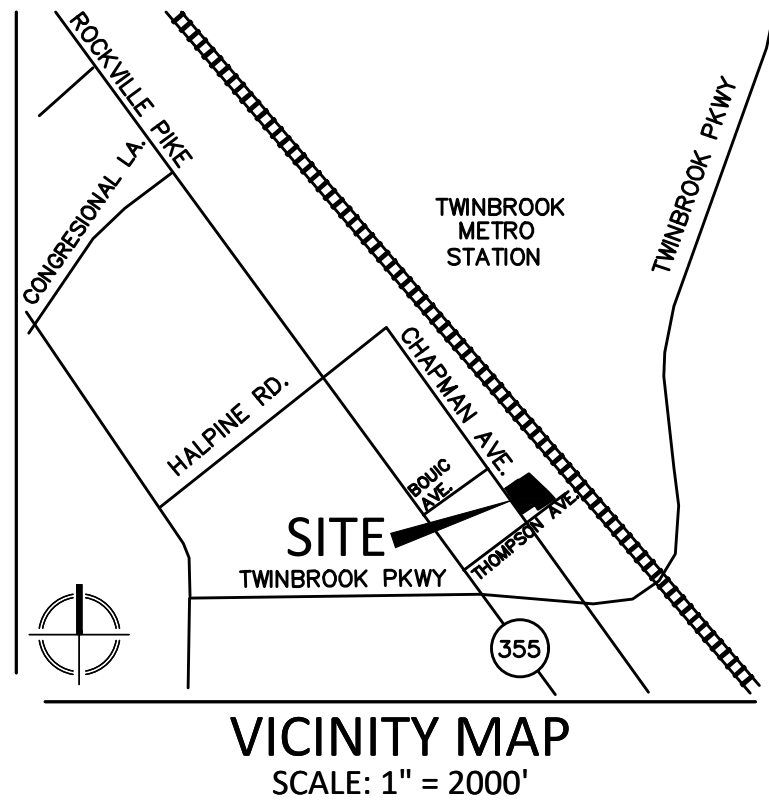


TWINBROOK HINES

LEVEL 2 SITE PLAN APPLICATION

Community Planning and
Development Services
Received
10/6/2022
STP2022-00436



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2800 POST OAK
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CAMERON CHRISTIAN
CAMERON.CHRISTIAN@HINES.COM

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HORD COPLAN MACHT
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SUITE 1200
BALTIMORE, MD 21202
443.451.2342
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CONTACT:

ATTORNEY:
WIRE GILL LLP
4800 HAMPTON LANE, SUITE 200
BETHESDA, MD, 20814
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CONTACT:
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CONTACT: BENJAMIN BOYD

REVISIONS	DATE

1800
CHAPMAN
SITE PLAN
APPLICATION
4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 216NW06
TAX MAP: GQ63

SITE PLAN
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: LAURENCE S. MCDONALD
LICENSE NO.: 36749
EXPIRATION DATE: JANUARY 31, 2023

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VIKA PROJECT VM50024
DRAWING NO. SP-1

SHEET NO.

DEVELOPMENT TABULATIONS

Parcel Information	SF	ACRES
Zoning	MXTD & PD-TC	
Lot Reference: Lots 2,3,4,5,6 Halpin Block 4		
Existing 1800 Chapman Property	45,797	1.05
Proposed Dedications		
Thompson Avenue	428	0.01
Chapman Avenue	3,382	0.08
Future Dedication not part of 1800 Chapman Limits	96	0.00
WMATA Property Encroachment	135	0.00

WMATA property area to be consolidated with 1800 Chapman property after Thompson Ave dedication	51,683	1.19
Proposed Lot Area [1]	97,480	2.24

[1] Existing lot area includes a portion of a larger WMATA property. The remainder of the WMATA property is not included in the application.

Proposed Development	Proposed
Site Area	2.24 ac
Market Rate Units	371
MPDU 15%	66
Total Residential Units	437
Non-Residential Use	
Retail	5,075

Building Height Sec. 25.13.05	Maximum Allowed	Proposed
Multi-family Residential	120'	120'

Open Area Sec. 25.13.05	Required	Proposed
Open Area (% of Net Lot Area)	15%	15%
Open Area/Public Use Space SF	14,622	14,622

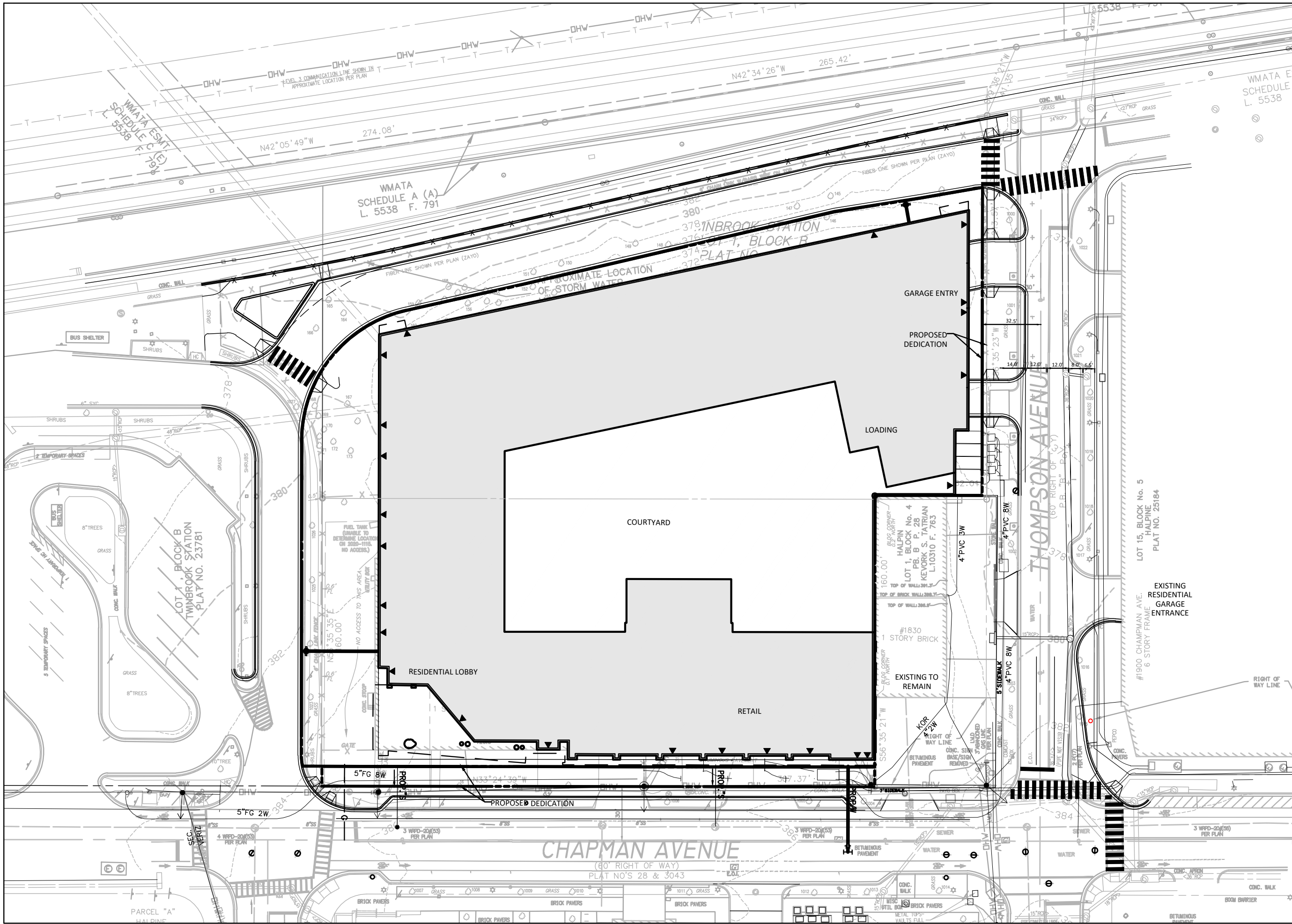
Setbacks Sec. 25.13.05	Minimum Required	Minimum Proposed
Front Yards (abutting public R/W or other lot line)	0'	0'
Side/Rear Yards (abutting non-residential property)	0'	0'

Parking 25.16.03	Rate	Metric	Count	Code Requirement	Parking Req'd with 28% waiver	Total Provided
437 Multi-family units*	1.0/1.5*	unit	437	524	378	411
Retail	1 per 200	square feet	5075	26	20	26
Total				550	398	437

* 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 48 studio, 217 1 bedroom, 157 2 bedroom and 15 3 bedroom.

Bicycle Parking Sec. 25.16.03	Minimum Required	Provided
Bicycle Spaces		
Multi-Family Residential		
Short Term @ 1/50 du	9	11
Long Term @ 1/3 du	146	146
Retail		
Short Term @ 2/5000 SF	3	3
Long Term @ 2/12000 SF	1	1
Short Term Total	12	14
Long Term Total	147	147

ADA Parking (ADA spaces included in total above)	Total Parking Provided	Minimum Required	Provided
Multi-Family Residential & Retail	437	9	9



SHEET INDEX

- SP-1 LEVEL 2 SITE PLAN COVER SHEET
- SP-2 LEVEL 2 EXISTING SITE PLAN
- SP-3 LEVEL 2 SITE PLAN
- SP-4 LEVEL 2 OPEN SPACE SITE PLAN
- SP-5 LEVEL 2 BUS CIRCULATION PLAN

- L-000 GENERAL NOTES
- L-101 LANDSCAPE MATERIALS PLAN - STREETSCAPE
- L-102 LANDSCAPE MATERIALS PLAN - AMENITY DECK
- L-201 SITE DETAILS
- L-202 SITE DETAILS
- L-203 SITE DETAILS
- L-301 LANDSCAPE PLANTING PLAN - STREETSCAPE
- L-302 LANDSCAPE PLANTING PLAN - AMENITY DECK
- L-401 PLANTING DETAILS
- L-402 PLANTING DETAILS
- L-501 LIGHTING PLAN
- L-601 LIGHTING DETAILS

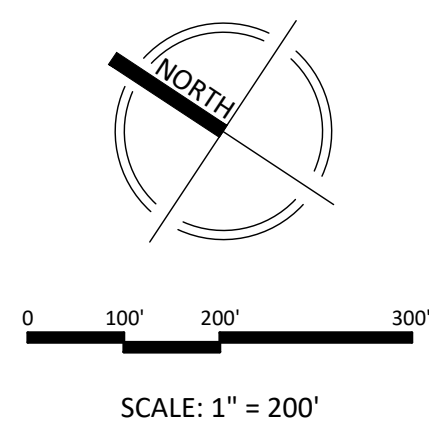
- A.100 FLOOR PLAN - LEVEL P1
- A.101 FLOOR PLAN - GROUND FLOOR
- A.102 FLOOR PLAN - LEVEL 02
- A.103 FLOOR PLAN - LEVEL 03
- A.104 FLOOR PLAN - LEVEL 04
- A.105 FLOOR PLAN - TYPICAL (LEVELS 5 - 8)
- A.109 FLOOR PLAN - LEVEL 09
- A.110 FLOOR PLAN - LEVEL 10
- A.111 ROOF PLAN

- A.201 EXTERIOR ELEVATIONS
- A.202 EXTERIOR ELEVATIONS
- A.203 EXTERIOR ELEVATIONS - COURTYARD
- A.204 EXTERIOR ELEVATIONS - COURTYARD

- CSEC-1 SEDIMENT EROSION FOR DEMOLITION
- CSEC-2 SEDIMENT EROSION FOR EXCAVATION
- CSEC-3 SEDIMENT EROSION FOR CONSTRUCTION

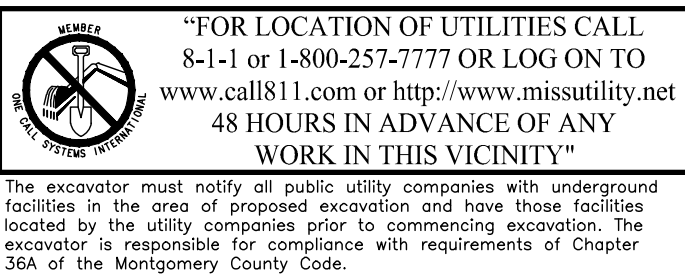
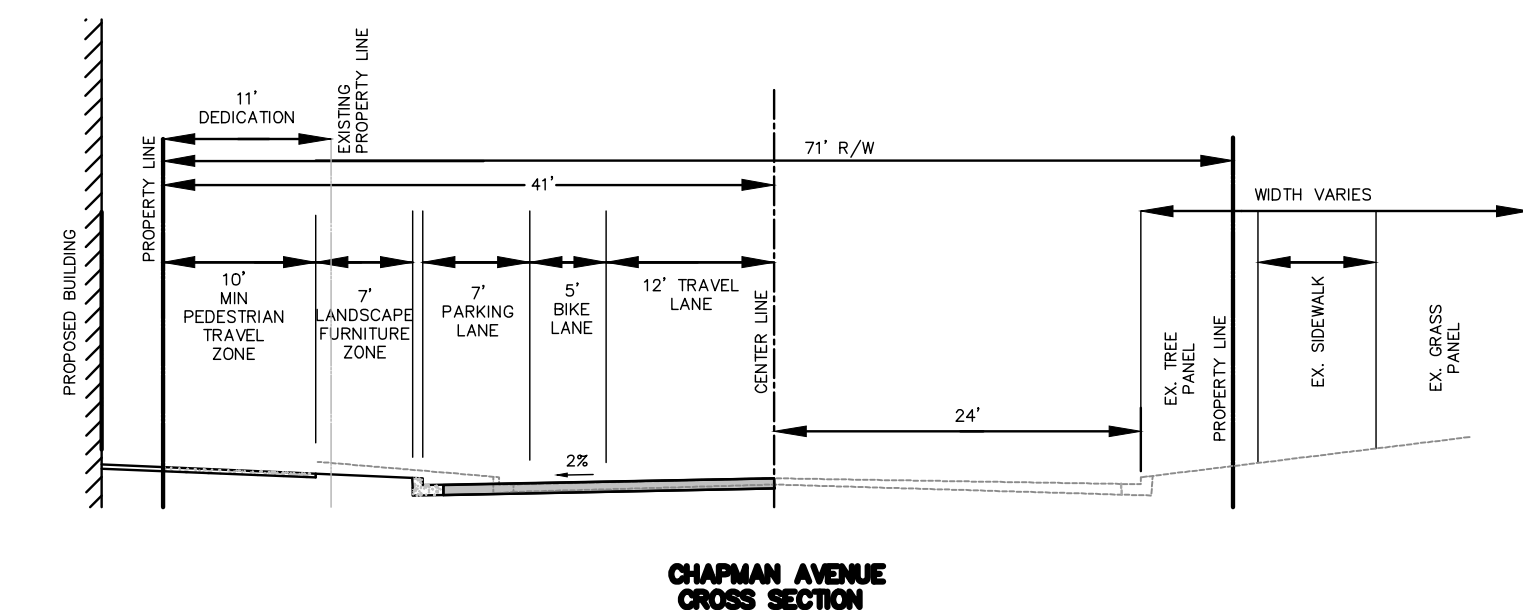
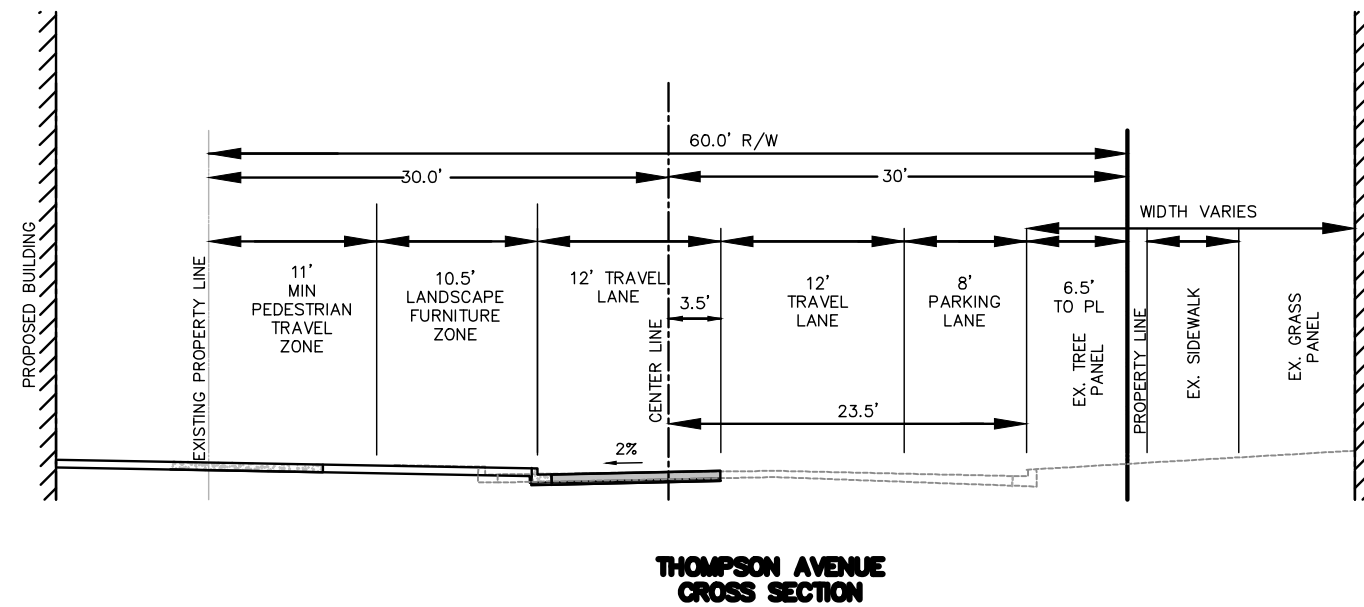
- CSWM-1 CONCEPT STORMWATER MANAGEMENT COVER
- CSWM-2 CONCEPT STORMWATER MANAGEMENT DRAINAGE AREA
- CSWM-3 DEVELOPMENT CONCEPT STORMWATER MANAGEMENT 30 SCALE
- CSWM-4 DEVELOPMENT CONCEPT STORMWATER MANAGEMENT DETAILS

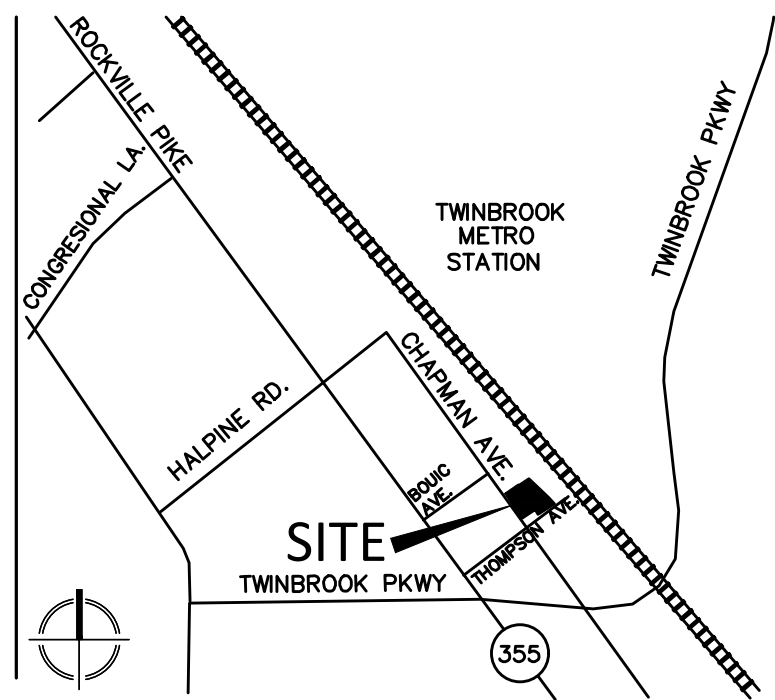
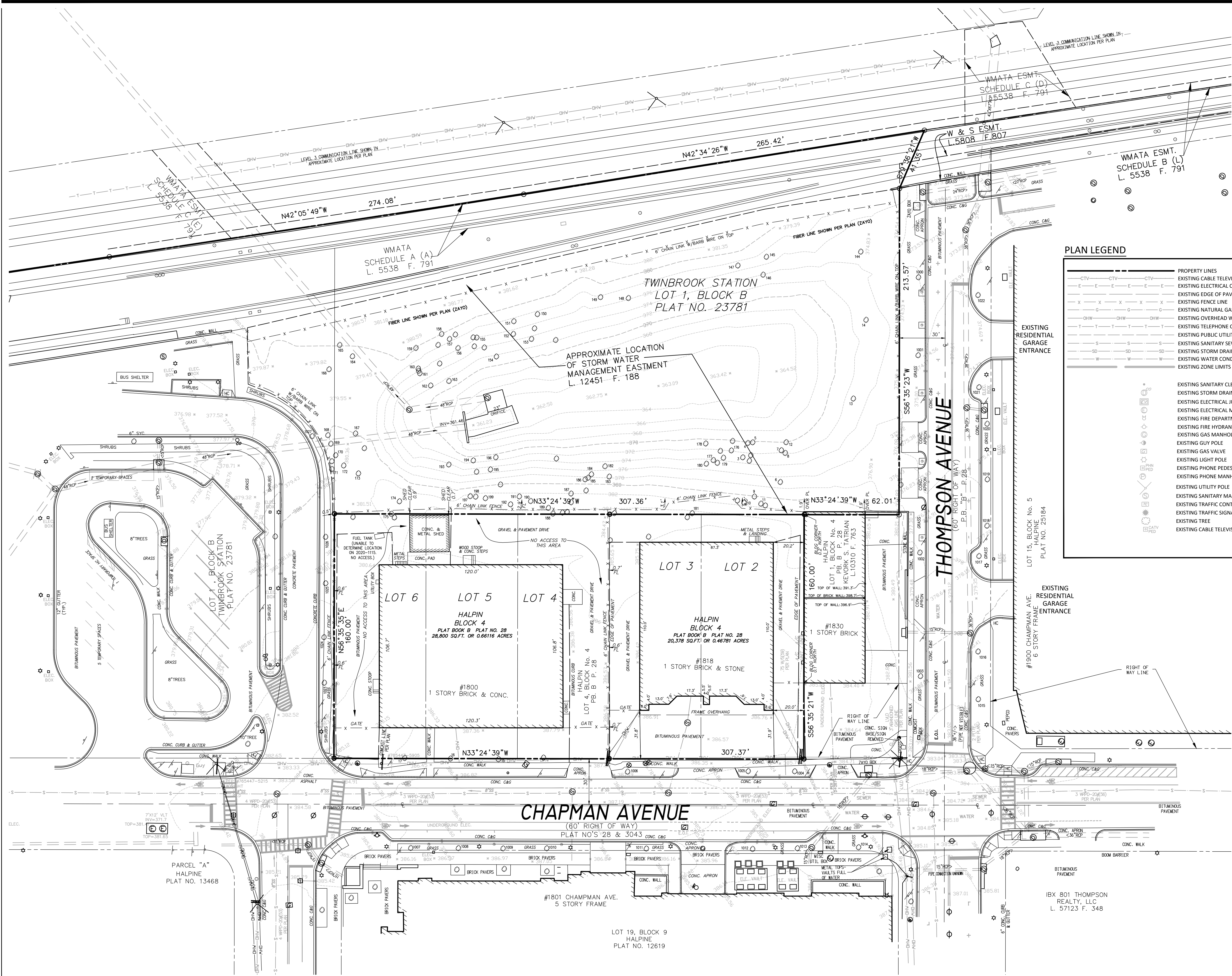
- SUPPORT AUTOTURN MOVEMENTS
- FIRE DEPARTMENT ACCESS PLAN
- EXISTING DRAINAGE AREA STUDY
- STORMWATER FORESTRY OVERLAY
- SIGHT DISTANCE STUDIES



GENERAL NOTES

- THE PROPERTY IS 2.24 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.



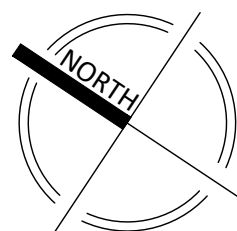


VICINITY MAP
SCALE: 1" = 2000'

PLAN LEGEND

CTV	CTV	CTV	PROPERTY LINES	EXISTING UNKNOWN UTILITY MANHOLE
E	E	E	EXISTING CABLE TELEVISION CONDUIT	EXISTING WATER METER
X	X	X	EXISTING ELECTRICAL CONDUIT	EXISTING WATER MANHOLE
G	G	G	EXISTING EDGE OF PAVEMENT	EXISTING WATER VALVE
OHW	OHW	OHW	EXISTING FENCE LINE	EXISTING BOLLARD
T	T	T	EXISTING NATURAL GAS CONDUIT	EXISTING SIGN POST
S	S	S	EXISTING OVERHEAD WIRES	EXISTING WOOD POST
SD	SD	SD	EXISTING TELEPHONE CONDUIT	EXISTING INLETS
W	W	W	EXISTING PUBLIC UTILITIES EASEMENTS	EXISTING CURB INLET
			EXISTING SANITARY SEWER CONDUIT	EXISTING CONCRETE
			EXISTING STORM DRAIN CONDUIT	EXISTING CORRUGATED METAL PIPE
			EXISTING WATER CONDUIT	EXISTING BUILDING
			EXISTING ZONE LIMITS	EXISTING STORY
				EXISTING ELECTRICAL TRANSFORMER
				EXISTING ASPHALT
				EXISTING EASEMENT
				EXISTING REINFORCED CONCRETE PIPE
				EXISTING CORRUGATED METAL PIPE
				EXISTING BUILDING RESTRICTION LINE
				EXISTING RIGHT-OF-WAY

0 15' 30' 60'
SCALE: 1" = 30'



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excavator is responsible for compliance with requirements of Chapter
36A of the Montgomery County Code.

LAYOUT: SP-2, Plotted By: orslp

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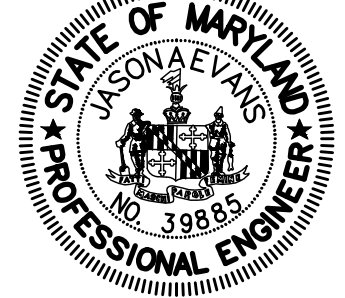
REVISIONS	DATE

1800
CHAPMAN

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

EXISTING
CONDITIONS
SITE PLAN

PROFESSIONAL SEAL

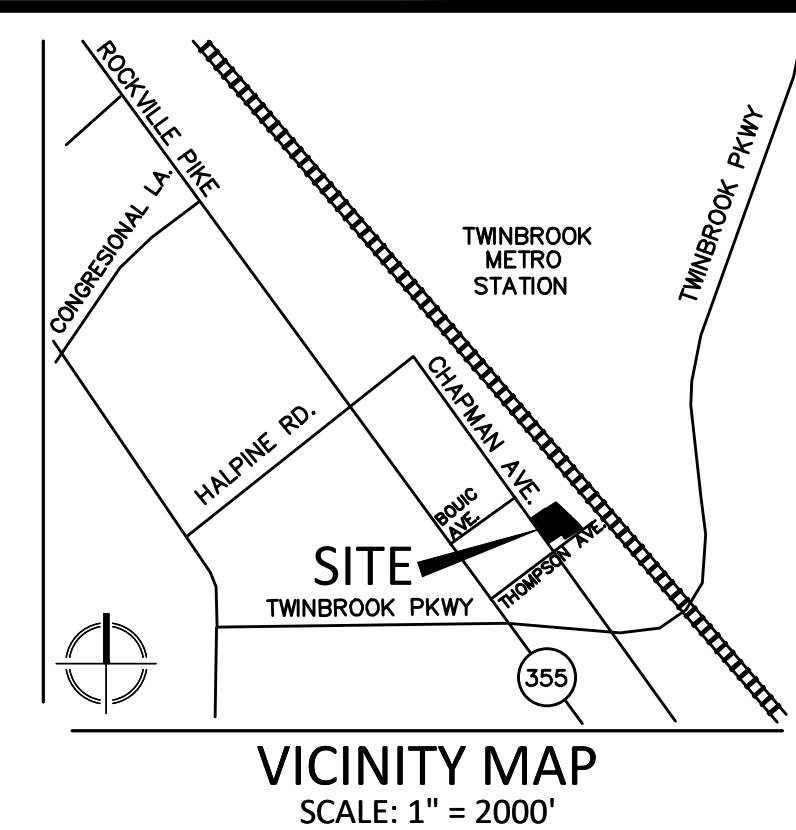


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PREPARED OR APPROVED BY ME, AND THAT I AM A
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NAME: JASON A. EVANS
LICENSE NO.: 39885
EXPIRATION DATE: JANUARY 16, 2023

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[illegible]

**1800
CHAPMAN**

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

LEVEL 2
SITE PLAN

PROFESSIONAL SEAL



The seal is circular with a double-lined border. The outer ring contains the text "PROFESSIONAL ENGINEER" at the top and "STATE OF MARYLAND" at the bottom, separated by two stars on each side. Inside the ring is a central emblem featuring a shield with a ship, flanked by two figures. Above the shield is a scroll with the text "JASON A. EVANS". Below the shield is the license number "NO. 39885".

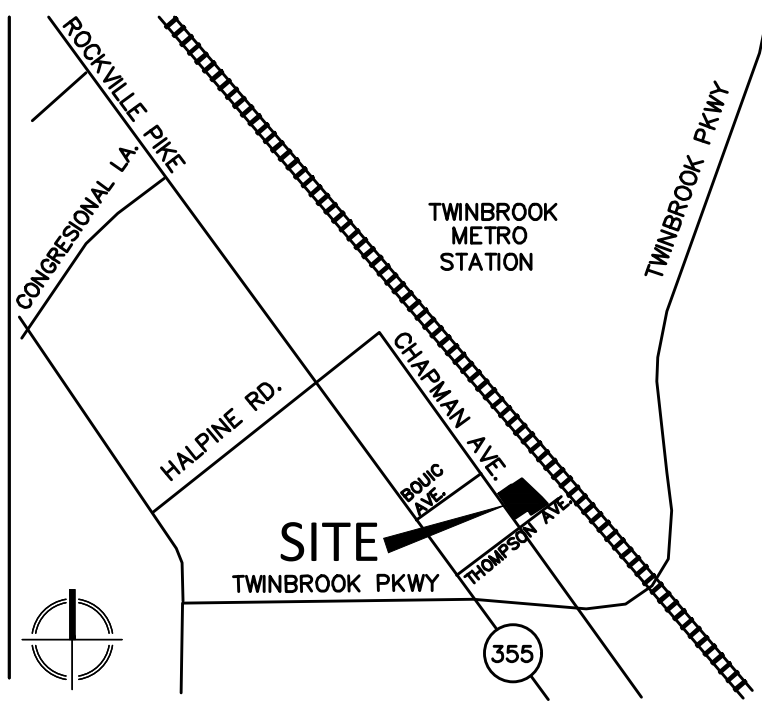
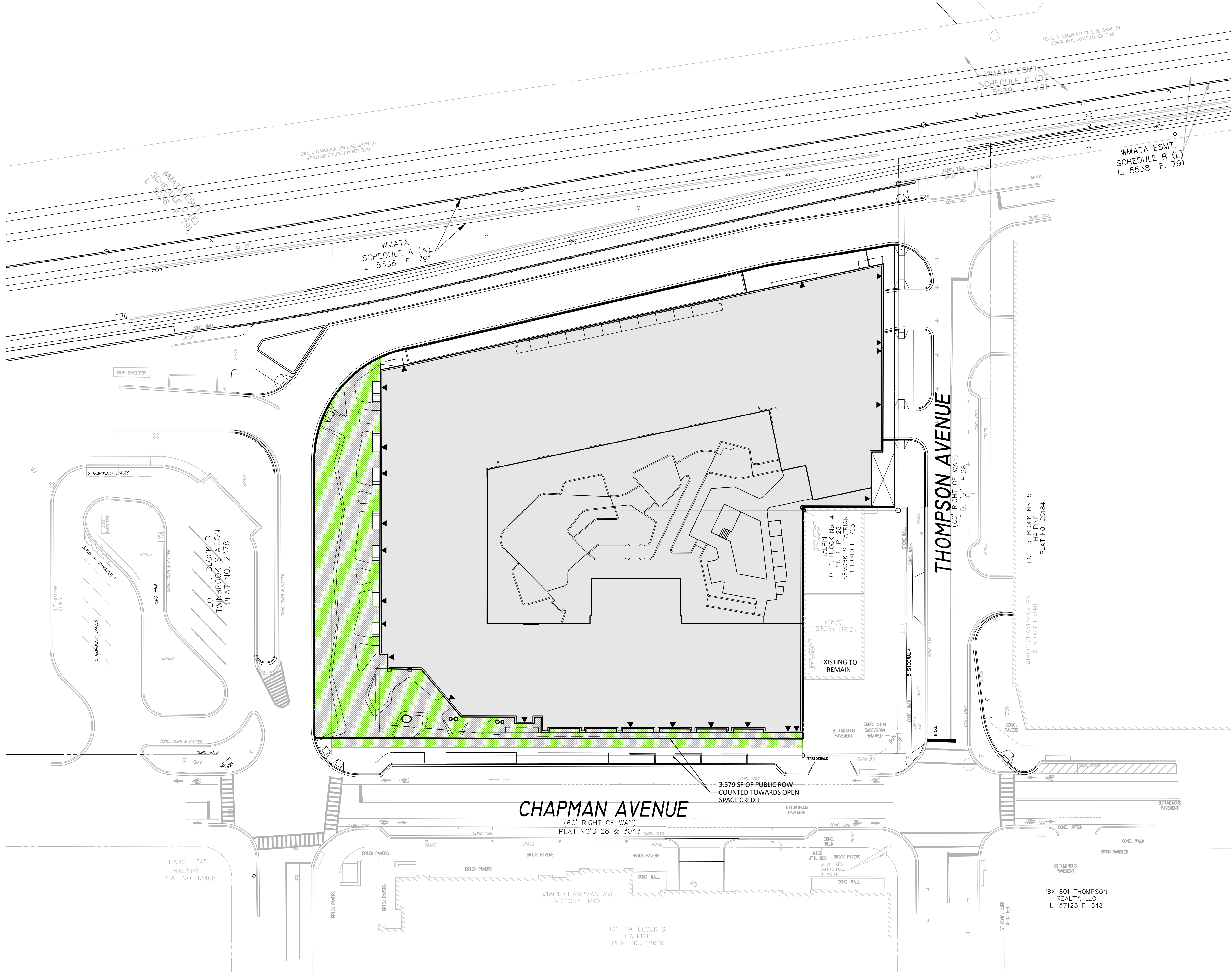
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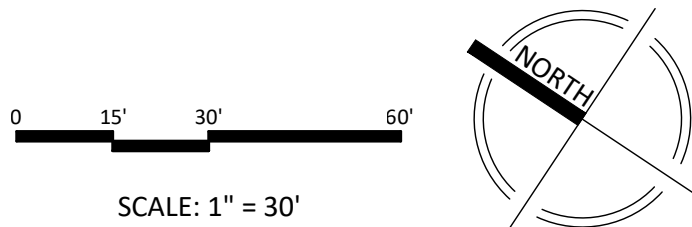
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VIKA PROJECT VM50024
DRAWING NO. SP-3
SHEET NO.



VICINITY MAP
SCALE: 1" = 2000'



LEGEND

	OPEN AREA/PUBLIC USE	14,622 SQ. FT. REQUIRED	13,000 SQ. FT. ON-SITE PROVIDED	1,800 SQ. FT. ROW PROVIDED	14,800 SQ. FT. TOTAL PROVIDED
--	----------------------	----------------------------	------------------------------------	-------------------------------	----------------------------------

"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"

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REVISIONS	DATE

1800 CHAPMAN

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

OPEN AREA
SITE PLAN

PROFESSIONAL SEAL

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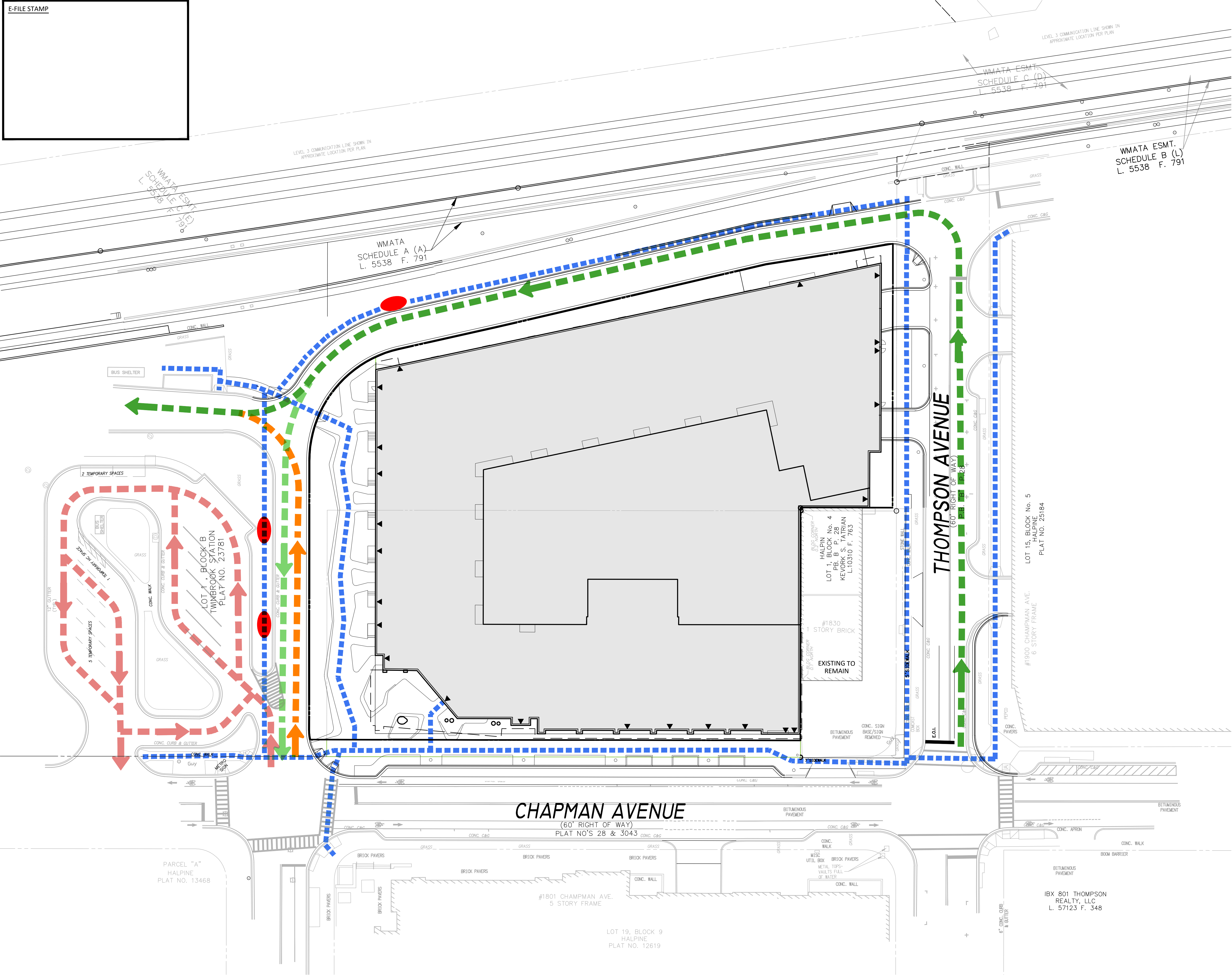
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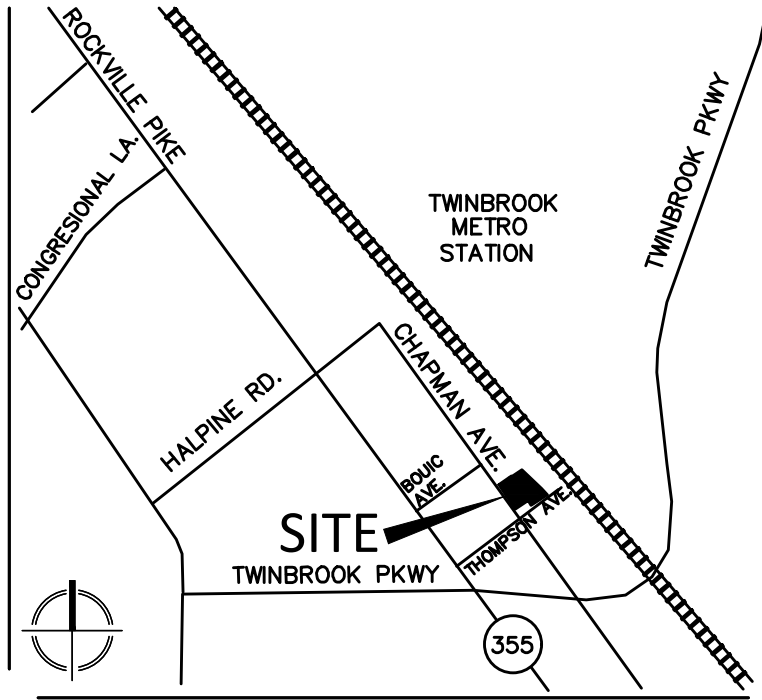
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SHEET NO.

E-FILE STAMP



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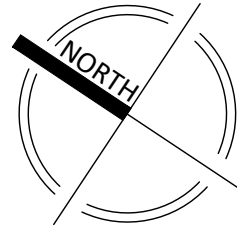


VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- INTERIM BUS CIRCULATION
- FUTURE BUS CIRCULATION
- EXISTING KISS & RIDE
- EXISTING BUS CIRCULATION
- PEDESTRIAN CIRCULATION
- FUTURE BUS BAYS/STOPS

0 15' 30' 60'
SCALE: 1" = 30'



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CIRCULATION
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: LAURENCE S. MOUNAUD
LICENSE NO.: 36749
EXPIRATION DATE: JANUARY 31, 2023

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VIKA PROJECT: VM50024
DRAWING NO.: 1 of 1
SHEET NO.: CIRC-1

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