





# TWINBROOK HINES

## SITE PLAN APPLICATION

### DEVELOPMENT TABULATIONS

Parcel Information	SF	ACRES
Zoning	MXTD & PD-TC	
Lot Reference: Lots 2,3,4,5,6 Halpin Block 4		
Existing WMATA Property in Block B	168,619	3.87
Existing 1800 Chapman Property	49,178	1.13
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	51,684	1.19
Remaining WMATA Property Area	116,704	2.68
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	
Restaurant	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	523	377	413
Restaurant		1 per 50 of patron area (60%)	square feet	3045	61	55	24
Restaurant Outdoor Area		1 per 80	square feet	750	10		
Employee Parking		1 per 450	square feet	5075	6		
Total				600	432	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.

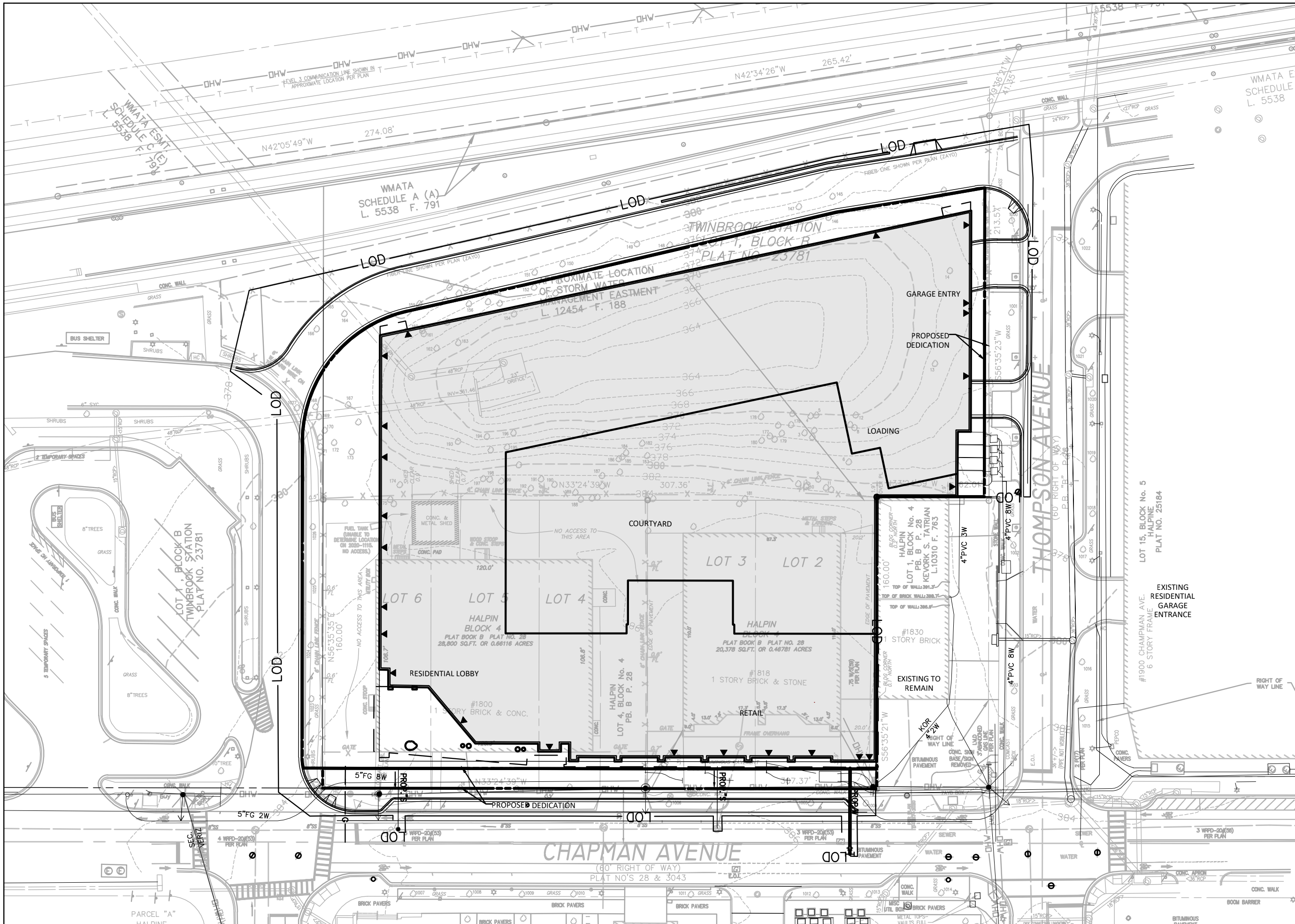
Bicycle Parking	Sec. 25.16.03	Minimum Required	Provided
Bicycle Spaces			
Multi-Family Residential			
Short Term @ 1/50 du		9	16
Long Term @ 1/3 du		146	146
Retail			
Short Term @ 2/5000 SF		3	18
Long Term @ 2/12000 SF		1	1
Short Term Total		12	34
Long Term Total		147	147

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

"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: SP-1 Cover, Plotted By: crralip



### SHEET INDEX

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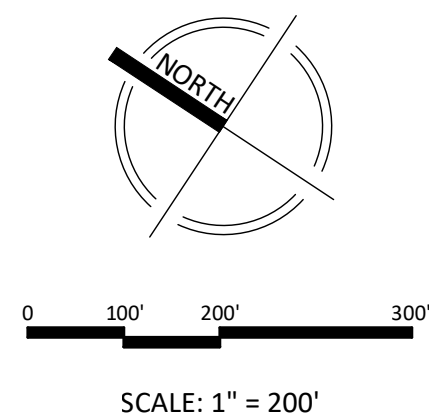
A.100	FLOOR PLAN - LEVEL P1
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A.102	FLOOR PLAN - LEVEL 02
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CSEC-1	SEDIMENT EROSION FOR DEMOLITION
CSEC-2	SEDIMENT EROSION FOR EXCAVATION
CSEC-3	SEDIMENT EROSION FOR CONSTRUCTION

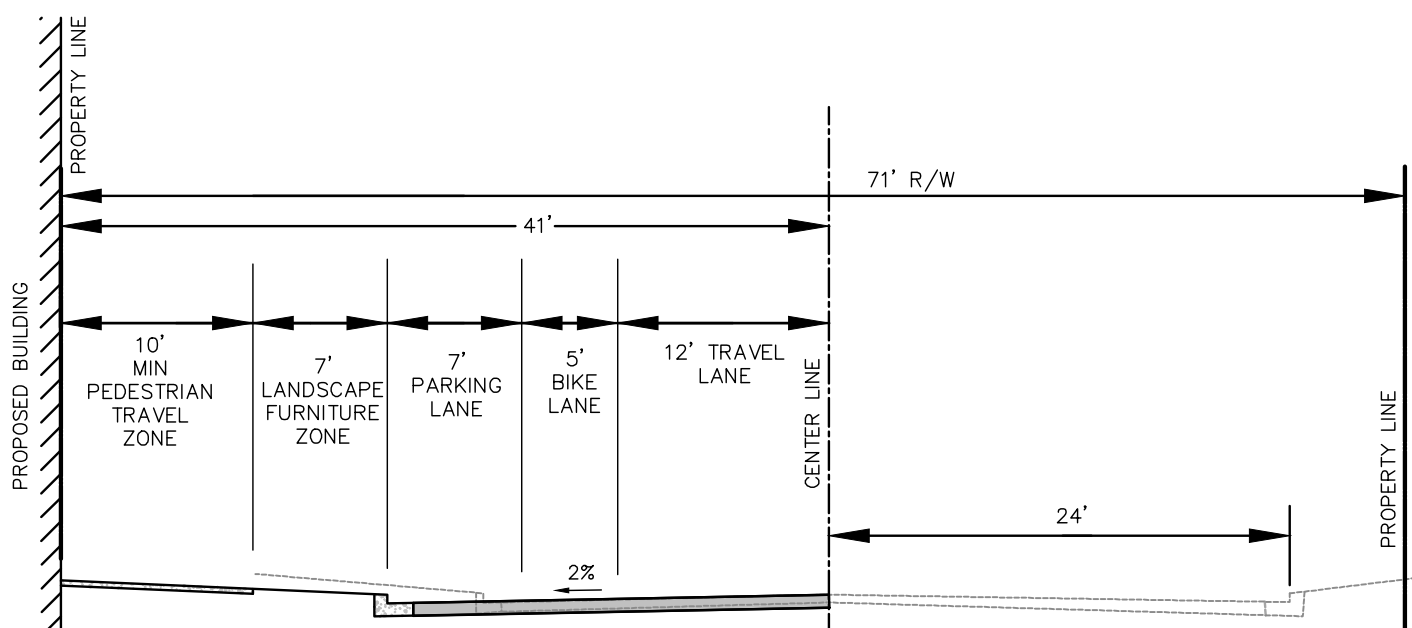
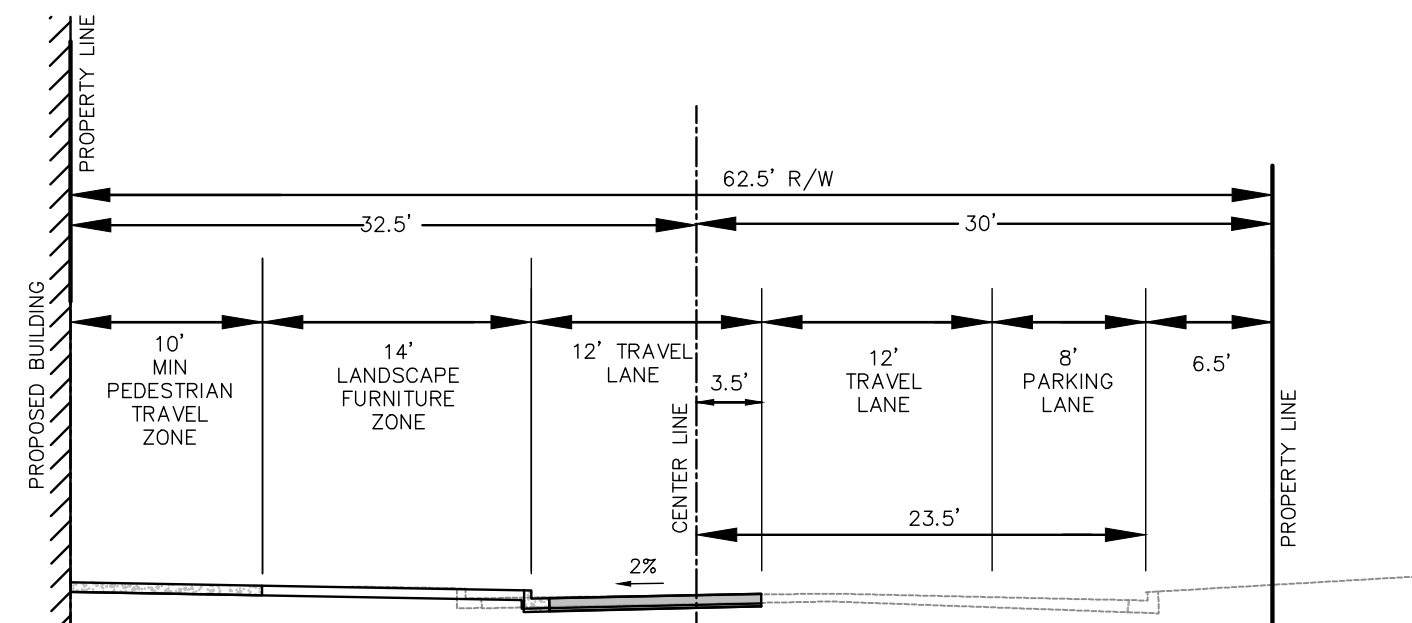
CSWM-1	CONCEPT STORMWATER MANAGEMENT COVER
CSWM-2	CONCEPT STORMWATER MANAGEMENT DRAINAGE AREA
CSWM-3	DEVELOPMENT CONCEPT STORMWATER MANAGEMENT 30 SCALE
CSWM-4	DEVELOPMENT CONCEPT STORMWATER MANAGEMENT DETAILS

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



### GENERAL NOTES

- THE PROPERTY IS 2.5 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 VIKI 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.
- THE WMATA KISS & RIDE MAY EITHER BE LOCATED OR RELOCATED ON- OR OFF-STREET, WITHOUT REQUIRING AN AMENDMENT TO THIS SITE PLAN.



**VIKA**  
VIKA MARYLAND, LLC  
20251 Century Blvd., Suite 400  
Germantown, MD 20874  
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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

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

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**WIRES GILL LLP**  
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1110 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

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

### SITE PLAN COVER SHEET

PROFESSIONAL SEAL



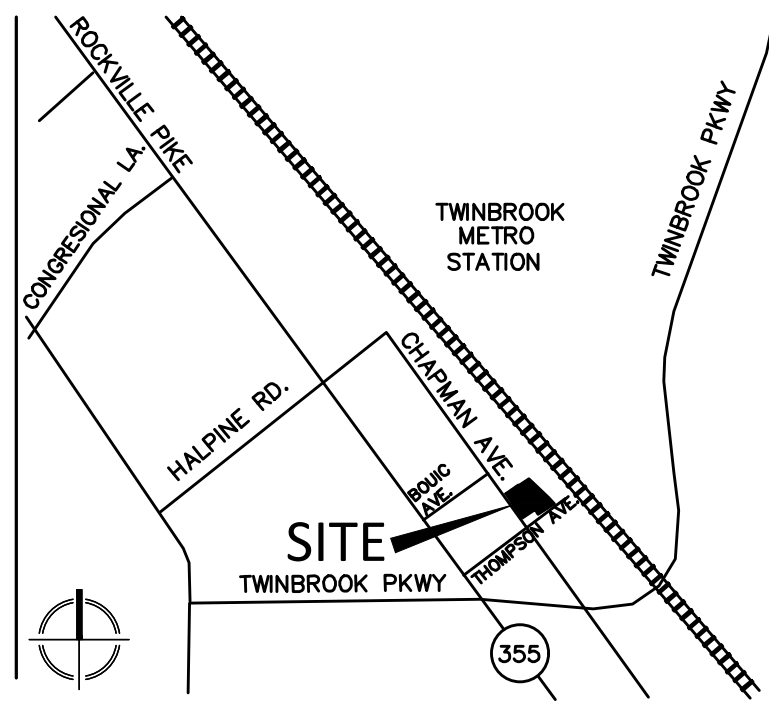
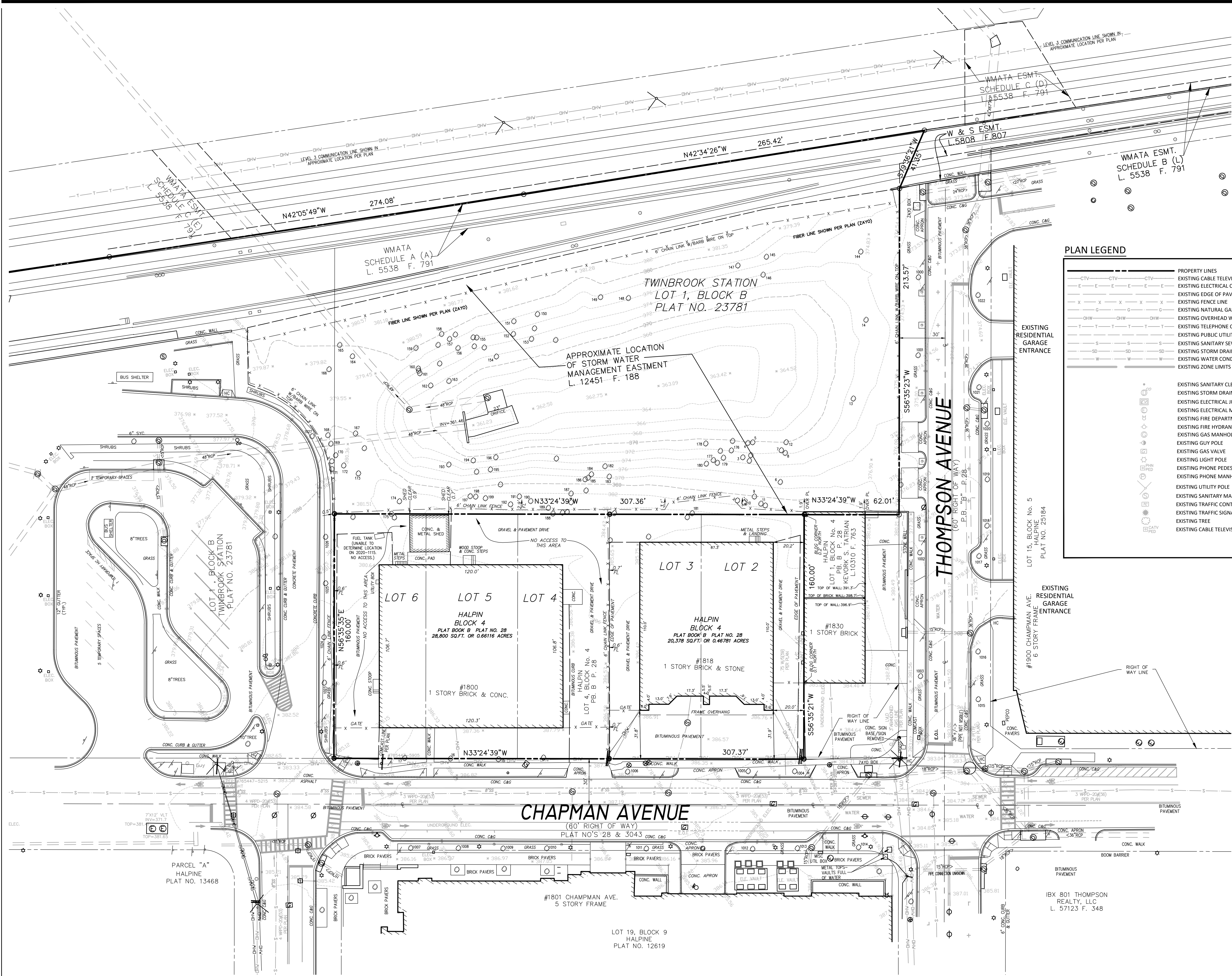
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NAME: JASON A. EVANS  
LICENSE NO.: 39885  
EXPIRATION DATE: JANUARY 16, 2023

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DRAWING NO.: SP-1  
SHEET NO.:

Z:\50000-50000\50024\CA00 SITE PLAN\SP-1 COVER.dwg -- Friday, November 19, 2021 4:28:28 PM





VICINITY MAP  
SCALE: 1" = 2000'

Planning & Development Services  
Received  
November 22, 2021

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 GUY POLE
				EXISTING GAS VALVE
				EXISTING LIGHT POLE
				EXISTING PHONE PEDESTAL
				EXISTING PHONE MANHOLE
				EXISTING UTILITY POLE
				EXISTING SANITARY MANHOLE
				EXISTING TRAFFIC CONTROL BOX
				EXISTING TRAFFIC SIGNAL POLE
				EXISTING TREE
				EXISTING CABLE TELEVISION PEDESTAL

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



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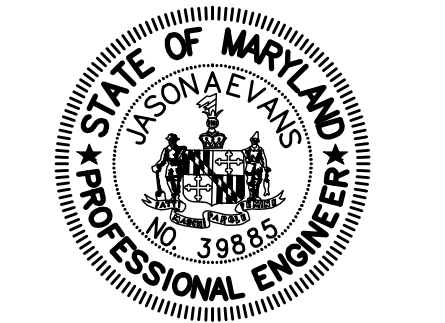
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EXISTING  
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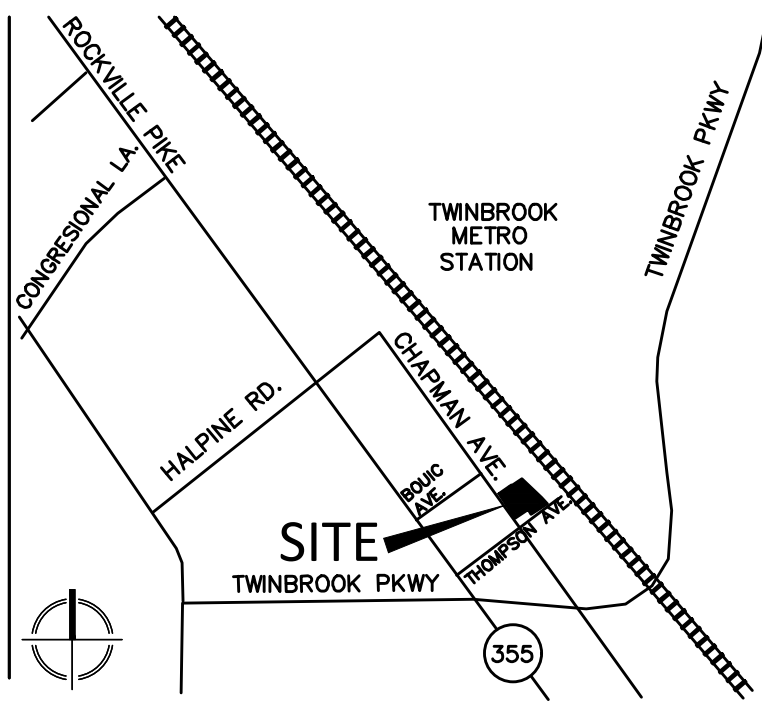
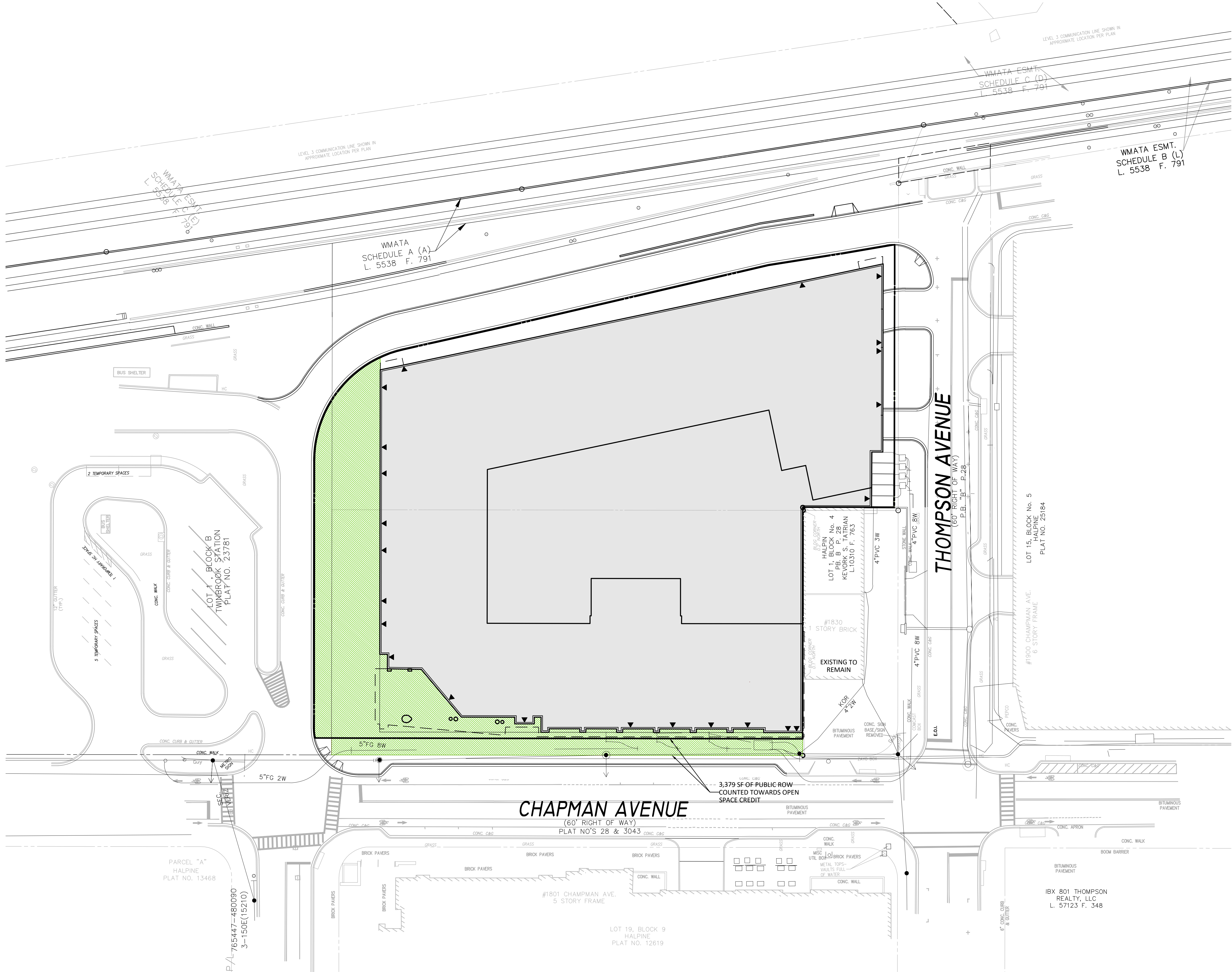
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VICINITY MAP  
SCALE: 1" = 2000'

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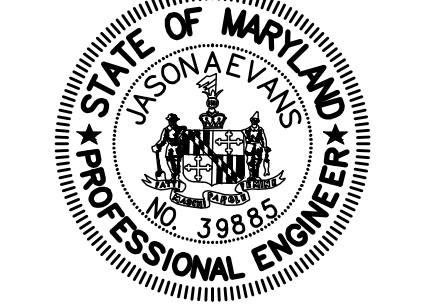
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OPEN AREA  
SITE PLAN

PROFESSIONAL SEAL



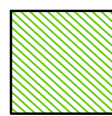
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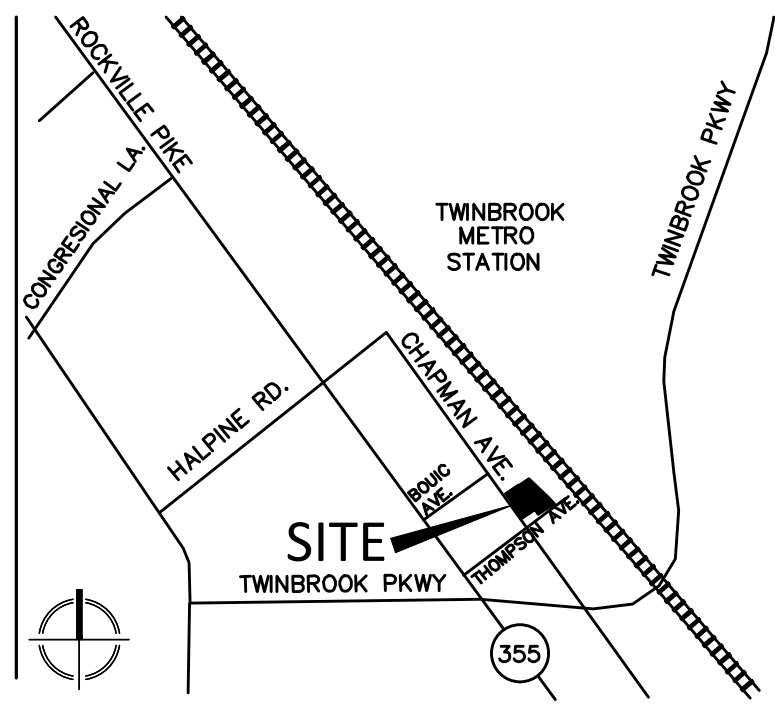
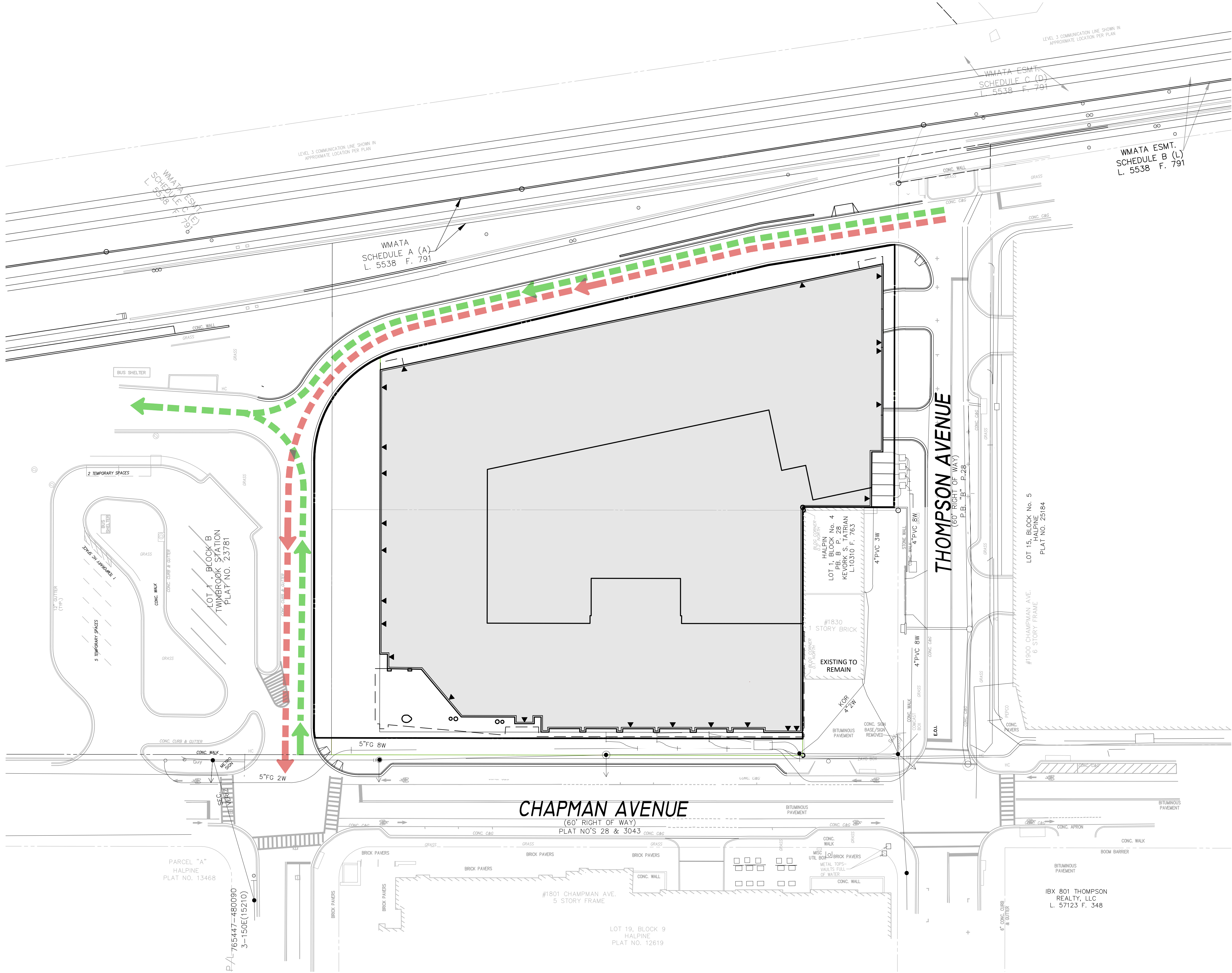


OPEN AREA/PUBLIC USE

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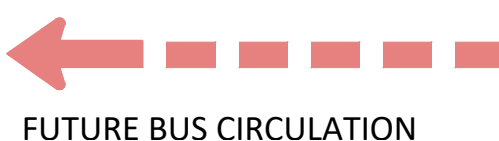
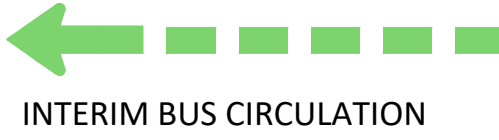
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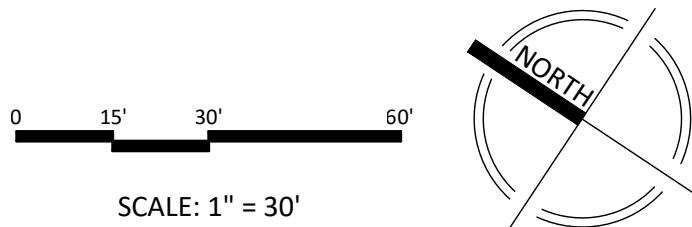


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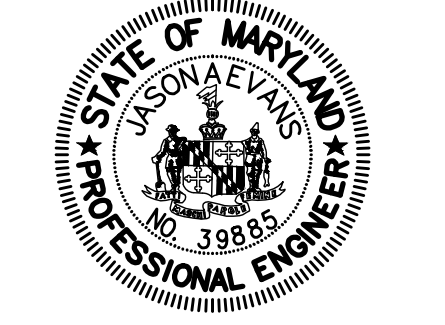
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BUS  
CIRCULATION  
PLAN


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