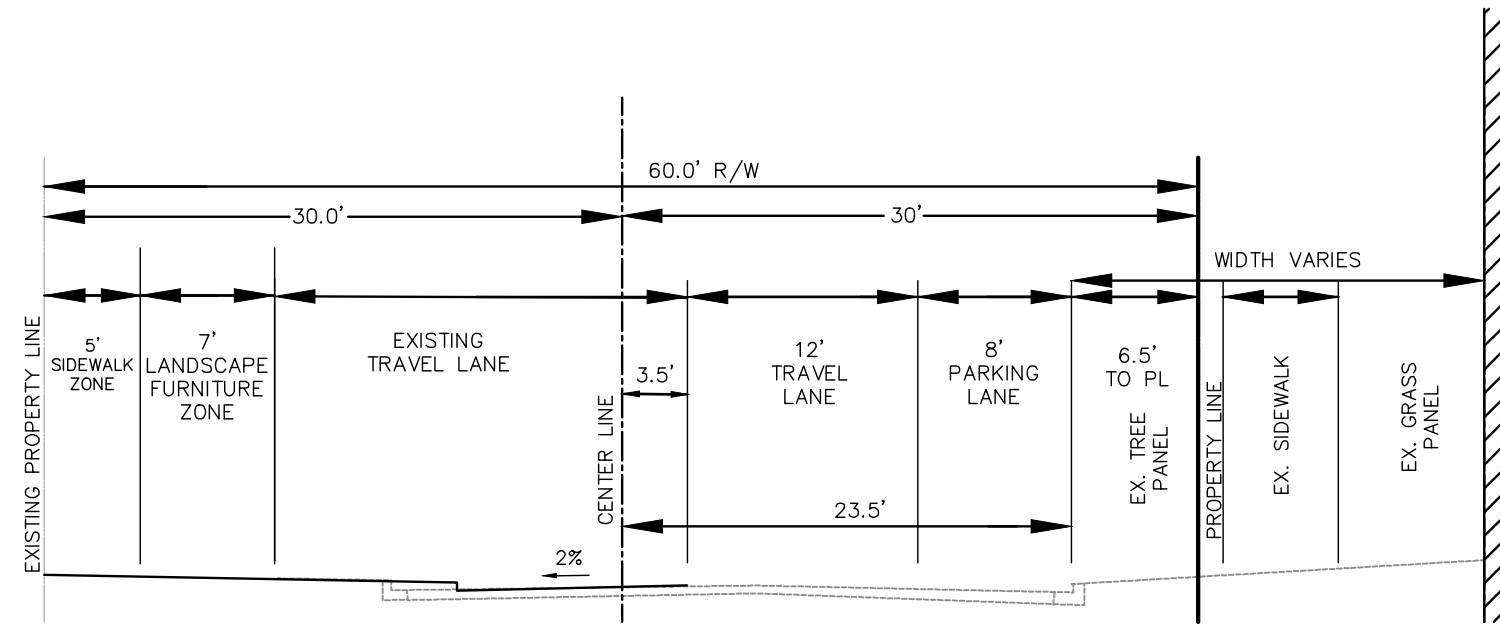
0 100' 200' 300'
SCALE: 1" = 200'



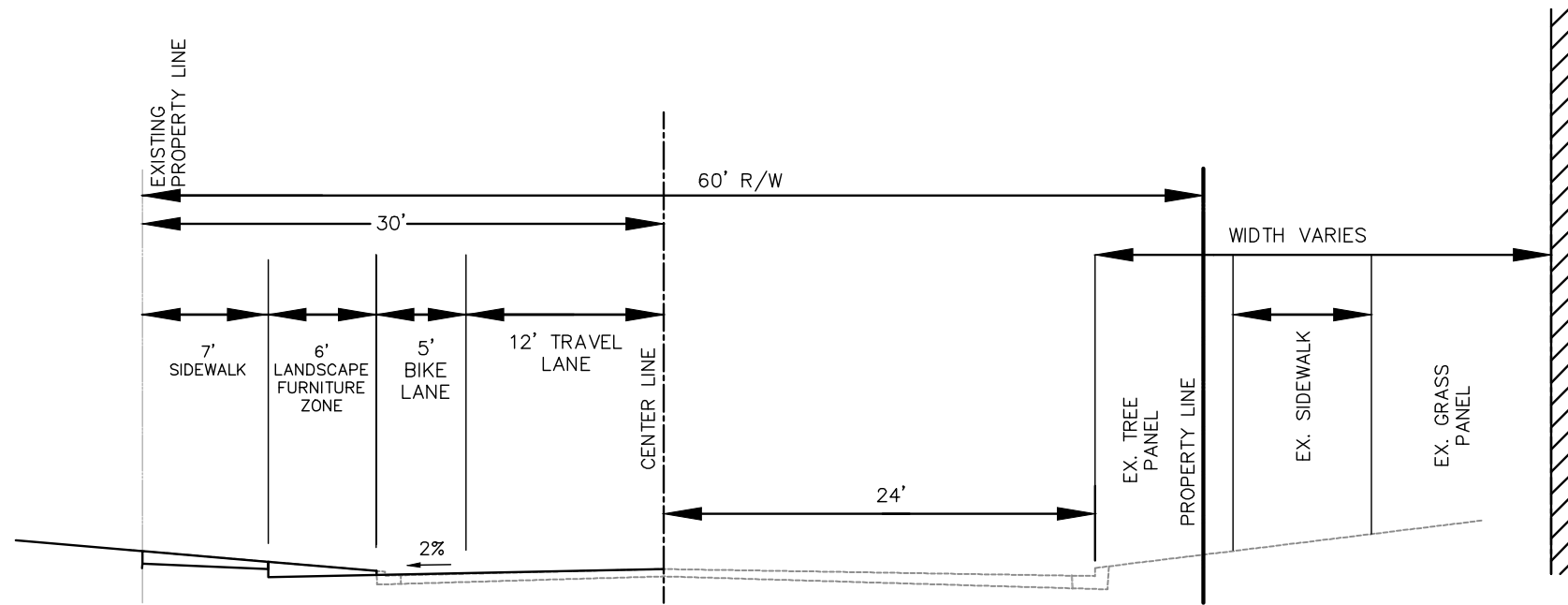
CHAPMAN AVENUE
CROSS SECTION



THOMPSON AVENUE
CROSS SECTION



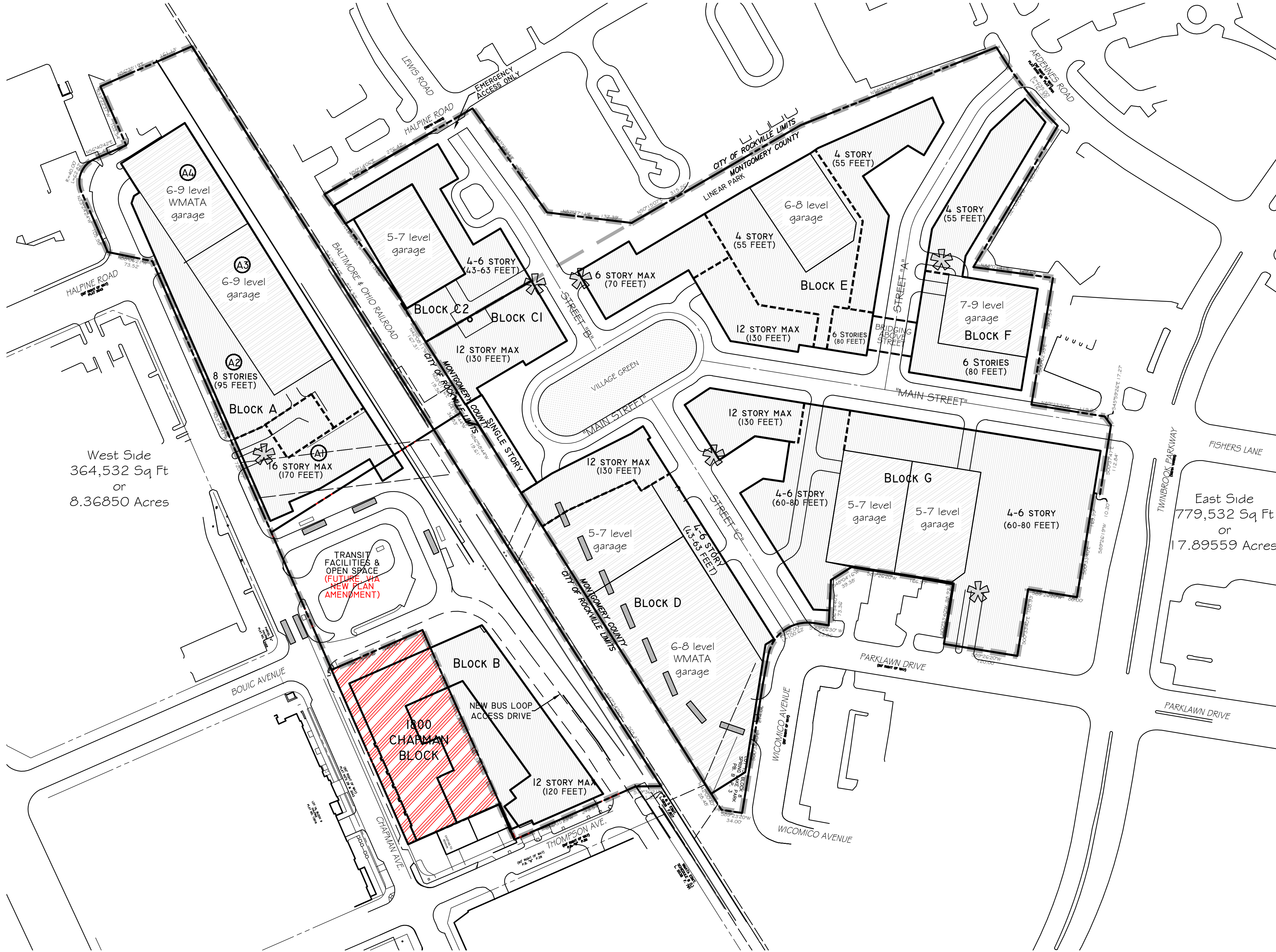
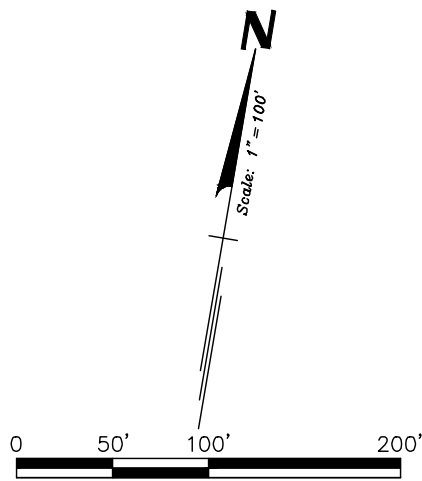
THOMPSON AVENUE
AT LOT 1 HALPIN



CHAPMAN AVENUE
AT LOT 1 HALPIN

"FOR LOCATION OF UTILITIES CALL
8-1-1 or 1-800-257-7777 OR LOG ON TO
www.call811.com or http://www.missutility.net
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.



West Side
364,532 Sq Ft
or
8.36850 Acres

East Side
779,532 Sq Ft
or
17.89559 Acres

Legend

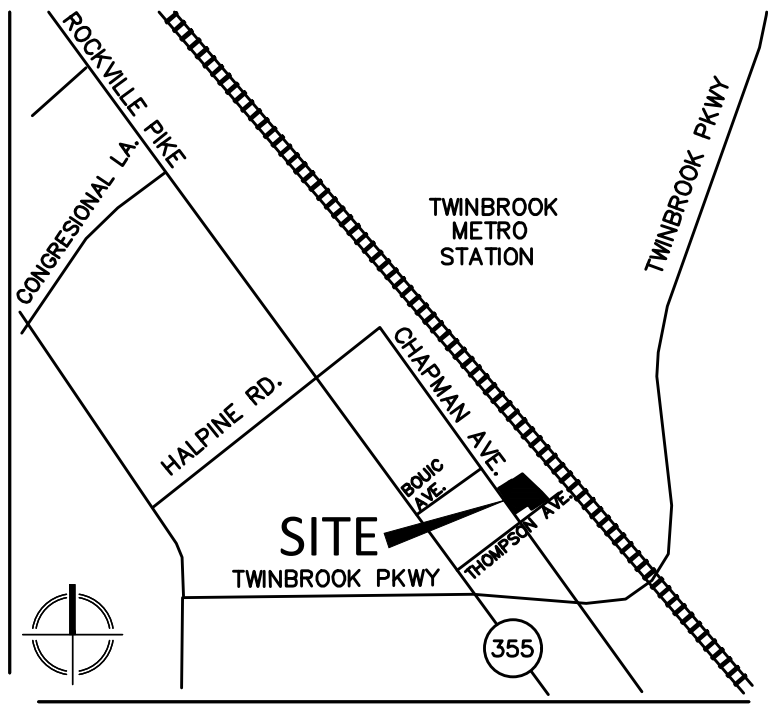
- GARAGE DECK (LABELED)
- VILLAGE GREEN
- RESIDENTIAL
- NON-RESIDENTIAL
- BUILDING HEIGHT
- WMATA BUS SPACE
- SERVICE/LOADING
- LIMIT OF PROJECT PLAN PER CITY STAFF REQUEST
- LIMIT OF PD ZONE
- PRIVATE OWNERSHIP LOT

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 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.

LAYOUT: PDP, Plotted By: ohen

Community Planning and
Development Services
Received
4/14/2022
PJT2022-00014



VICINITY MAP
SCALE: 1" = 2000'

General Notes

1. THE HORIZONTAL DATUM IS STATE PLANE (NAD83) & IS BASED ON NGS CONTROL STATIONS 20328 & 20331.
2. THE SUBJECT PROPERTY LIES IN ZONE "C" (AREA OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 240051-0004B FOR THE CITY OF ROCKVILLE, MARYLAND, DATED JANUARY 5, 1978 & COMMUNITY PANEL NO. 240049 0175 FOR MONTGOMERY COUNTY, MARYLAND, DATED AUGUST 1, 1984.
3. THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NUMBER GQ563.
4. BOUNDARY SURVEY WAS PREPARED BY VIKa, INC. DATED JAN. 2001.
5. THIS SITE IS LOCATED IN THE ROCK CREEK WATERSHED.
6. THERE ARE NO HISTORIC STRUCTURES LOCATED ON THE SITE, BASED ON THE "LOCATIONAL ATLAS AND INDEX OF HISTORIC SITES IN MONTGOMERY COUNTY MARYLAND" (M-NC4PC 1976).
7. THE PROJECT IS PROPOSED TO BE SERVED BY PUBLIC WATER & SEWER SYSTEMS, AND IS CURRENTLY IN SERVICE CATEGORIES W-1 AND S-1, RESPECTIVELY IN WSSD.
8. 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.
9. THIS SITE IS OWNED BY WMATA AND IS INTENDED TO BE SUBJECT TO A LONG TERM LEASE TO FACILITATE THIS DEVELOPMENT, EXCEPT FOR SUCH LAND THAT MAY BE SUBSEQUENTLY SOLD BY WMATA TO THE DEVELOPER OR THEIR SUCCESSORS.
10. DEVELOPMENT ON EACH BLOCK MAY VARY WITHIN THE TOTAL LIMITS SET IN THE ANNEXATION AGREEMENT.
11. THE NUMBER OF PRIVATE PARKING SPACES WILL BE SET AT FINAL USE PERMIT, SUBJECT TO FINAL BEDROOM MIX & UNIT COUNT. WILL COMPLY WITH THE ROCKVILLE PARKING REQUIREMENTS.
12. TOTAL COMMERCIAL DENSITY EQUALS 0.48/FAR.
13. MINIMUM OF 10% OF GROUND FLOOR STREET FRONTAGE IS OCCUPIED BY RETAIL/RESTAURANT USES.
14. TOTAL NUMBER OF MPDU_s IS 15%.
15. NO BUILDING SHALL CONTAIN MORE THAN 33% MPDU_s.
16. MINIMUM OF 70% OF STREET FRONTAGES OF PARKING FACILITIES ARE CONCEALED BY OCCUPIABLE BUILDINGS.
17. CONSTRUCTION OF INTERIOR STREETS WILL BE PHASED TO ACCOMMODATE DEVELOPMENT ASSOCIATED WITH EACH APPROVED USE PERMIT.
18. ALL STORIES AND LEVELS MEASURED FROM GROUND LEVEL.
19. RECONFIGURATION OR RELOCATION OF THE EXISTING BUS LOOP AND K155 & RIDE FACILITIES TO ACCOMMODATE AN EXPANDED OPEN SPACE IN FRONT OF THE STATION WILL REQUIRE A FUNDING AGREEMENT AND FUTURE AMENDMENT TO THIS PROJECT PLAN WITH THE DEVELOPER OF BLOCK A.
20. 15% PUBLIC USE SPACE TO BE PROVIDED IN THE AREA SUBJECT TO STP2022-00436 (97,479 SF NET LOT AREA X 15% = 14,622 SF REQUIRED), WHICH HAS ALREADY BEEN SUBMITTED TO AND WILL BE REVIEWED BY THE CITY SHORTLY. FINAL AMOUNT AND DESIGN OF THE PUBLIC USE SPACE WILL BE DETERMINED DURING REVIEW OF STP2022-00436. THIS PROJECT PLAN APPLICATION ALSO PROPOSES RECLASSIFICATION OF THE NORTHERN END OF BLOCK B AS TRANSIT FACILITIES & OPEN SPACE. THE DETAILS AND DESIGN OF WHICH WILL BE THE SUBJECT OF A FUTURE PROJECT PLAN AND ARE NOT INCLUDED WITHIN THE SCOPE OF THE PRESENT APPLICATION.
21. VEHICULAR PARKING REQUIRED FOR BLOCK B AND THE 1800 CHAPMAN BLOCK IS 600 SPACES (523 FOR THE MULTI-FAMILY UNITS AND 77 FOR THE RESTAURANT). THE AMOUNT OF PARKING PROPOSED TO BE PROVIDED IS 437 SPACES, SO A PARKING WAIVER IS REQUESTED.

WMATA OWNERSHIP

Development Program

Block	A	B	C1	C2	D	E	F	G	East Side Total	West Side Total	Grand Total
Uses	Residential, Retail, Structured Parking	Residential, Retail, Structured Parking	Residential, Structured Parking	Residential, Retail	Residential, Retail, Structured Parking	Residential, Retail, Structured Parking	Residential, Retail, Structured Parking	Residential, Retail, Structured Parking			
Residential Dwelling Units	380	227	125	95	150	300	160	385	1,215	607	1,822
Non-Residential Use Floor Area (ground floor only)											
- Restaurant, Retail, Health Club, Grocery Store, Cinema**	75,000	25,000	12,000		11,500	24,000	15,200	57,300	120,000	75,000	195,000
- Office	-	325,000	-	-	-	-	-	-	-	-	-
WMATA Facilities											
- Parking Spaces	428		-	-	723	-	-	-	743	428	1,171
- Bus Spaces		3			8 + 5 layover	-	-	-	8 + 5 layover	3	11 + 5 layover
Parking Provided for each block (private)*	875	221	185	105	210	425	360	665	1,950	1,096	3,046

* See Note #12. Mix of restaurant, retail, health club, grocery store and cinema estimated
** Does not include 23,200 GSF for Children's Arts Space
*** A portion of ground floor retail may be converted to residential and/or live-work units, up to 110,000 S.F.

PRIVATE OWNERSHIP

Development Program

Block	1800 CHAPMAN BLOCK
Uses	Residential, Retail, Structured Parking
Residential Dwelling Units	210
Non-Residential Use Floor Area (ground floor only)	
- Restaurant, Retail	5,075
Parking Provided for each block (private)	216

This Parcel, 1800 Chapman Block has been included with the Project Plan application at City Staff's request for ease of review of the building proposed to straddle WMATA property and private property, which is the subject of a Level 2 Site Plan application to be submitted for concurrent review with this Project Plan. A Project Plan is not required for 1800 Chapman Block under Section 25.14.07.2 of the Zoning Ordinance (by which a Project Plan is required in order to amend the Preliminary Development Plan for the WMATA property), nor does the proposed building accumulate the number of points under Section 25.07.02.1 of the Zoning Ordinance that would otherwise trigger Project Plan review.

NOTE: ONLY ITEMS INDICATED IN RED HAVE BEEN REVISED FROM THE ORIGINAL APPROVED PDP. THIS CONCEPT PLAN/LAND USE PLAN IS A REDLINE OF THE PLAN INCLUDED AS EXHIBIT 1 - LAND USE PLAN TO APPROVED PDP2004-00009. BECAUSE ONLY BLOCK B IS SUBJECT TO THIS CURRENT PROJECT PLAN TO AMEND THE PDP, THE APPLICANT HAS ONLY REDLINED THOSE ASPECTS OF THE PLAN THAT ARE AFFECTED BY THIS PROJECT PLAN. THE APPLICANT MAKES NO ASSERTIONS AS TO THE INFORMATION ON THE PLAN THAT HAS NOT BEEN REDLINED, IN TERMS OF ITS CURRENT ACCURACY OR VALIDITY.

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CONTACT: BENJAMIN BOYD

REVISIONS	DATE

TWINBROOK COMMONS

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

CONCEPT
PLAN/LAND
USE PLAN

PROFESSIONAL SEAL

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: _____
VIKA PROJECT
DRAWING NO. PROJ-2
SHEET NO. _____

Z:\636000-526000\526024\CAUD\PRELIMINARY\PL01_SHEETS\526024T00_2_PDP.mxd - Thursday, April 7, 2022 8:37:05 AM

- LIMITS OF SUBJECT PROPERTY
- ADJACENT PROPERTY LINES
- EX. SIGNIFICANT TREE
≥ 12" - 29.9" DBH
- EX. SPECIMEN TREE
≥ 30" DBH
- EX. TREE CANOPY EDGE
(NOT FOREST)
- TREE WITH NO CREDIT
- SOIL TYPE
- SLOPES 25% AND GREATER
- EX. ELECTRICAL CONDUIT
EX. FENCE LINE
EX. OVERHEAD WIRES
EX. TELEPHONE/COMM. CO.
EX. PUBLIC UTILITIES EASEMENT
EX. SANITARY SEWER
EX. STORM DRAIN
EX. WATER LINE
EX. EDGE OF PAVEMENT
EX. CURB AND GUTTER
PROP. EDGE OF PAVEMENT
PROP. CURB AND GUTTER
PROP. LIMITS OF DISTURBANCE

- EX. TELEPHONE MANHOLE
EX. GAS
EX. ELEC. MANHOLE
EX. STORM MANHOLE
EX. SEWER MANHOLE
EX. WATER VALVE
EX. FIRE HYDRANT
EX. STREET LIGHT

PROP. CANOPY TREE

SIGNIFICANT
REPLACEMENT
TREE CREDIT

FOREST CONSERVATION
CREDIT

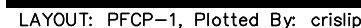
1. THE SUBJECT SITE AREA IS 2.92 ACRES.
2. THE SUBJECT PROPERTY IS ZONED MXTD AS WELL AS PD-TC (WMATA PORTION - SWM FACILITY AT THE NORTH)
3. THE PROPERTY IS IDENTIFIED AS:

LOT/PARCEL	BLOCK	TAX ACCT NO.	LIBER & FOLIO	PLAT NO.
LOT 2	4	04-00153095	L. 58429 F. 90	-
LOT 4	4	04-00143325	L. 51915 F. 375	-
LOT 5	4	04-00143336	L. 51915 F. 375	-
LOT 6	4	04-00143347	L. 51915 F. 375	-
LOT 1/N313	B	04-03629774	L. - F. -	23781
4. THE PROPERTY IS LOCATED ON WSSC MAP 216NW06.
5. THE SUBJECT PROPERTY IS LOCATED IN THE LOWER ROCK CREEK WATERSHED, A USE CLASS I/I-P STREAM. THERE IS NO MAPPED MNCPPC OR FEMA 100 YEAR FLOODPLAIN.
6. THERE ARE NO PERENNIAL OR INTERMITTENT STREAMS, SEEPS, OR SPRINGS OR THEIR ASSOCIATED BUFFERS LOCATED ON, OR WITHIN 200' OF THE SUBJECT PROPERTY BASED ON PERSONAL OBSERVATIONS ON-SITE ON NOVEMBER 5, 2020.
7. PER U.S.FISH & WILDLIFE SERVICES' NATIONAL WETLANDS INVENTORY ON-LINE MAPPER ([HTTP://WWW.FWS.GOV/WETLANDS/DATA/MAPPER.HTML](http://www.fws.gov/wetlands/data/mapper.html)), MARYLAND'S ENVIRONMENTAL RESOURCES AND LAND INFORMATION NETWORK (MERLIN) ([HTTP://WWW. MDMERLIN.NET/](http://www.mdmerlin.net/)), AND FIELD VERIFICATION, THERE ARE NO WETLANDS OR THEIR ASSOCIATED BUFFERS LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA. ACCESSED ON NOVEMBER 6, 2020.

ACREAGE OF TRACT (GROSS AREA)	2.92
ACREAGE OF TRACT REMAINING IN AGRICULTURAL USE	0.00
ACREAGE OF TOTAL EXISTING FOREST	0.00
ACREAGE OF 100-YR FLOODPLAINS	0.00
ACREAGE OF FOREST W/IN 100-YR FLOODPLAINS	0.00
ACREAGE OF WETLANDS	0.00
ACREAGE OF FOREST WITHIN WETLANDS	0.00
ACREAGE OF ENVIRONMENTAL BUFFERS	0.00
ACREAGE OF FOREST WITHIN ENVIRONMENTAL BUFFERS	0.00
LINEAR FEET AND AVERAGE WIDTH OF ENVIRONMENTAL BUFFER PROVIDED	Linear Feet: 0' Average Width: 0'

MINIMUM TREE COVER			
TRACT AREA SF	ZONING	MTC REQUIRED %	MTC SF REQUIRED
127,200	MXTD AND PD-TC	10	12,720

RTE CHART					
SPECIES			PLANT OR ANIMAL	STATUS	
#	SCIENTIFIC	COMMON		STATE	FEDERAL
	<i>Microstegium vimineum</i>	Japanese Stiltgrass	Plant		
	<i>Hedera helix</i>	English Ivy	Plant		
	<i>Ampelopsis brevipedunculata</i>	Porcelain-berry	Plant		



* PER PROJECT PLAN APPROVAL THE PROJECT IS ALLOWED UP TO 60% OF THE AFFORESTATION REQUIREMENT TO BE MET VIA FEE-IN-LIEU.
SIGNIFICANT TREE REPLACEMENT REQUIRED = 118 TO BE MET WITH FEE-IN-LIEU

[illegible]

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

PRELIMINARY FOREST CONSERVATION PLAN

PROFESSIONAL SEAL

SYMBOL	SOIL*	CHARACTERISTICS				
		PRIME AGRICULTURE**	HIGHLY ERODIBLE***	SERPENTINIC****	HYDRIC GROUP*	K FACTOR*****
400	Urban Land	NO	NO	NO	D	0.49

SOURCES: "USDA NRCS WEB SOIL SURVEY (<http://websoilsurvey.sc.egov.usda.gov>)"
 ***PAGE 140 TABLE 5 MONTGOMERY COUNTY, MARYLAND SOIL SURVEY
 **"URBAN OR BUILT-UP AREAS OF THE PRIME AGRICULTURAL SOILS ARE NOT CONSIDERED PRIME FARMLAND PER THE MONTGOMERY COUNTY, MARYLAND SOIL SURVEY PAGE 140 TABLE 5
 *** PAGE 67 APPENDIX C ERODIBLE SOILS LIST M-N-NCPPC MONTGOMERY COUNTY ENVIRONMENTAL GUIDELINES
 ***PAGE 120 MONTGOMERY COUNTY, MARYLAND SOIL SURVEY
 ****TABLE 16 PAGE 212 MONTGOMERY COUNTY, MARYLAND SOIL SURVEY

Twinbrook Hines (50024G)

NET TRACT AREA:

A. Total tract area _____

B. Deductions (land dedication not in construction on this plan, other deductions - specify) _____

C. Net Tract Area _____

LAND USE CATEGORY:

ZONING: Place a "1" under the column corresponding to the correct zone of the site	R-400, R-200	R-80, R-75, R-60, R-150	RMD10, RMD15, RMD25	I-L, I-H, RPR, RPC, MKT, MXC, MXNC, MXB, MXE, MXCD, MXTD, PD	Park
(choose only one)	0	0	0	1	0

D. Afforestation Threshold _____ 15%

E. Conservation Threshold _____ 15%

EXISTING FOREST COVER:	
F. Existing forest cover (within net tract) (Existing easement).....=	0.00
G. Area of forest above conservation threshold=	0.00
BREAK EVEN POINT:	
H. Breakeven Point (amount of forest retained so that no mitigation is required)....=	
I. Clearing permitted without mitigation=	0.00

PROPOSED FOREST CLEARING:	
J. Total area of forest to be cleared	0.00
K. Total area of forest to be retained	0.00
PLANTING REQUIREMENTS:	
L. Reforestation for clearing above conservation threshold	0.00
M. Reforestation for clearing below conservation threshold	0.00
N. Credit for retention above conservation threshold	0.00
P. Total reforestation required	0.00
Q. Total afforestation required	0.44
R. Total planting requirement	0.44

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DRAWN BY: _____ DLK
DESIGNED BY: _____ DLK
DATE ISSUED: 10/14/2021

VIKIA
PROJECT _____
DRAWING
NUMBER _____

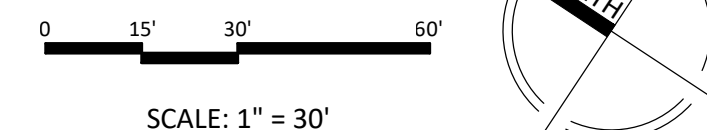
SHEET NO. _____ PFCP-1



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

PROFESSIONAL SEAL

SHEET NO. PFCP-2



TREE TO BE REMOVED

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.

www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY\"'. Below the box is a paragraph: '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.'"/>

Map of the site location in Twinbrook, Maryland. The map shows the site (a black rectangle) at the intersection of Halpine Rd. and Rockville Pike. Other roads shown include Congressional LA, Twinbrook Pkwy, and Cheltenham Ave. The Twinbrook Metro Station is located near the intersection of Rockville Pike and Cheltenham Ave. A compass rose is in the bottom left corner.

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CAMERON CHRISTIAN
CAMERON.CHRISTIAN@HINES.COM**

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BALTIMORE, MD 21202
443.451.2342
WWW.HCM2.COM
CONTACT: VALERIE LOPEZ

[illegible]

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

PRELIMINARY FOREST CONSERVATION TABLES

PROFESSIONAL SEAL

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DESIGNED BY: _____ DLK
DATE ISSUED: 10/14/2021

VIKIA
PROJECT

DRAWING
NO.

SHEET NO. PFCP-3

Twinbrook Hines (50024G)

NET TRACT AREA:

A. Total tract area ...	2.92
B. Deductions (land dedication not in construction on this plan, other deductions - specify)	0.00
C. Net Tract Area	2.92

LAND USE CATEGORY:

ZONING: Place a "1" under the column corresponding to the correct zone of the site	R-400, R-200	R-80, R-75, R-60, R-150	RMD10, RMD15, RMD25	I-L, LH, RPR, RPC, MXT, MXC, MXNC, MXB, MXE, MXCD, MXTD, PD	Park
Zone: (choose only one)	0	0	0	1	0

D. Afforestation Threshold ...	15%	x C =	0.44
E. Conservation Threshold ...	15%	x C =	0.44

EXISTING FOREST COVER:

F. Existing forest cover (within net tract) (Existing easement).....= 0.00

G. Area of forest above conservation threshold= 0.00

BREAK EVEN POINT:

H. Breakeven Point (amount of forest retained so that no mitigation is required)....=	0.00
I. Clearing permitted without mitigation=	0.00

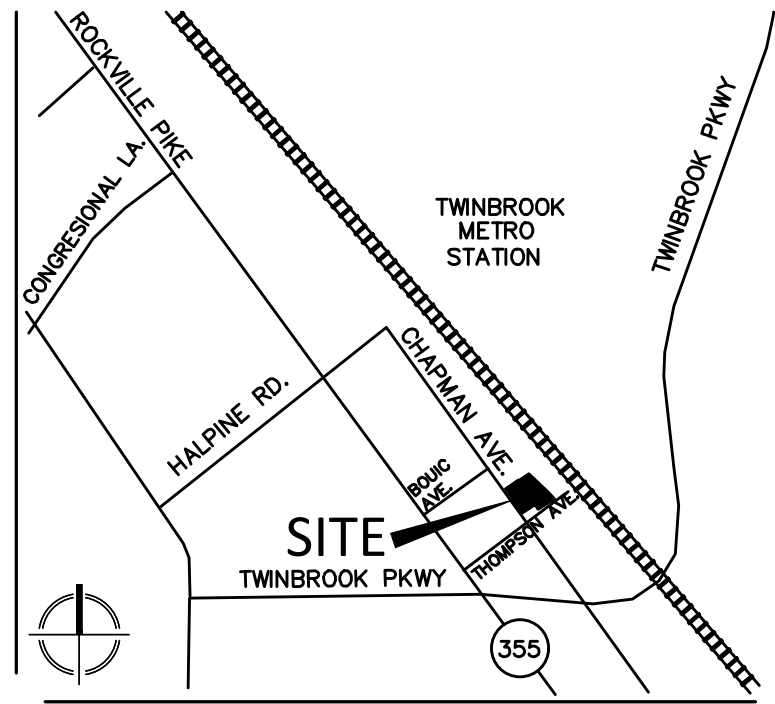
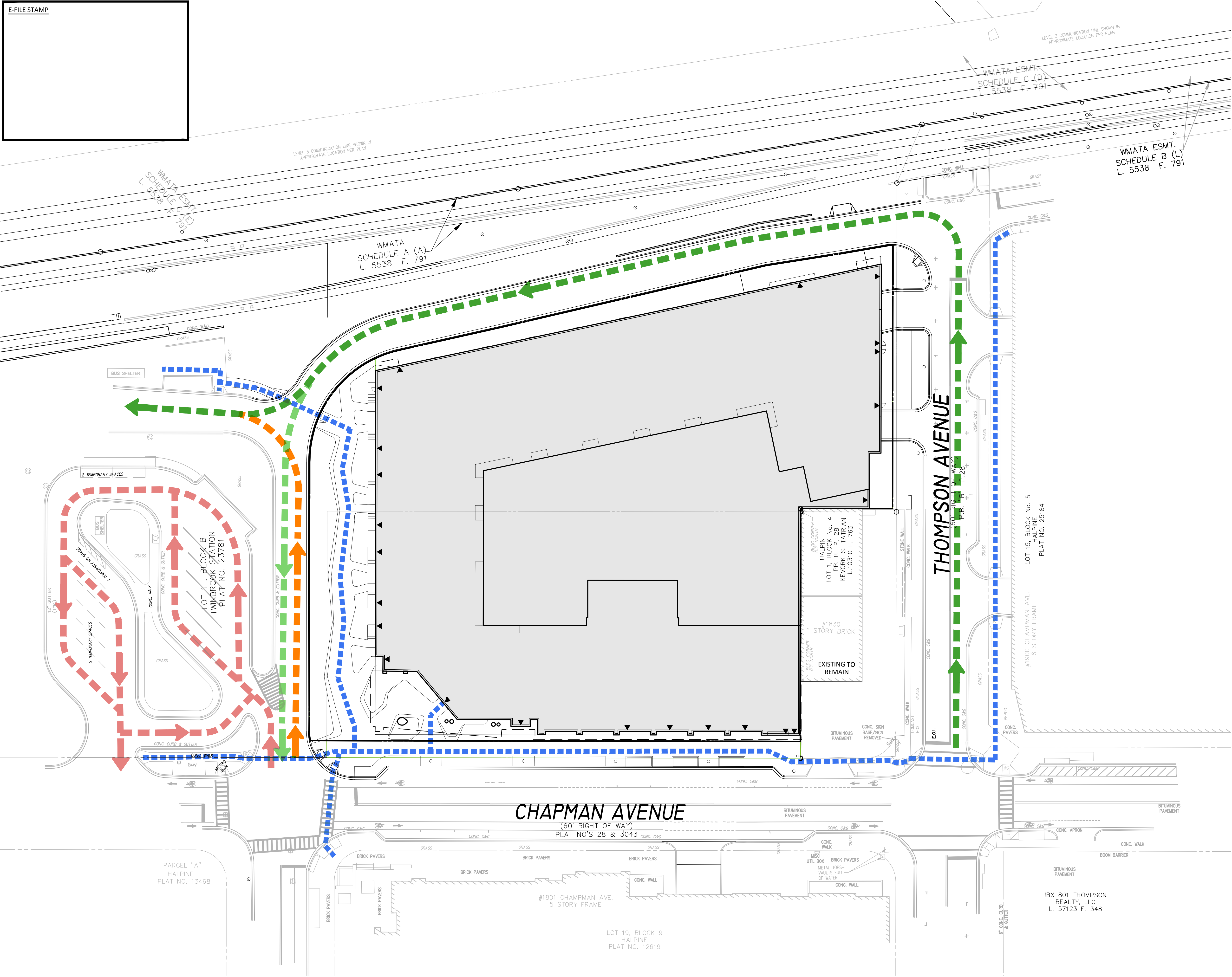
PROPOSED FOREST CLEARING:

J. Total area of forest to be cleared	=	0.00
K. Total area of forest to be retained	=	0.00

PLANTING REQUIREMENTS:

L. Reforestation for clearing above conservation threshold	=	0.00
M. Reforestation for clearing below conservation threshold	=	0.00
N. Credit for retention above conservation threshold	=	0.00
P. Total reforestation required	=	0.00
Q. Total afforestation required	=	0.44
R. Total planting requirement	=	0.44

E-FILE STAMP



LEGEND

- INTERIM BUS CIRCULATION
- FUTURE BUS CIRCULATION
- EXISTING KISS & RIDE
- EXISTING BUS CIRCULATION
- PEDESTRIAN CIRCULATION

SCALE: 1" = 30'



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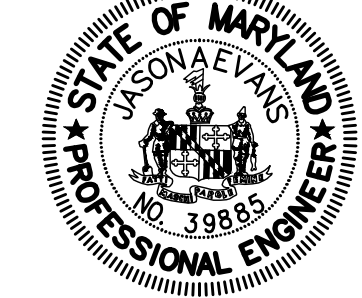
LANDSCAPE ARCHITECT:
DESIGN WORKSHOP
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SUITE 109
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919.973.6254
CONTACT: BENJAMIN BOYD

REVISIONS	DATE

TWINBROOK COMMONS
PROJECT PLAN
AMENDMENT
4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 216NW06
TAX MAP: GQ63

CIRCULATION PLAN

PROFESSIONAL SEAL



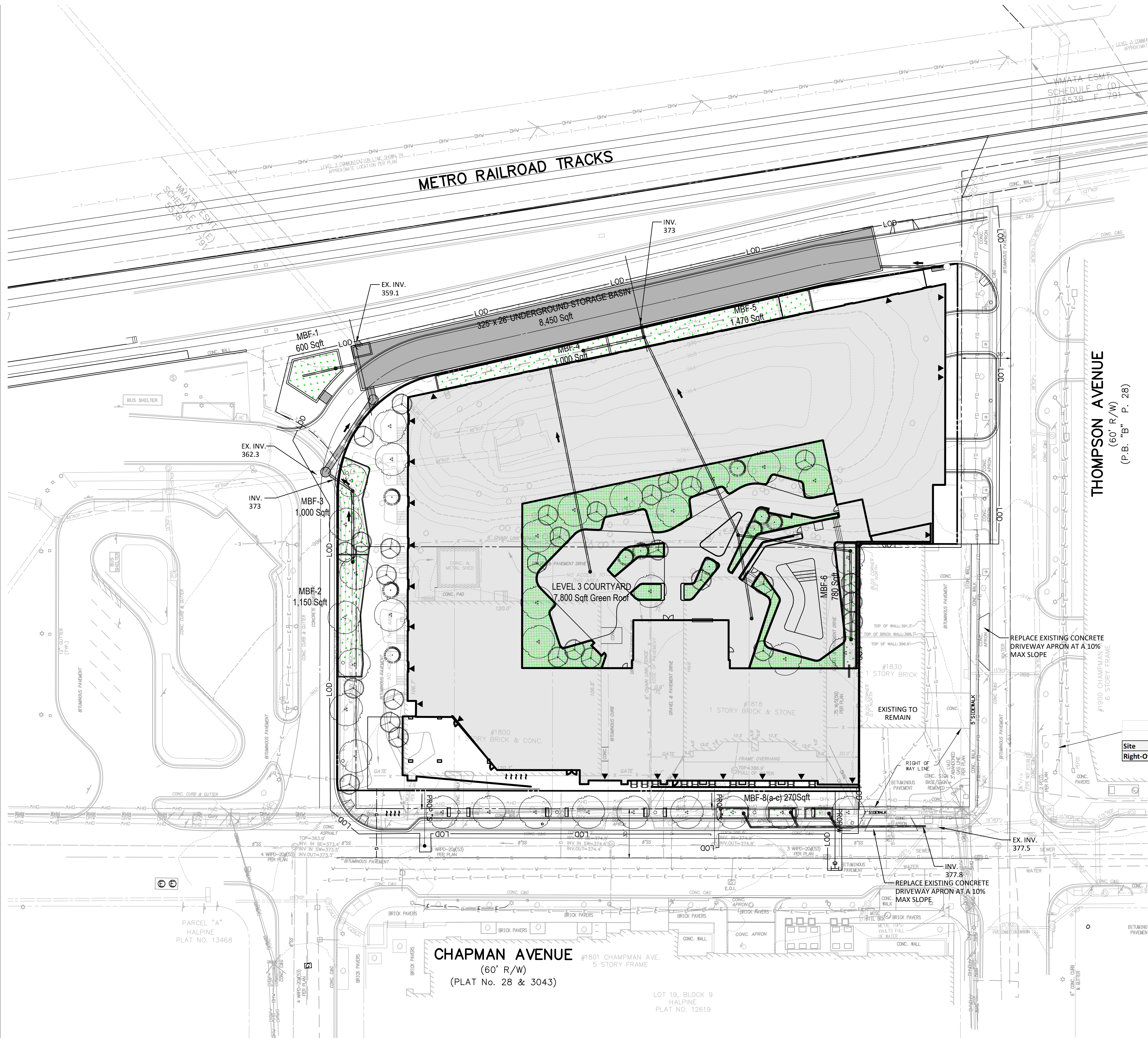
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NAME: JASON A. EVANS
LICENSE NO.: 39885
EXPIRATION DATE: JANUARY 16, 2023

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DESIGNED BY: JAE
DATE ISSUED: 9/10/2021
VIKA PROJECT: VM50024
DRAWING NO.: 1 of 1
SHEET NO.: CIRC-1

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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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CONTACT: BENJAMIN BOYD

LEGEND:

GREEN ROOF	
MICRO-BIORETENTION PLANTER	
WATER LINE	
SEWER LINE	
UNDERGROUND STORMWATER STRUCTURE	

Pre-Application Summary Table							
SMC#XXXX-00002							
Type of Concept: Pre-Application Stormwater Concept							
COR: PAM2021-00130							
Property Address: 1818 Chapman Ave, Rockville MD 20852							
Property Legal Description: Twinbrook Station Lot 1-6, Block B Plat No. 23781							
Property Size(ac./sqft): 2.84 Ac / 123,500 Sqft							
Total Concept Area(ac./sqft): 3.11 Ac. / 135,800 Sqft							
Zoning: Mixed Use Transit District (MXTD)							
Watershed and Stream Class:							
Special Protection Area: No							
100-Yr Floodplain: n/a							
Target PE / Proposed PE: 1.80" / 1.87"							
Target ESDV / Proposed ESDV: 15,980 Cuft / 16,578 Cuft							
ESD Measures: Green Roof, Microbioretentation							
Structural Storage Required / Provided: 0 Cuft							
Structural Measures: None							

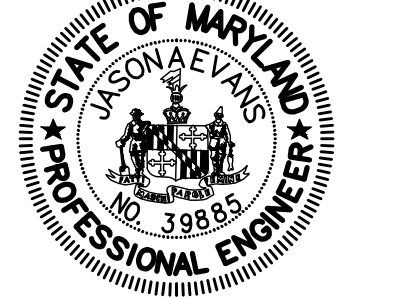
	Area	Impervious	Impervious	Target Pe	Provided Pe	Waiver Requested	Waiver Requested	Waiver Requested
Site	a.c.	a.c.	%	IN	IN	Quality (WQv)	Quantity (CpV)	10-yr (Qp10)
Right-Of-Way	0.39	0.34	88	1.80	0.53	47%	100%	100%

**TWINBROOK
COMMONS**

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

**PRE-APPLICATION
STORMWATER
MANAGEMENT
CONCEPT
30' SCALE PLAN**

PROFESSIONAL SEAL



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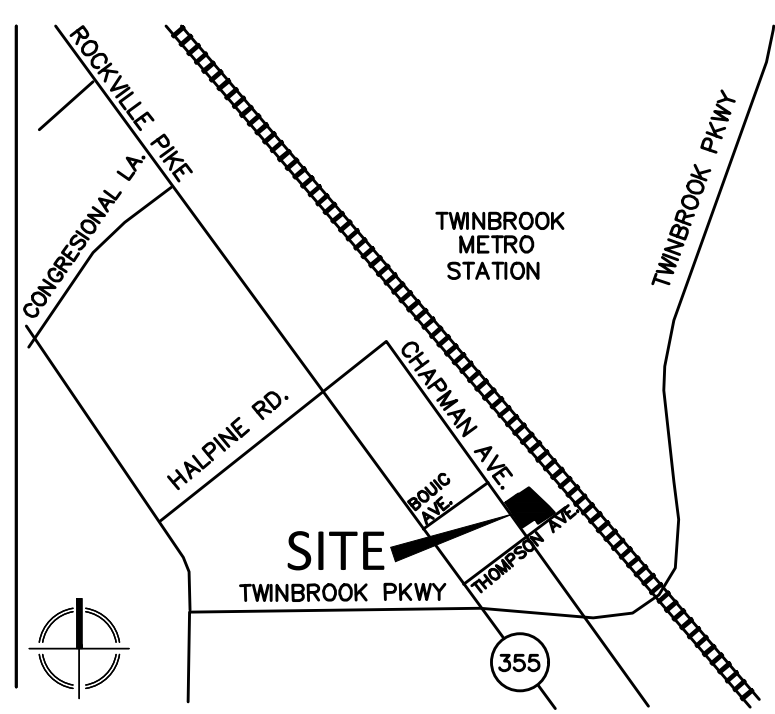
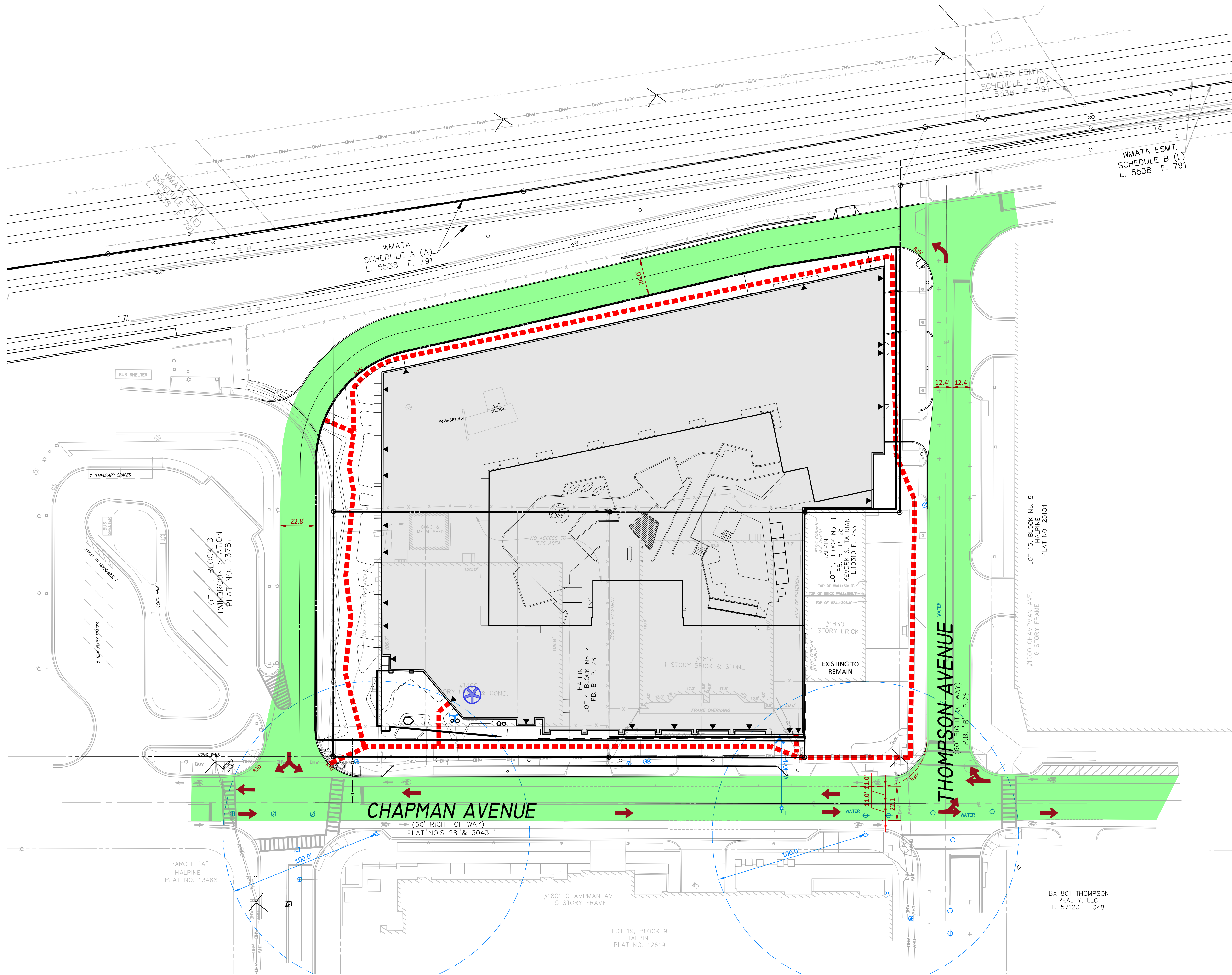
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DRAWING NO. CSWM-3

SHEET NO. C-XXX

NOTE: THIS PLAN IS FOR STORMWATER MANAGEMENT ONLY

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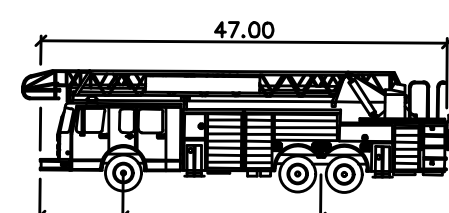
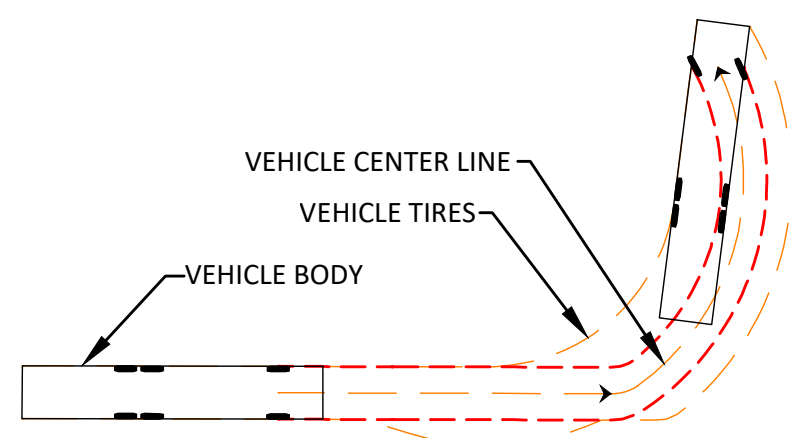
The excavator must notify all public utility companies with underground
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36A of the Montgomery County Code.



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- MAIN ENTRANCE
- WATER LINE AND FITTING
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- BUILDING ENTRY
- FIRE TRUCK MOVEMENT (AT 729 TRUCK)
- FIRE ACCESS LANE
- FIRE ACCESS FOOT PATH
- TYPICAL FIRE LANE SIGNAGE

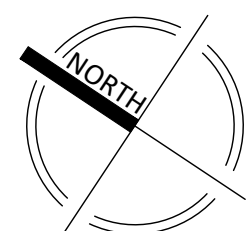


AT29
Width : 8.25
Track : 8.25
Lock to Lock Time : 6.00
Steering Angle : 33.20

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SCALE: 1" = 30'



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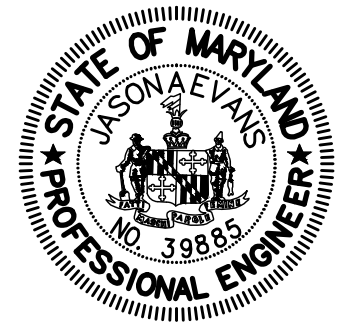
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TWINBROOK
COMMONS

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

PRE-APPLICATION
SITE PLAN
FIRE ACCESS
PLAN

PROFESSIONAL SEAL



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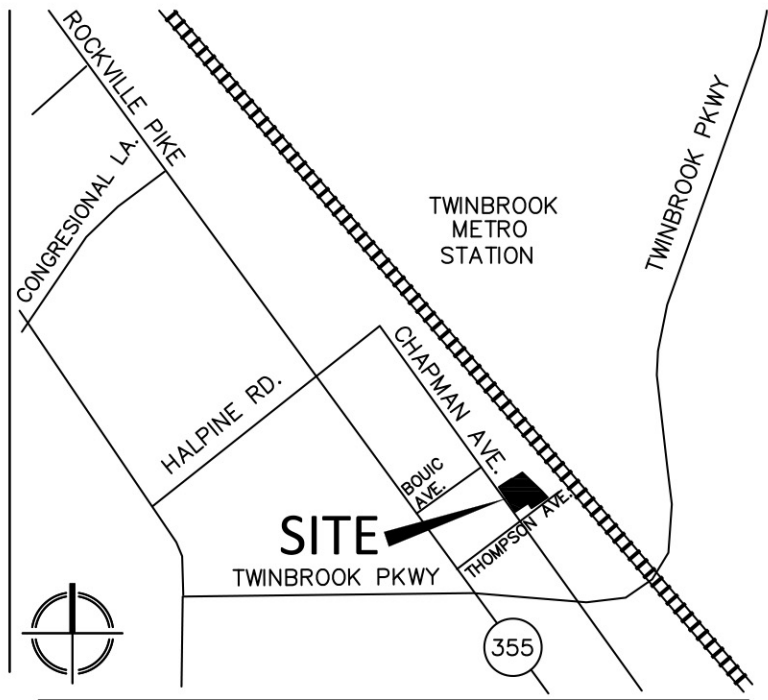
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VICINITY MAP
SCALE: 1" = 2000'

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REVISIONS	DATE

TWINBROOK COMMONS

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

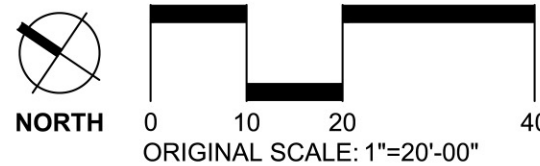
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UNDER THE LAWS OF THE STATE OF MARYLAND.

NAME: DOUGLAS KOEHLER, RLA, ISA
ASA LICENSE NUMBER: 2861 EXP. DATE: JANUARY 24, 2022
SA LICENSE NUMBER: BA-4521A EXP. DATE: DEC. 31, 2021

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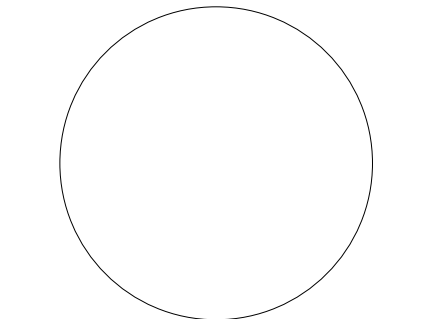
TWINBROOK COMMONS

PROJECT PLAN
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CONCEPTUAL BUILDING MASSING & FLOOR PLANS

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PROFESSIONAL SEAL



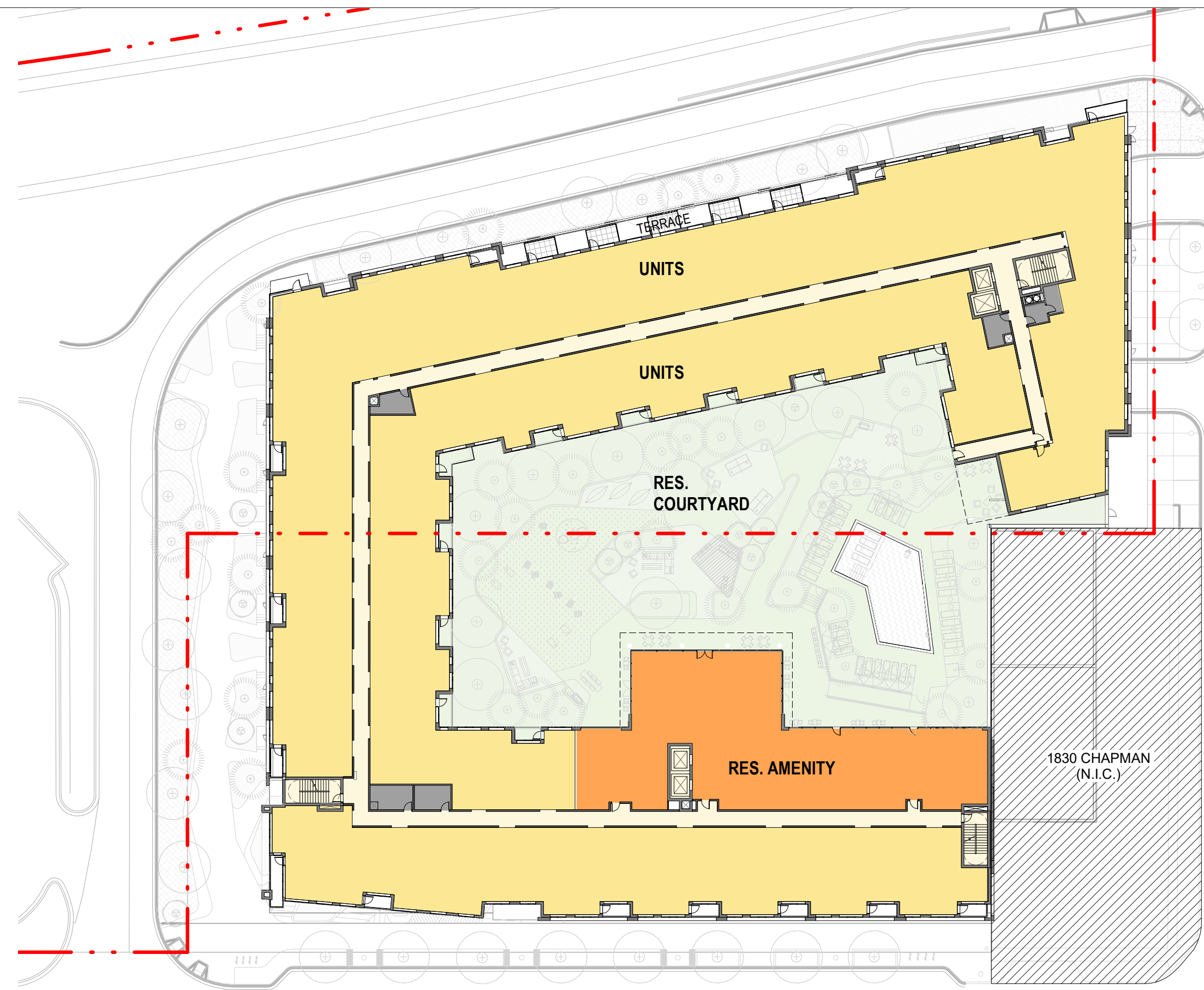
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NAME: DOUGLAS KOSPER, RLA, ISA
ASA LICENSE NUMBER: 3861 EXP. DATE: JANUARY 24, 2022
SALICENCE NUMBER: MA-4523A EXP. DATE: DEC. 22, 2021
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DATE ISSUED: 11.12.21

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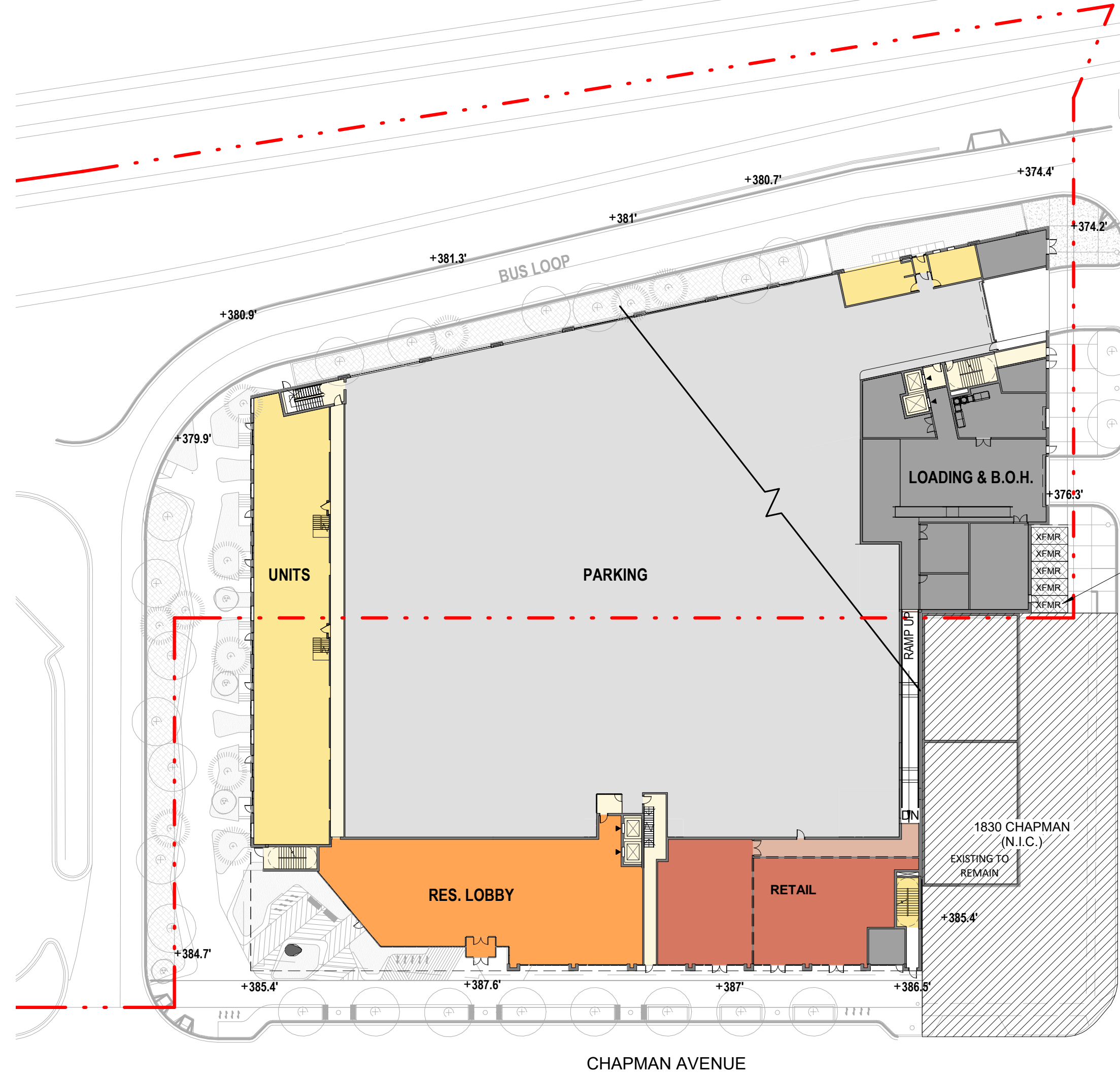
SHEET NO. A-01



② LEVEL 3 FLOOR PLAN - COURTYARD
1" = 40'-0"

CHAPMAN AVENUE

THOMPSON AVENUE



① GROUND FLOOR PLAN
1" = 40'-0"

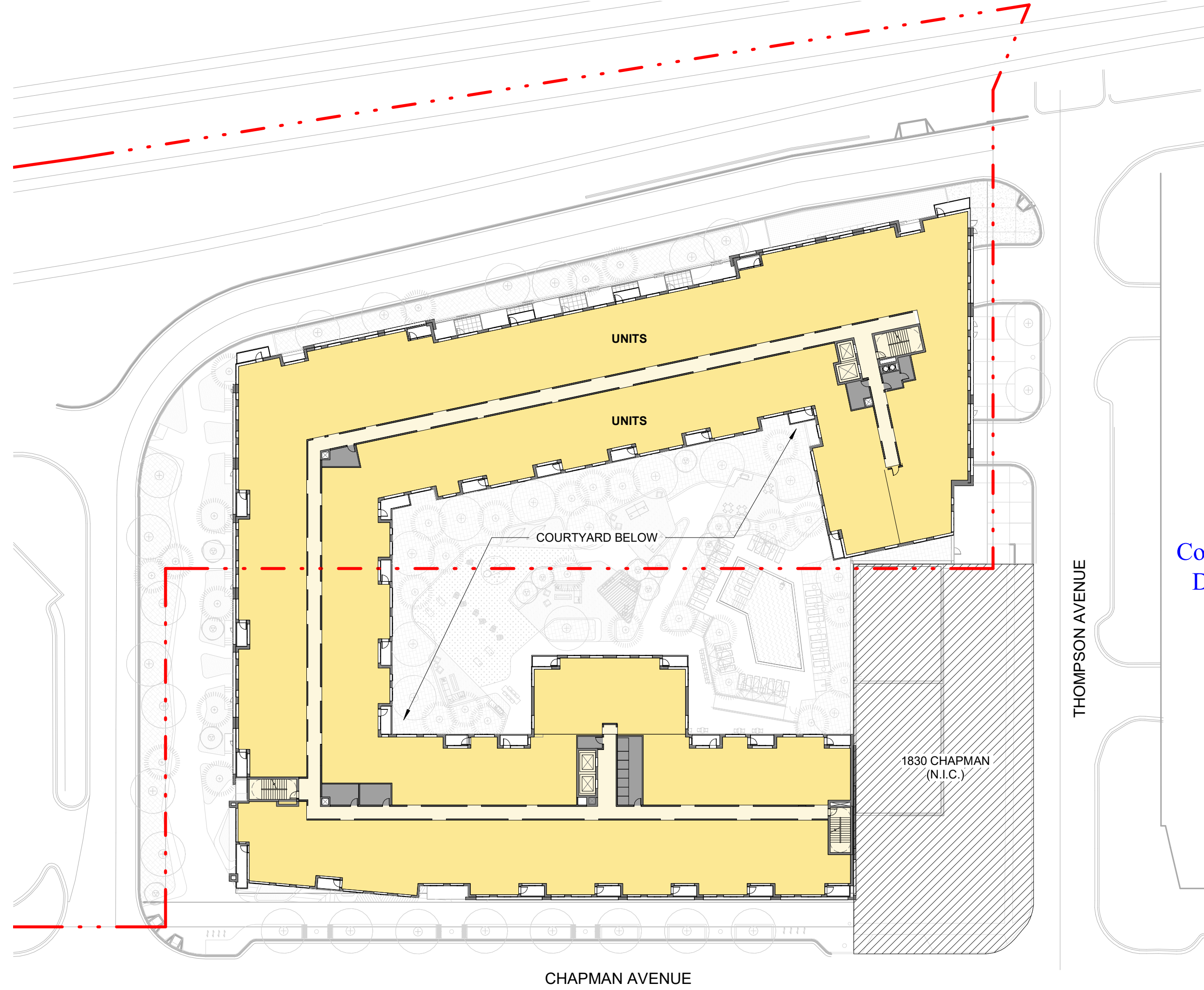
CHAPMAN AVENUE

TYP. UNDERGROUND
TRANSFORMER VAULT
(7'X15')

THOMPSON AVENUE



PERSPECTIVE - VIEW FROM CORNER OF CHAPMAN & BOUIC



③ TYPICAL LEVEL FLOOR PLAN
1" = 40'-0"

CHAPMAN AVENUE

THOMPSON AVENUE



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FINAL DESIGN TO BE DETERMINED AT SITE PLAN REVIEW.