PLANNING COMMISSION

Meeting No. 02-25
Wednesday, February 26, 2025 - 7:00 PM

AGENDA

Jaime Espinosa, Chair

Susan Pitman Jaime Espinosa
Eric Fulton Meng Sun

Jim Wasilak, Staff Liaison
Nicholas Dumais, Senior Assistant City Attorney

Rockville City Hall 111 Maryland Ave and
Virtually via WebEx
Watch LIVE on Comcast Cable Rockville Channel 11 and online at https://www.rockvillemd.gov

See page 2 for more information

Convene

1. Review and Action

A. Level 2 Site Plan Application STP2022-00436, Twinbrook Hines, to Permit Construction of 437 Multi-Family Units, 5,075 Square Feet of Retail or Restaurant Use, and Stormwater Management Facilities, on a Portion of 1700 Chapman Avenue and 1800 and 1818 Chapman Avenue in the PD-TC (Planned Development - Twinbrook Commons) and MXTD (Mixed-Use Transit District) Zones; Washington Metropolitan Area Transit Authority and Hines, Applicants

B. ANX2023-00147 - Review the preliminary annexation plan for the Washington Metropolitan Transit Agency (WMATA)-owned Shady Grove Metro Station Properties and a portion of the CSX Transportation, Inc. Property; and set the Planning Commission Public Hearing Date.

2. Recommendation to Mayor and Council

3. Briefing

4. Commission Items

A. Staff Liaison Report

B. Old Business

C. New Business

D. Minutes Approval

- October 9, 2024
- October 23, 2024
- November 13, 2024
- December 11, 2024

E. FYI/Correspondence

5. Adjourn

PLANNING COMMISSION

HYBRID MEETING AND PUBLIC HEARING PROCEDURE

The Planning Commission meets in person in the Mayor and Council Chambers at Rockville City Hall, 111 Maryland Avenue. The public is invited to participate in person or virtually via Webex. Anyone wishing to participate virtually may do so per the instructions below.

HYBRID MEETING AND PUBLIC HEARING PROCEDURE

1. Pre-meeting Platform: Webex

A. Applicant Access: Provided by Community Planning and Development Services/IT
B. Access for Oral Testimony and Comment: Provided by CPDS/IT (see below)

2. Pre-Meeting Preparations/Requirements:

A. Written Testimony and Exhibits

Written testimony and exhibits may be submitted by email to Jim Wasilak, Staff Liaison to the Planning Commission, at jwasilak@rockvillemd.gov or by regular mail to:

Shayan Salahuddin, Chair
Rockville Planning Commission
111 Maryland Avenue
Rockville, MD 20850

Written testimony must be received no later than nine (9) days in advance of the hearing in

order to be distributed with the Planning Commission briefing materials. Written testimony and exhibits received after this date, until 4:00 pm on the day before the hearing, will be provided to the Planning Commission by email.

B. Webex Orientation for Applicants

i. Applicants must contact the planning case manager assigned to the Application no later than five(5) days in advance of the hearing in order to schedule Webex orientation, which must be completed prior to the hearing.

C. Oral Testimony by Applicants and the Public

i. Applicants – Applicants must provide to the planning case manager a list of presenters and witnesses who will testify on behalf of the Application to the planning case manager no later than five (5) days prior to the date of the hearing.
ii. Public Testimony/Comment on an Application – Any member of the public who wishes to comment on an application must submit their name and email address to the Staff Liaison Jim Wasilak (jwasilak@rockvillemd.gov) no later than 9:00 am on the day of the hearing to be placed on the testimony list.

Members of the public who seek technical assistance from City staff must submit their name and email address to Jim Wasilak no later than two (2) days in advance of the hearing so that an orientation session may be scheduled.

If a member of the public is unable to meet the deadline to be placed on the testimony list, they can submit written testimony to the Staff Liaison to the Planning Commission by email to jwasilak@rockvillemd.gov.

3. Conduct of Online Meeting and Public Hearing

A. Rules of Procedure

The Meeting and Public Hearing will be held in accordance with the Planning Commission Rules of Procedure, including the order of testimony and applicable time limits on testimony. The Rules may be viewed here: https://www.rockvillemd.gov/DocumentCenter/View/2023/Planning-Commission---Rules-of-Procedure

B. Oral Testimony

During the hearing, the Chair will sequentially recognize each person on the testimony list and ask the host to allow the speaker to speak. Each speaker must wait to be specifically recognized by the Chair before speaking.

If during the hearing a party wishes to speak, or a speaker wishes to request the opportunity to engage in cross-examination following specific testimony, the party must contact the Staff Liaison/Host by email at jwasilak@rockvillemd.gov with the specific request. The Host/Staff Liaison will inform the Commission. The Chair will determine if the party may be heard.

C. Continuance of Hearing

The Planning Commission, at its discretion, reserves the right to continue the hearing until another date.

HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

A. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS

1. Staff presentation
2. City Board or Commission comment
3. Applicant presentation (10 min.)
4. Public comment (3 min, or 5 min for the representative of an association)
5. Planning Commission Discussion and Deliberation
6. Decision or recommendation by vote

The Commission may ask questions of any party at any time during the proceedings.

B. PLANNING COMMISSION BROADCAST

- Watch LIVE on Comcast Cable Rockville Channel 11 and online at: www.rockvillemd.gov
- Replay on Comcast Cable Channel 11:
    - Wednesdays at 7:00 pm (if no live meeting)
    - Sundays at 7:00 pm
    - Mondays, Thursdays and Saturdays at 1:00 pm
    - Saturdays and Sundays at 12:00 am (midnight)
- Video on Demand (within 48 hours of meeting) at: www.rockvillemd.gov/VideoOnDemand.

C. NEW DEVELOPMENT APPLICATIONS

- For a complete list of all applications on file, visit: www.rockvillemd.gov/DevelopmentWatch.

D. ADDITIONAL INFORMATION RESOURCES

- Additional resources are available to anyone who would like more information about the planning and development review process on the City's web site at: www.rockvillemd.gov/cpds

Maryland law and the Planning Commission's Rules of Procedure regarding ex parte (extra-record) communications require all discussion, review, and consideration of the Commission's business take place only during the Commission's consideration of the item at a scheduled meeting. Telephone calls and meetings with Commission members in advance of the meeting are not permitted. Written communications will be directed to appropriate staff members for response and included in briefing materials for all members of the Commission. Wednesdays at 7:00 pm (if no live meeting)

PLANNING COMMISSION Meeting Date: February 26, 2025
Agenda Item Type: REVIEW AND ACTION
Department: CPDS - DEVELOPMENT REVIEW
Responsible Staff: NELSON ORTIZ

Subject

Level 2 Site Plan Application STP2022-00436, Twinbrook Hines, to Permit Construction of 437 Multi-Family Units, 5,075 Square Feet of Retail or Restaurant Use, and Stormwater Management Facilities, on a Portion of 1700 Chapman Avenue and 1800 and 1818 Chapman Avenue in the PD-TC (Planned Development – Twinbrook Commons) and MXTD (Mixed-Use Transit District) Zones; Washington Metropolitan Area Transit Authority and Hines, Applicants

Department

CPDS - Development Review

Recommendation

Staff recommend approval of Level 2 Site Plan Application STP2022-00436, based on the findings and conditions of approval contained in this report.

Overview



Case: Twinbrook Hines – Level 2 Site Plan STP2022-00436

Location: Portion of 1700 Chapman Avenue and 1800 and 1818 Chapman Avenue ("Property")

Staff:	Nelson Ortiz, Principal Planner Community Planning and Development Services 240.314.8227 nortiz@rockvillemd.gov
Applicants:	Washington Metropolitan Area Transit Authority and Hines
Filing Date:	November 22, 2021
Public Hearing Date:	February 26, 2025

Executive Summary

Washington Metropolitan Area Transit Authority ("WMATA") and Hines (collectively the "Applicants") have filed Level 2 Site Plan Application STP2022-00436 to implement Project Plan PJT2022-00014, which amended Block B of the original Twinbrook Commons Planned Development (PD) to allow a portion of a mixed-use building, a relocated bus loop and to reclassify a portion of the site to "Transit Facilities and Open Space". This Level 2 Site Plan request remains consistent with the approved Project Plan application, and the project details are provided further in the report.

The Planning Commission's role is to conduct a review of the application at a public meeting and decide on the proposed site plan, as outlined in Section 20.07.01.a.3(b) of the Zoning Ordinance.

After a comprehensive review of the application, staff have found the application in compliance with all relevant City codes and policies. Based on the review, and as described in the proposed findings and recommended conditions, staff recommends approval of the site plan.

Site Description

Location:	Portion of 1700 Chapman Avenue and 1800 and 1818 Chapman Avenue
Planning Area:	Planning Area 9 – Rockville Pike
Land Use Designation:	OCRM - Office, Commercial and Residential Mix
Zoning District:	PD-TC (Planned Development – Twinbrook Commons) and MXTD (Mixed-Use Transit District)
Existing Use:	Two vacant commercial buildings, stormwater management facilities, and transit facilities

Proposed Use: Multi-family building with retail/restaurant space, stormwater management facilities, and transit facilities

Site Area: 174,720 square feet (4.01 acres)

Building Height: 120 feet maximum

Surrounding Land Use and Zoning

Location	Zoning	Planned Land Use	Existing Use
North	PD – TC (Planned Development – Twinbrook Commons)	OCRM - Office, Commercial and Residential Mix	WMATA Twinbrook Metro Station and Transit Facilities
East	PD – TC (Planned Development – Twinbrook Commons)	OCRM - Office, Commercial and Residential Mix	WMATA Transit Facilities
South	MXTD – Mixed Use Transit	OCRM - Office, Commercial and Residential Mix	Mixed-Use Development
West	MXTD – Mixed Use Transit	OCRM - Office, Commercial and Residential Mix	Mixed-Use Development



Figure 1. Aerial Map

The site is located near the Chapman Avenue and Thompson Avenue intersection. To the site's immediate east and north are WMATA's Twinbrook Metro Station facilities, to the south (across Thompson Avenue) is the Escher mixed-use development, and to the west of the site (across Chapman Avenue) is the Galvan at Twinbrook mixed-use development. The site abuts the Twinbrook Metro Station entrance and CSX railroad/WMATA metro tracks. The site fronts both Chapman and Thompson Avenues. The Chapman Avenue frontage is approximately 470 feet while the Thompson Avenue frontage is approximately 255 feet. The site is comprised of a portion of Lot 1, Block B, Twinbrook Station ("1700 Chapman Avenue") and Lots 2 through 6, Block 4, Halpine ("1800 through 1818 Chapman Avenue"). The portion of 1700 Chapman Avenue included in this application is 2.88 acres and 1800 through 1818 Chapman Avenue are 1.13 acres. The total Level 2 Site Plan area is 4.01 acres in size. 1700 Chapman Avenue is currently improved with stormwater management facilities, open space, and WMATA transit facilities consisting of bus shelters, a bus loop, and Kiss and Ride lot serving the Twinbrook Metro Station. The properties of 1800 through 1818 Chapman Avenue are currently improved with two one-story vacant buildings – a former office building and a former auto body repair shop. 1700 Chapman Avenue is zoned PD-TC (Planned Development – Twinbrook Commons) and 1800 through 1818 Chapman Avenue are zoned MXTD (Mixed Use Transit District). The entire site is located within the Rockville Pike Neighborhood Plan.

Project Description

The Applicants propose to raze the existing buildings on 1800 through 1818 Chapman Avenue and relocate the existing stormwater management facility on 1700 Chapman Avenue to redevelop the Property with a mixed-use building, a bus loop and open space. The building is proposed on an approximately 2.33-acre portion of the 4.01-acre project site from which the Applicants will assemble a 1.2-acre portion of 1700 Chapman Avenue and all of 1800 through 1818 Chapman Avenue. The building will rise 120 feet and feature 437 multi-family residential units, inclusive of 66 MPDUs proportionally distributed throughout the building; 5,075 square feet of ground floor retail and/or restaurant space; and private resident amenities including a main lobby area and a landscaped third-level interior courtyard with courtyard dining, lounge area, a pool and amenity space/club room. The building contains eleven levels – one below grade and ten above grade. A total of 437 vehicle parking spaces, inclusive of 10 EV charging stations and 24 EV-Ready spaces, and 148 long-term bicycle parking spaces are proposed within the building's lower levels. The building will be sited along or close to the property lines, except where it is set back a few feet to allow building articulation for visual interest along the streetscape and façade. The building's primary entrance into the residential lobby is located at the corner of Chapman Avenue and the existing bus loop entrance and the ground floor retail/restaurant space entrance is located on Chapman Avenue. Private ground floor units, located along the north side of the building, will be accessed via public use space. Vehicle ingress and egress will be provided via Thompson Avenue. The building's refuse and loading areas will also be accessed from Thompson Avenue.

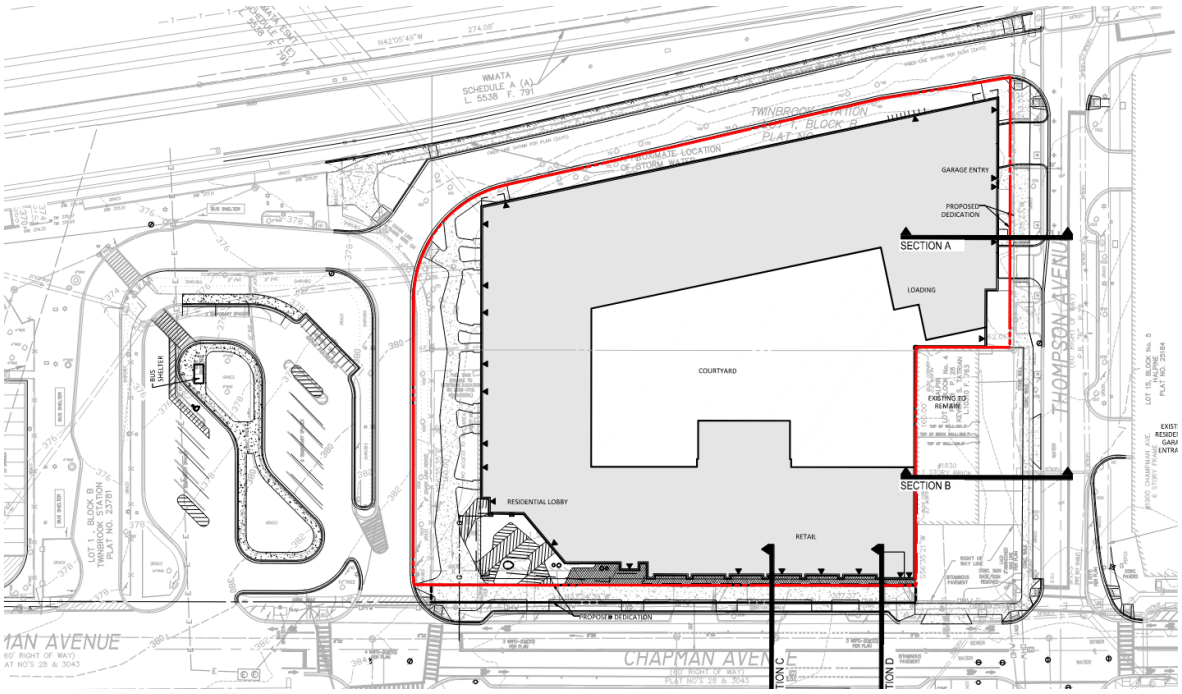


Figure 2. Site Plan

The existing bus loop, operated by WMATA and serving the Twinbrook Metro Station, will be partially relocated on the site. A portion of the bus loop will be constructed east of the proposed building. The vision for the bus loop is for buses to enter the loop from Thompson Avenue and exit from the existing driveway that aligns with Bouic Avenue (the existing bus loop entrance). The existing stormwater management facility on the site will also be relocated. A new stormwater management vault will be constructed underneath the existing WMATA kiss and ride. Once the vault is installed, the existing surface improvements will be replaced to reflect the improvements that currently exist. Both the bus loop and stormwater management vault relocations will occur within the 2.88-acre portion of 1700 Chapman Avenue included in this Level 2 Site Plan.

Project Analysis

Comprehensive Plan

The City of Rockville's Comprehensive Plan, Rockville 2040 ("the 2040 Plan") https://www.rockvillemd.gov/200/Comprehensive-Plans, includes goals, policies, and actions that support development throughout Rockville. The subject property is located within Planning Area 9 of the 2040 Plan. The Land Use designation within the 2040 Plan for this property is OCRM (Office, Commercial, and Residential mix).

The Twinbrook Commons Planned Development is identified within the 2040 Plan as a key issue in Planning Area 9, and the Plan expresses the desire to see development of this nature near transit assets and specifically near the Twinbrook Metro Station. Specific compatibilities between the 2040 Plan and the site plan application include:

- Goal 3 of the Land Use Element is to '*Integrate land use and transportation planning to maximize the value of Rockville's transportation assets."* – page 27.
- Land Use Policy 10 is to "*Enhance Rockville Pike's market position as a premier shopping area, supported by residential uses, and plan for additional growth near the Twinbrook Metro Station*." – page 32.
- Land Use Action 10.1 says to "*Continue to develop the Twinbrook Metro Station area and south Rockville Pike as a major activity and growth center."* – page 32.
- Planning Area 9, Land Use & Urban Design Recommendation 1: "*Ensure that any amendments to the Twinbrook Commons Planned Development (PD-TC) are consistent with the policies of the 2016 Rockville Pike Neighborhood Plan and compatible with development in the Core portion of the planning area, west of the Twinbrook transit station.*" – page 353.

The subject property is also within the boundaries of the 2016 Rockville Pike Neighborhood Plan, which was adopted into the 2040 Plan. The Pike Plan acknowledges the Planned Development for the WMATA-owned property. It also sets policy for the "Core" area, where this proposed development would take place (see the map at p. 4-22 of the Pike Plan). Specifically, the Pike Plan states that, "*taller buildings are acceptable in the Core, close to the Twinbrook Metro Station where strong potential exists for creating the type, intensity and mix of uses that serve and promote transit*." – page 26.

Public Park

Both plans also call for the creation of at least one publicly-accessible park in this area. Action 10.3 (p. 32) of the 2040 Plan states "*Plan for new park amenities and other infrastructure to support the population increases in the Twinbrook Metro Station area*." The Planning Area 9 section provides a brief discussion as Project 3 (p. 352), which states, "*A future public park is recommended in the general location where a green asterisk is placed alongside this project label on the Land Use Policy Map of Figure 66. The asterisk indicates the City's intention to establish a public park in this vicinity, either by means of land dedication as part of a development project, purchase, land swap, or some other method, to serve existing residents, as well as expected population and employment growth in the south Rockville Pike area*." – page 351.

The Pike Plan also establishes a policy to "Provide Parks" and provides a discussion on this topic on pages 4-36 and 4-37. Page 4-37 includes the statement "*A goal of this plan is for there to be at least one park on each side of the Pike in the South*."

There are currently no parks in this area, and the need for parks will only continue to grow as redevelopment occurs and the number of people living and working in the Rockville Pike corridor and Twinbrook Metro Station area increases. WMATA and the City staff have met several times to explore preliminary concepts for a park/plaza at the entrance to the Twinbrook metro station.

Adequate Public Facilities Standards

In their review of Project Plan Application PJT2022-00014, the Mayor and Council found that the proposed development complies with the City's adequate public facilities standards. No further evaluation of adequate public facilities is required with this application.

1. Schools – The property is served by the Walter Johnson Cluster Area (Farmland Elementary, Tilden Middle School, and Walter Johnson High School) The development is expected to generate 15 students at the elementary school grade level, 7 students at the middle school level, and 7 students at the high school level. The school standards of the APFS utilize a seat deficit and capacity percentage calculation to determine adequacy. The maximum permitted capacity level is 120% and no more than a 110-seat capacity deficit in elementary schools and 180-seat capacity deficit in middle schools. The proposed development meets these standards at all levels.

2. Water and Sewer – In a letter dated June 18, 2024 (see 'Water and Sewer Authorization Letter' attachment) the proposed development received Water and Sewer Authorization approval from the Department of Public Works (DPW) for connection to the City's water and sanitary sewer systems. The Water and Sewer Authorization Letter identifies capacity constraints and lists project-specific conditions of approval. The applicant will construct off-site improvements to mitigate the capacity deficiencies created as a result of the increased demand generated by the proposed development.

3. Traffic and Transportation – As detailed in the Traffic and Transportation Section and based on the results of the studies conducted by the Applicant's traffic consultant per staff's request, the proposed development will not have a detrimental impact on the surrounding transportation network provided all planned and reviewed transportation and access related facilities are implemented, as shown on the site plan and other improvements and requirements outlined in the conditions.

Forestry

This project must meet all requirements of Chapter 10.5 of the City's Forest and Tree Preservation Ordinance (FTPO) in addition to any additional City or State requirements. Due to the expansion of the project to include the adjacent WMATA property, which includes the proposed stormwater management vault, the proposed scope of the site plan spans two different sets of forestry approvals.

Hines Development

A Natural Resources Inventory (Forestry Attachment A) was approved on July 26, 2021. A Preliminary Forest Conservation Plan (PFCP) was approved on July 13, 2022. Due to changes in design, changes were made to the PFCP, resulting in a new PFCP (Forestry Attachment B) approval date of January 8, 2025. The development and final forest conservation plan (FFCP) must comply with all conditions listed below and within the PFCP approval letter (Forestry Attachment C).

The PFCP is proposing the removal of seventy-nine (79) on-site, significant trees, which requires a replacement quantity of one hundred and thirty (130) trees on the site. The applicant has requested the replacement trees are provided via fee-in-lieu, consistent with the requirements of the FTPO. The applicant has formally submitted justification based on the criteria provided in

Section 10.5-24 for the fee-in-lieu request.

The site is required to meet a minimum tree canopy of 13,591 square feet consistent with the zoning allocation per Section 10.5-22(d) of the FTPO. The application exceeds the minimum requirement through the combination of proposed street trees and on-site trees including shade and ornamental varieties totaling 13,600 square feet. The site is required to meet an afforestation requirement of 15%, which totals 20,473 square feet. The applicant is proposing to plant 10,800 square feet consistent with the approved PFCP and provide the remainder (9,673) through requested fee-in-lieu. The applicant has provided justification consistent with Section 10.5-24 of the FTPO for this portion of proposed fee-in-lieu.

Street Trees
The Applicant is proposing to remove a combined 10 street trees within the adjacent Chapman Avenue and Thompson Avenue public rights-of-way. The Applicant is proposing to plant back a total of 9 trees within the Chapman Avenue rights-of-way. The Applicant is proposing to plant back a total of 8 trees within the Thompson Avenue right-of-way and an additional tree adjacent to the Thompson Avenue right-of-way, subject to the approving authority (Planning Commission) per Chapter 25.21.21.a.

WMATA Property
A Natural Resources Inventory (Forestry Attachment D) was approved on January 24, 2025. An Amended Final Forest Conservation Plan (FFCP) was approved on January 28, 2025. The development and final forest conservation plan (FFCP) (Forestry Attachment E) must comply with all conditions listed below and within the approval letter (Forestry Attachment F).

The FFCP provides for an afforestation requirement of 15% of the total limit of disturbance (per Chapter 10.5-22.b), which totals 5,663 square feet. The applicant is proposing to provide the entirety of the afforestation requirement through a fee-in-lieu payment. The applicant has provided justification consistent with Section 10.5-24 of the FTPO for this portion of proposed fee-in-lieu.

The FFCP proposes to remove a significant tree which will be replaced by a significant tree planted on the site. The FFCP proposes to replace 9 trees that were credited under the original forest conservation plan but were missing at the time of the Natural Resources Inventory approved on January 24, 2025.

Traffic and Transportation
The proposed development is located on the east side of Chapman Avenue south of the WMATA Bus Loop and north of Thompson Avenue and is located within the Twinbrook Transit Oriented Area (TOA), as defined in the City of Rockville Comprehensive Transportation Review Methodology. Currently, the site is served by two vehicular access driveways along Chapman Avenue. As shown, both of these access driveways will be replaced by two new access driveways along Thompson Avenue. One will be used to access the planned loading areas. The other access driveway will serve all residential and retail uses and is proposed to be located on the north side

of Thompson Avenue, east of Chapman Avenue, and directly opposite the residential entrance for the 1900 Chapman Avenue building.

Chapman Avenue is a two lane north-south roadway with a posted speed limit of 30 mph and is classified as a Business District Roadway. Thompson Avenue is a two lane east-west roadway extending from MD 355 to the train tracks adjacent to the subject property and is also classified as a Business District Roadway.

An inventory of the existing sidewalks indicates that sidewalks are present within the study area on both sides of the major roadways including Rockville Pike, Chapman Avenue, Halpine Road, Bouic Avenue, Thompson Avenue, and Twinbrook Parkway except for the south side of Thompson Avenue between Rockville Pike and Chapman Avenue.

On-road bike lanes exist along Chapman Avenue from Twinbrook Parkway to Halpine Road and continue along Halpine Road across Rockville Pike to East Jefferson Street. In addition, the plan shows provision of bicycle parking (160 total spaces) consisting of 12 short-term bicycle spaces, and 148 long-term covered bicycle spaces.

The subject site currently is served by three (3) Ride-On bus routes, all located adjacent to the site along Chapman Avenue. The Twinbrook Metro Station is located immediately adjacent to the property edge. The existing WMATA bus loop, located to the north of the property, will be relocated with a counterclockwise loop around the Twinbrook Hines building with inbound access from Thompson Avenue and outbound access at Chapman Avenue opposite Bouic Avenue.

As required by the City's Comprehensive Transportation Review (CTR) and based on the projected number of net new peak hour trips that would be generated by the proposed development, a comprehensive and multimodal transportation analysis report was prepared and was reviewed by staff. In accordance with the standards, and policies of the CTR, the analysis included evaluation of (9) off-site intersections as well as all affected facilities within the prescribed study area. Under the existing traffic conditions, all studied intersections currently operate at an acceptable level of service (LOS) and within congestion standards during the weekday AM and PM and Saturday peak hours.

There are nine (9) approved but un-built developments (background) located within the site vicinity area which collectively all are projected to generate a total of 3,527 weekday AM peak hour vehicle-trips, 4,770 weekday PM peak hour vehicle-trips, and 3,672 Saturday peak hour vehicle-trips upon completion and full occupancy. All of the study intersections would continue to operate within acceptable congestion standards during the weekday AM and PM and Saturday peak hours with the addition of traffic generated by the background developments.

The proposed development is expected to generate 125 net new AM peak hour trips, 211 net new PM peak hour trips and 233 net new Saturday Peak hour trips after deducting the vested

trips which equal to the expected AM, PM and Saturday peak hour trips that would be generated by the approved uses on the site.

Site Trip Generation Summary - Proposed vs. Approved

Development/Land Use	LUC	Amount	Units	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	SAT Peak Hour In	SAT Peak Hour Out	SAT Peak Hour Total
Existing/Approved Conditions												
Existing Industrial Building	ITE 110	12,800	SF	9	1	10	1	8	9	3	3	6
Existing Auto Repair	ITE 942	7,766	SF	12	6	18	15	16	31	9	10	19
Existing Office Uses				**21**	**7**	**28**	**16**	**24**	**40**	**12**	**13**	**25**
Proposed Development Plan				AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	SAT Peak Hour (2) In	SAT Peak Hour (2) Out	SAT Peak Hour (2) Total
Mid-Rise Residential	ITE 221	440	DU	38	109	147	112	72	184	94	98	192
Retail	ITE 820	5,870	SF	4	2	6	32	35	67	34	32	66
Pass-By Trip Reduction	*AM/PM/SAT*	*0%/34%/26%*		-	-	-	*11*	*12*	*23*	*9*	*8*	*17*
New Retail Trips				4	2	6	21	23	44	25	24	49
Subtotal				**42**	**111**	**153**	**144**	**107**	**251**	**128**	**130**	**258**
Net Additional Site Trips: Proposed vs. Existing/Approved				**21**	**104**	**125**	**128**	**83**	**211**	**116**	**117**	**233**

Notes: (1) Based on rates and equations from ITE's Trip Generation, 10th Edition. For ITE LUC 942, the Saturday mid-day peak hour trip generation was estimated at 10 percent of the Saturday ADT.

Figure 3. Site Trip Generation Summary

Under the total future traffic conditions, calculated by combining the proposed development projected peak hour trips with the future background traffic volumes, all studied intersections would continue to operate at acceptable LOS during the weekday AM and PM and Saturday peak hours, except for the intersection of Chapman with Thomspon Street. The Table below summarizes the analysis summary of the intersections studied under the existing, background and total traffic conditions:

Intersection	Congestion Standard AM	PM	SAT	V/C Ratio Threshold	MOE	Existing Conditions AM	PM	SAT	Future Background Conditions AM	PM	SAT	Total Future Conditions AM	PM	SAT	Development Impact (Total Future vs. Background) AM	PM	SAT
01. Rockville Pike (MD 355) / Halpine Road	1650	1650	1650	0.99	CLV	635	913	1229	854	1211	1398	861	1244	1409			
					v/c	0.385	0.553	0.745	0.518	0.734	0.847	0.522	0.754	0.854	+0.004	+0.020	+0.007
Signalized					LOS	A	A	C	A	C	D	A	C	D			
02. Rockville Pike (MD 355) / Bouic Avenue	1600	1600	1600	0.99	CLV	521	698	856	700	916	1009	702	939	1010			
					v/c	0.326	0.436	0.535	0.438	0.573	0.631	0.439	0.587	0.631	+0.001	+0.014	+0.000
TWSC					LOS	A	A	A	A	A	B	A	A	B			
03. Rockville Pike (MD 355) / Thompson Avenue	1600	1600	1600	0.99	CLV	343	598	709	456	816	869	489	859	917			
					v/c	0.214	0.374	0.443	0.285	0.510	0.543	0.306	0.537	0.573	+0.021	+0.027	+0.030
TWSC					LOS	A	A	A	A	A	A	A	A	A			
04. Chapman Avenue / Halpine Road	1600	1600	1600	0.99	CLV	209	414	429	383	605	614	394	627	635			
					v/c	0.131	0.259	0.268	0.239	0.378	0.384	0.246	0.392	0.397	+0.007	+0.014	+0.013
AWSC					LOS	A	A	A	A	A	A	A	A	A			
05. Chapman Avenue / Bouic Avenue	1600	1600	1600	0.99	CLV	205	370	404	294	573	590	286	567	597			
					v/c	0.128	0.231	0.253	0.184	0.358	0.369	0.179	0.354	0.373	+-0.005	+-0.004	+0.004
AWSC					LOS	A	A	A	A	A	A	A	A	A			
06. Chapman Avenue / Thompson Avenue	1600	1600	1600	0.99	CLV	259	471	465	373	616	593	521	862	831			
					v/c	0.162	0.294	0.291	0.233	0.385	0.371	0.326	0.539	0.519	+0.093	+0.154	+0.148
TWSC					LOS	A	A	A	A	A	A	A	A	A			
07. Chapman Avenue / Thompson Crescent	1600	1600	1600	0.99	CLV	242	365	376	346	506	504	408	551	545			
					v/c	0.151	0.228	0.235	0.216	0.316	0.315	0.255	0.344	0.341	+0.039	+0.028	+0.026
TWSC					LOS	A	A	A	A	A	A	A	A	A			
08. Chapman Avenue / Twinbrook Parkway	1550	1550	1500	0.99	CLV	654	1028	1004	898	1139	1105	957	1189	1169			
					v/c	0.422	0.663	0.669	0.579	0.735	0.737	0.617	0.767	0.779	+0.038	+0.032	+0.042
Signalized					LOS	A	B	B	A	C	C	B	C	C			
09. Residential Garage / Thompson Avenue	1600	1600	1600	0.99	CLV	56	70	58	56	70	58	228	359	353			
					v/c	0.035	0.044	0.036	0.035	0.044	0.036	0.143	0.224	0.221	+0.108	+0.180	+0.185
TWSC					LOS	A	A	A	A	A	A	A	A	A			

Figure 4. Level of Service Results

The Chapman Avenue/Thompson Avenue intersection currently functions as a two-way stop-controlled intersection. It was found that the provision of an additional westbound left turn lane and converting the existing two-stop to an all-way stop control will mitigate the noted peak hour deficiency associated with site traffic added by the proposed development.

With this improvement, recommended as part of Traffic and Transportation approval conditions, staff find that all study intersections are operating and will continue to operate well within the City's established level of service thresholds. Furthermore, staff find that the trips generated by the proposed redevelopment can be adequately accommodated by the existing and/or programmed transportation infrastructure.

Community Outreach

Notifications of the Level 2 Site Plan application were made consistent with City Code requirements. On December 2, 2021, the Applicant held a post-application area meeting after jointly filing Project Plan Application PJT2022-00014 and this Level 2 Site Plan Application. Most recently, the Applicant conducted a second post-application area meeting on December 5, 2024 to present the latest updates on this Level 2 Site Plan which primarily consisted of the stormwater management vault relocation. Community members in attendance were provided an opportunity to comment and ask questions during the meeting. Following are some comments and questions from attendees and answers provided by the Applicants:

1. A comment was made opposing any parking reductions. The Applicant clarified that a parking reduction had already been requested and granted with the Project Plan Application approval and that a parking reduction was not proposed with this Level 2 Site Plan Application.
2. A comment was made opposing the relocation of certain RideOn bus route stops. The Applicant noted that they do not intend to change any bus stop locations.
3. Question: Will bus traffic be affected?
   Response: Bus traffic and bus stops are not proposed to change during construction of the multi-family project. The Kiss and Ride will be temporarily relocated during construction.
4. Question: Will the multi-family building have a designated drop-off location?
   Response: On-street parking spaces are proposed along Chapman Avenue and may be utilized for short-term pick-up and drop-off when available.
5. Question: How will rainwater that hits the side of the building be captured?
   Response: Rainwater that falls on the building will be retained entirely within the project site and in conformance with stormwater management requirements. Furthermore, the building will be constructed in conformance with all relevant building codes.
6. Question: What is the estimated construction schedule?
   Response: Construction is expected to begin at the end of 2025 and building occupancy at the end of 2027.

Findings

In accordance with Section 25.07.01.a.3(b) of the Zoning Ordinance, a site plan that implements all or a portion of an approved project plan is deemed to meet the findings of approval so long as the site plan complies with the conditions and requirements of the approved project plan and where the application will not:

1. *Be detrimental to the public welfare or injurious to property or improvements in the neighborhood;*

   The project will replace an underutilized site with vacant building with a mixed-use development. The project will be designed as a walkable community and will also have access to public transportation. The Applicants will incorporate design that is sensitive to the surrounding neighborhood and compatible with existing developments within the area. The project will include attractive and functional open and public use space for future building residents. The project complies with all applicable ordinances that will ensure the public welfare will not be impacted. Additionally, the project received unanimous approval from the Mayor and Council in which they found the project compliant with the City's adequate public facilities standards.

   Water and Sewer will be provided to the development consistent with the attached Water and Sewer Authorization Letter dated June 18, 2024.

Stormwater Management (SWM) for this Project will be provided in compliance with the Development SWM Concept Approval Letter dated January 29, 2025 (see 'SWM Concept Letter' attachment). The Development SWM Concept Approval Letter lists project-specific conditions of approval. On-site SWM will be provided by the Applicant through a combination of Environmental Site Design (ESD) measures, including micro-bioretention planter box facilities and green roof, and an underground structural measure.

The existing onsite detention pond will be replaced with an underground structural measure. Additionally, the underground structural measure must provide the same treatment for the same drainage area as previously provided by the pond. Concurrence from Washington Metropolitan Area Transit Authority (WMATA) must be provided for the removal of the existing pond prior to the issuance of a Stormwater Management Permit (SMP).

DPW also reviewed and approved the adequacy of the existing downstream storm drain system in a Safe Conveyance Study Approval Letter, dated January 29, 2025 (see "Safe Conveyance Letter" attachment). Staff has determined the storm drain system to have sufficient capacity to convey the proposed 10-year runoff from this project and thus would not be subject to deficiency mitigation as a result of the development.

2. *Constitute a violation of any provision of the Zoning Ordinance or other applicable law;*

Staff has reviewed the proposed development for compliance with the Zoning Ordinance and finds it to be consistent with the requirements. All development standards to include landscaping, open area, and public use space requirements have been met. The proposed land uses are compatible with the uses identified in the land use table in the Zoning Ordinance for the MXTD Zone and are also consistent with the Comprehensive Plan as detailed above.

The Zoning Ordinance requires 15% open space and 15% public use space, and the Applicant has reserved enough land area to comply with this requirement in a prominent, publicly-accessible location. The areas will be designed and constructed in a manner that is consistent with the City's Ordinances and Plans. Newly constructed sidewalks and pedestrian elements will be provided in accordance with applicable codes.

The requirements under Sections 25.13.06 (Additional design guidelines) and 25.13.07.a (Special design regulations for individual mixed-use zones – MXTD) will ensure thoughtful and sensitive design is utilized in this project. The Proposal also complies with other MXTD Zone development standards to include height requirements and setbacks.

The Applicants are providing enough long-term bicycle parking to meet the code requirement and are providing 1 long-term bicycle parking space over the code requirement. At the Project Plan phase, the Applicant was granted a reduction to the parking requirements in accordance with Section 25.16.03.h and met five out of the six criteria to be authorized for a parking reduction as described in the Zoning Ordinance. The reduction was supported by staff and approved by the Mayor and Council.

The Applicant will also comply with the City's MPDU Ordinance as fifteen percent of the units, 66 units, are proposed to be moderately priced. Conformance with the building code and other requirements will occur at the time of permitting or other applicable process.

3. *Be incompatible with the surrounding uses or properties.*

   Staff find that the development will be attractive, compatible and will integrate well with the surrounding neighborhood. Buildings of similar size, scale and uses exist across Chapman and Thompson Avenues. The building is proposed as a transit-oriented development and its close proximity to the Twinbrook Metro Station should be ideal for future residents and retail patrons. The proposed 437 multi-family units will add units (including 66 moderately priced) to the City's housing inventory. The proposed retail/restaurant space will provide residents of the building as well as the general public an opportunity to shop or dine and will also complement existing commercial spaces along Chapman Avenue. Future building residents will have the benefit of urban living considering the site's proximately to the Rockville Pike corridor and Twinbrook Metro Station.

Conditions

Staff recommends approval of Level 2 Site Plan STP2022-00463 based on the above findings and following conditions of approval:

Development and Zoning

1. The Applicant must comply with the conditions of Project Plan PJT2022-00014 approval as outlined in Resolution No. 14-22.
2. The Applicant, with the site plan signature set, must coordinate an acceptable response to staff comments and mark-ups provided to them on December 13, 2024.
3. The proposed development will be implemented and constructed in a manner consistent with the graphic conceptual representation, and all associated development tables included in the site plan signature set for Level 2 Site Plan STP2022-00436.
4. The Applicant shall sign and return the approval letter prior to finalizing the site plan signature set. The approval letter shall be included in the stamped approved signature set.
5. Prior to building occupancy, unless otherwise authorized by the Chief of Zoning, the proposed Open Area/Public Use Space, as designated on site plan sheet SP-4, must be fully installed and inspected by City staff through the zoning site inspection process.

Forestry

6. Before the issuance of any building, forestry, or public works permits, the applicant must obtain approval of Final Forest Conservation Plan (Final FCP) and landscape plan/s for associated improvements under STP2022-00436.
7. In addition to compliance with applicable codes, the Final FCP/s must meet the following requirements, unless modified by the City Forester, or designee:
    a. Ensure that tree plantings meet the following minimum spacing requirements:
        a. Shade trees spaced 20 feet apart;
        b. Evergreen and ornamental trees spaced 15 feet apart;
        c. All trees must be 10 feet from wet and dry utilities, except when under streets;
        d. All trees must be 15 feet from streetlights and driveways;
        e. All trees must be 10 feet from inlets;
        f. Shade trees and large evergreens must be a minimum of 7 feet and ornamental trees and small evergreens must be a minimum of 5 feet from micro bioretention underdrain pipes (6" diameter and smaller); and
        g. Street trees may be planted atop stormwater conveyance pipes with a minimum 4 feet of cover and immediately behind curb.
    b. Trees planted to meet FTPO requirements subject to long term protection may not be located within existing or proposed easements (excluding forest conservation easements).
    c. Proposed tree locations must be consistent across all plans, including but not limited to the forest conservation plan, site plan, and landscape plan.
8. Before Final FCP/s approval, the applicant must coordinate final street tree species, locations, and proposed impacts with the City Forester, or designee.
9. Before planting new trees within existing green space or where pavement was previously located, the applicant must perform soil augmentation as required per the city's FTPO notes prior to installation of new trees. The current ordinance notes at the time of Final FCP/s submission shall be included on the Final FCP/s.
10. Before planting new trees, the applicant must show the areas of soil removal and replacement.
11. All submitted plans must use current city tree tables, FTPO notes and details.
12. Before pruning or cutting any trees within the right-of-way, the applicant must obtain and submit to the City Forester an MDNR Roadside Tree Permit for the work.
13. Any significant modification or revision to the approved Final FCP/s must be consistent with the Site Plan and submitted to the City Forester (or designee) for review and approval.
14. Before the issuance of any sediment control permit or building permit, the applicant must obtain a forestry permit/s. Before the issuance of the forestry permit/s, the applicant must:
    a. submit the FTP permit application and fee;
    b. obtain approval of Final FCP/s;
    c. pay to the City any approved fee-in-lieu consistent with the requirements of the FTPO;
    d. execute any required five-year warranty and maintenance agreement/s in a form acceptable to the City;
    e. post any required bond/s approved by the City for eligible forestry improvements per the FTPO;

f. execute and record any required forest conservation easement/s in a form acceptable to the City;
g. Submit GIS data for the recorded forest conservation easement/s in a form acceptable to the City.

Fire Marshall

15. Establish fire lanes to restrict parking adjacent to hydrants, FDC's, and Fire command center.
16. Provide safeguarding of the construction in accordance with NFPA 241.

DPW – Engineering

17. Submission for review, approval, and permit issuance by DPW of the following detailed engineering plans, studies and computations, appropriate checklists, plan review and permit applications and associated fees. The following plans shall be submitted on 24"x36" City base sheets at a minimum scale of 1"=30' unless otherwise approved by DPW.
    a. Sediment Control Permit (SCP) – Submit Erosion and Sediment Control plans for all disturbed areas;
    b. Stormwater Management Permit (SMP) – Submit Stormwater Management plans for on-site stormwater management;
    c. Public Works Permit (PWK) – Submit plans for all off-site improvements and for work within the Chapman Avenue and Thompson Avenue rights-of-way, and within any existing or required public easements. Final locations and dimensions of public improvements in the right-of-way including but not limited to water, sewer, and storm drain infrastructure, street signs, street trees, curb ramps, parking spaces and traffic signal infrastructure, and streetlights will be determined in conjunction with the review of all Public Improvements Plans (PWK) and the Forestry Permit.
18. The Applicant must execute a Revocable License and Maintenance Agreement (LMA) for all private uses and private improvements including overhead encroachments located within the existing rights-of-way. The LMA must define the private improvements and uses allowed within the right-of-way and specify the applicant's obligations to maintain the private improvements. The LMA must be executed by the property owner and other parties of interest and be submitted for review and approval by DPW and the Office of the City Attorney. The LMA must be authorized by the Mayor and Council prior to DPW issuance of any permit.
19. Submit a phasing plan for the construction period. The plan shall include, but not be limited to, the construction access, pedestrian access, truck routing, staging and construction parking. This plan shall be approved prior to the issuance of the first permit issued by DPW. All improvements shown on the approved site plan shall be constructed in one (1) development phase, but the phasing plan may include a sequence of construction stages to address constructability and maintenance of traffic.
20. Prior to issuance of any DPW permit and prior to the recordation of a Final Record Plat, the Applicant must submit for review and approval by the Office of the City Attorney all necessary deeds, easements, agreements, dedications, and declarations. Drafts of the documents must be included with the initial submission of the engineering plans and must be recorded prior

to issuance of DPW permits, unless otherwise allowed by DPW. All dedicated easements must be referenced on the Final Record Plats.

21. Prior to issuance of any DPW permit and prior to the recordation of the Final Record Plat, the Applicant must secure the termination or abandonment of all existing easements as necessary for the construction of the development, including all easements located in proposed rights-of-way. Termination or abandonment of such easements must be evidenced by recordation of a deed of termination or abandonment in the Montgomery County Land Records. Abandonment or termination of any easement granted to the City must be approved by the Mayor and Council of Rockville, and prior to recordation, any deed of abandonment or termination of an easement granted to the City must be reviewed and approved by DPW and must be in a form approved by the Office of the City Attorney.
22. If the Applicant proposes work within any easements that are held by entities other than the City and that are not proposed to be terminated or abandoned, the Applicant must demonstrate to DPW's satisfaction that the applicant has the authority to undertake such work prior to issuance of any DPW permit and prior to the recordation of the Final Record Plat. If required by the terms of any existing easement granted to an entity other than the City of Rockville, Applicant must submit plans for work within the easement to Grantee for review. If Grantee's permission for such work is required by an existing easement, the applicant must secure Grantee's written permission for any proposed development activity within the easement, or the easement must be extinguished, prior to the submission of an application for any DPW permit.
23. The Applicant must post sureties in a form approved by the Office of the City Attorney for all permits based on the approved construction estimate. Approval of sureties is coordinated through DPW staff. Sureties for all public infrastructure must be submitted and approved prior to recordation of plats dedicating right-of-way.
24. The Record Plat must include:
    - Additional dedication of right-of-way (by the Applicant) for improvements to the east side of Chapman Avenue and north side of Thompson Avenue;
    - All necessary easements and abandonments.
25. Except for permits associated with the demolition of the existing buildings, no DPW permits will be issued prior to the recordation of the plats dedicating all necessary right-of-way to the City.
26. Prior to the issuance of any above-ground building permits, the Applicant must receive DPW approval of PWK permits for all public improvements, unless otherwise approved by the Director of Public Works.
27. DPW will not approve any Demolition Permits until a Sediment Control Permit (SCP) for the area disturbed by the demolition is issued.
28. The Applicant shall comply with the conditions of the Development SWM Concept approval letter dated January 29, 2025.
29. The Applicant shall comply with the conditions of the Preliminary Erosion and Sediment Control approval letter dated January 29, 2025.
30. The Applicant shall comply with the conditions of the Safe Conveyance approval letter dated January 29, 2025.

31. The Applicant shall comply with the conditions of the Water & Sewer Authorization approval letter dated June 18, 2024.
32. The Applicant shall comply with the conditions of the Inside Water Meter Requests approval letter dated September 11, 2023.
33. Location of dry utilities shown on the Site Plan is conceptual. Unless otherwise approved by the Director of Public Works, the final layout of the dry utilities shall not impact the locations of the proposed storm drain, water, sanitary sewer, SWM facilities, street trees and other public improvements.
34. All proposed improvements within the Washington Metropolitan Area Transit Authority's (WMATA) property must be designed and permitted by WMATA at the detailed engineering phase. The Applicant must coordinate the detailed engineering design with the City of Rockville and WMATA. All necessary WMATA improvements, approvals, dedications, easements, and permits consistent with the Joint Development and Adjacent Construction Manual must be obtained prior to DPW approval of any detailed engineering plan. Significant modifications to the plan necessary during the detailed engineering phase to obtain WMATA approval may necessitate a Site Plan amendment.

DPW – Traffic and Transportation

35. Before the issuance of any occupancy permits, the Applicant must provide the required short-term and long-term bicycle parking in accordance with the rates and standards specified in the Zoning Ordinance. Based on the proposed development shown on the submitted site plan, 12 short-term spaces and 148 long-term spaces must be provided.
36. Before approval of the site plan signature set, the Applicant must obtain City approval of the signing and pavement marking plans. All internal traffic control devices (e.g., signs, markings, and devices placed on, over or adjacent to a roadway or walkway) to regulate, warn or guide pedestrians and/or vehicular traffic must comply with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
37. Before the issuance of any occupancy permits, the Applicant shall fulfill Project Plan condition 11. Said condition stipulates the Applicant shall widen the east leg at the intersection of Thompson Avenue and Chapman Avenue to include two outbound lanes and one inbound lane, and further shall improve the intersection to be signed as an all way stop, with the provision of crosswalks and ramps in all directions.
38. Before issuance of the public works permit, the applicant must obtain DPW approval of a phasing plan that demonstrates adequate continuation of bus services and vehicular and pedestrian access to the Twinbrook Metro Station as shown on the approved plan and per WMATA's specifications and requirements for the full duration of the construction.
39. The applicant must install light emitting diode (LED) streetlight fixtures within the right of way adjacent to the proposed development. The applicant must obtain City approval of the streetlight materials and locations of lights with the issuance of the public works permit. Before issuance of the public works permit, all conduit and underground infrastructure must be specified according to the current Pepco and/or City standards and must be approved.
40. Before the issuance of any occupancy permits, the Applicant must pay the City's Transportation Improvement Fee as specified in the Comprehensive Transportation Review (CTR). The is $900 per residential unit, and $1.50 per square foot of gross floor area for nonresidential uses.

41. Before the issuance of any occupancy permits, the Applicant must pay the County's Development Impact Tax, as applicable, subject to the credits allowed by Montgomery County. The applicant must submit a receipt of payment to the Inspection Services Division of the Department of Community Planning and Development Services and the Traffic and Transportation Division of the Department of Public Works.

Housing

42. The Applicant has identified the location of the MPDU units which are proportionally distributed in all the sections and levels of the building. Any revisions to MPDUs locations will be subject to the approval of the Planning Commission.
43. Residential units constructed on the site must comply with the standards and requirements of the Rockville City Code Chapter 13.5, Moderately Priced Housing Ordinance.
44. The exterior finishes of the MPDUs must be indistinguishable from market-rate units.
45. The MPDUs must be income tiered at three income bands—50%, 60% and 80% of AMI.
46. Prior to issuance of any residential building permit and with the submission of the first building permit application, the Applicant must include a MPDU agreement to be approved by the Mayor and Council and by the City Attorney, pursuant to City Code Chapter 13.5.

Arts and Culture

47. The Publicly Accessible Art in Private Development (AIPD) Ordinance applies. The applicant needs to submit an AIPD application and, if selecting the option to install art on site, indicate on the site plan where the art will be installed and include a concept of the artwork.

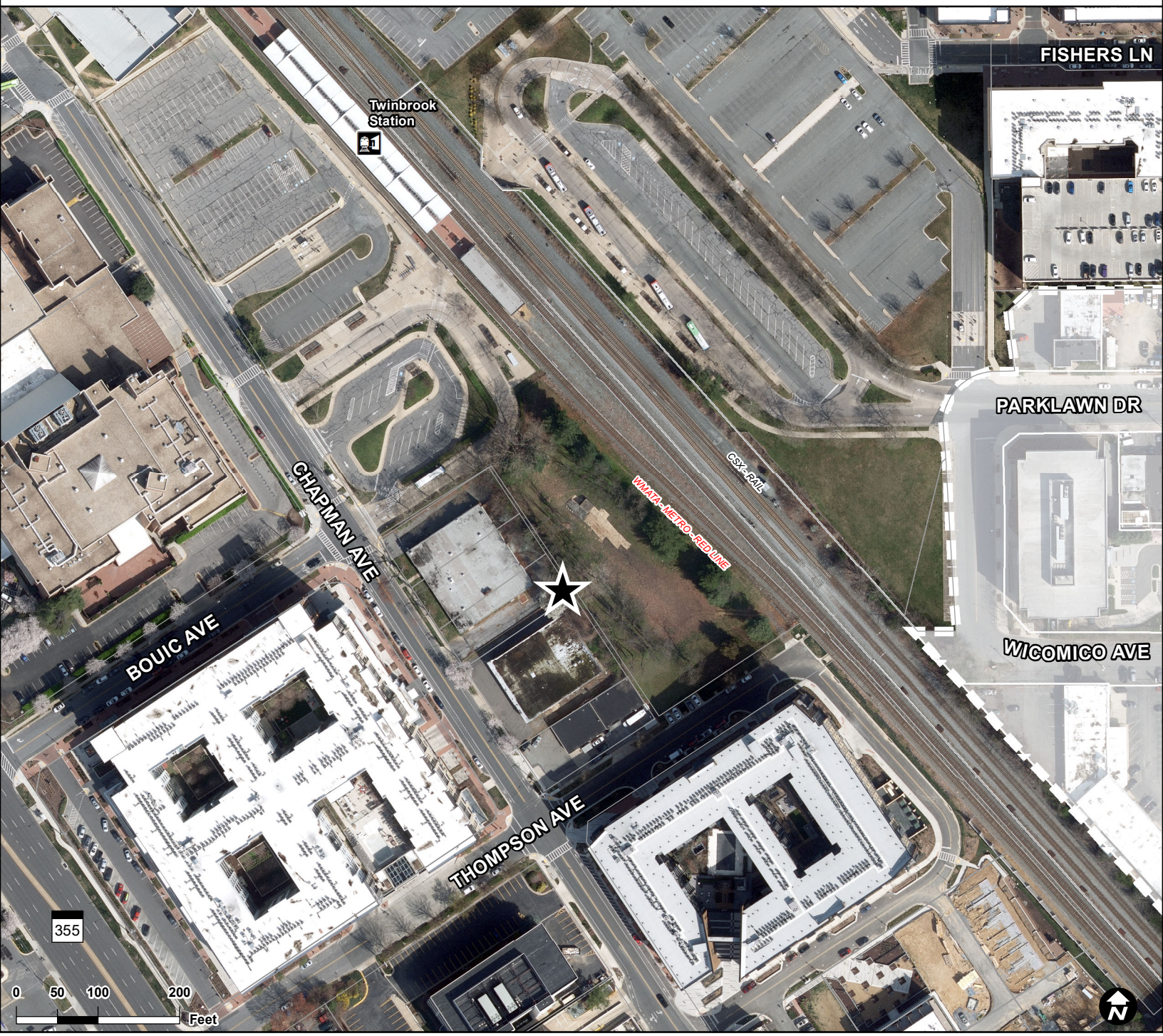
Attachments

Aerial Map, Land Use Map, Zoning Map, Application Form, Site Plan Documents, Justification Letter, Water and Sewer Authorization Letter, Preliminary Sediment Control Letter, Safe Conveyance Letter, SWM Concept Letter, Forestry Attachment A, Forestry Attachment B, Forestry Attachment C, Forestry Attachment D, Forestry Attachment E, Forestry Attachment F

City of Rockville Maryland

Case Number: STP2022-00436 Address: 1800 - 1818 Chapman Avenue

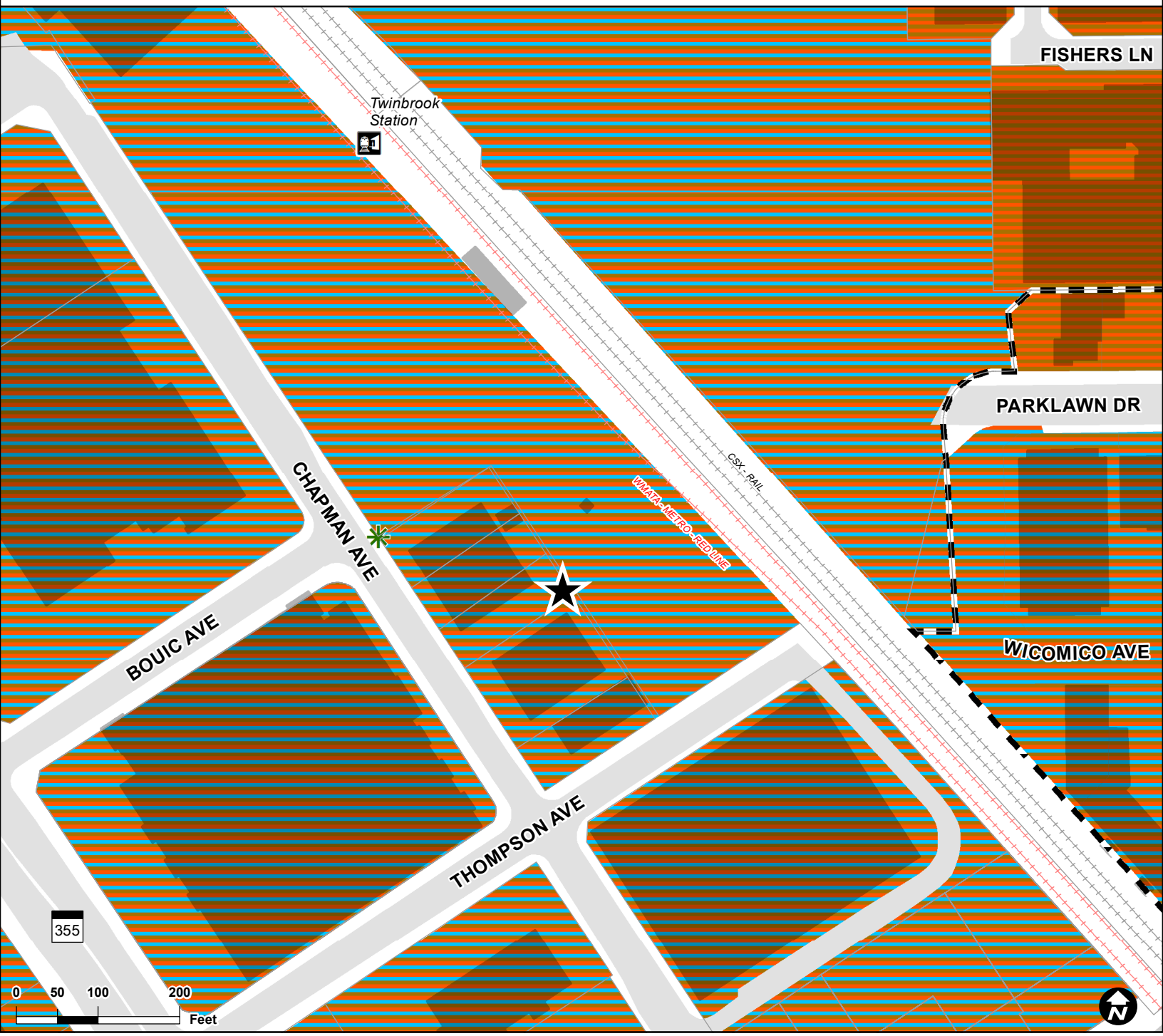
Project Name: Twinbrook Commons Level II Site Plan



City of Rockville Maryland

Case Number: STP2022-00436 **Address:** 1800 - 1818 Chapman Avenue

Project Name: Twinbrook Commons Level II Site Plan



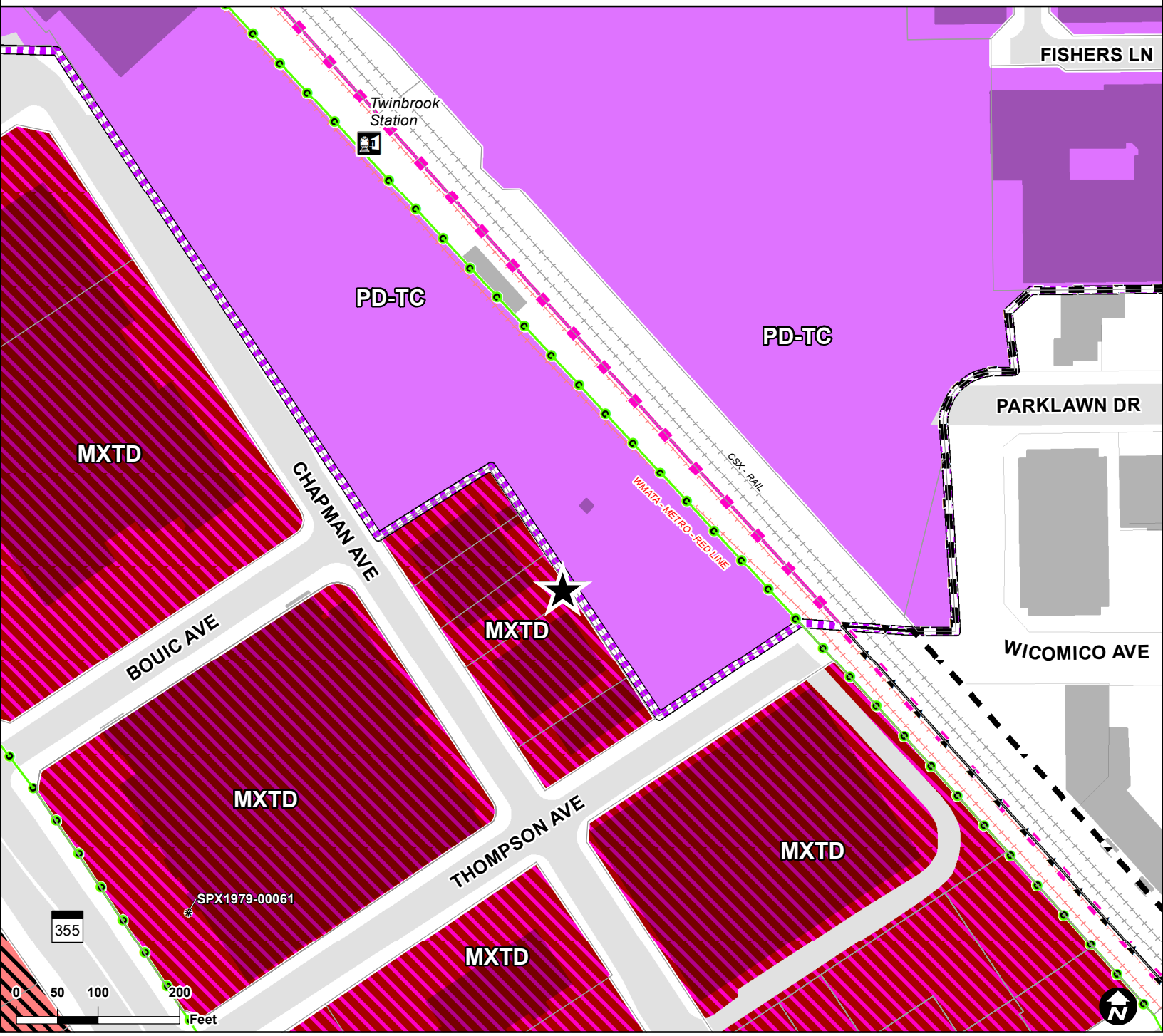
Land Use Policy Designations

- RD - Residential Detached
- RA - Residential Attached
- RF - Residential Flexible
- RM - Residential Multiple Unit
- RO - Residential and/or Office
- O - Office
- C - Commercial
- CRM - Commercial and Residential Mix
- OCRM - Office, Commercial and Residential Mix
- CI - Civic and Public Institutional
- I - Private Institution
- P - Public Park
- OSP - Open Space Private
- SI - Service Industrial
- SRM - Service Industrial and Residential Mix
- Potential Future Park Asterisk

City of Rockville Maryland

Case Number: STP2022-00436 **Address:** 1800 - 1818 Chapman Avenue

Project Name: Twinbrook Commons Level II Site Plan



Zoning Overlays

- Town Center Performance District
- South Pike
- Rockville Pike Core
- Twinbrook Metro Performance District
- Lincoln Park Conservation District
- Planned Developments
- Residential Clusters
- Local Historic Districts
- Special Exceptions

Zoning Districts

- R-400 - Residential Estate
- R-200 - Suburban Residential
- R-150 - Low Density Residential
- R-90 - Single Unit Detached Dwelling, Restricted Residential
- R-75 - Single Unit Detached Dwelling, Residential
- R-60 - Single Unit Detached Dwelling, Residential
- R-40 - Single Unit Semi-detached Dwelling, Residential
- RMD-Infill - Residential Medium Density, Infill
- RMD-10 - Residential Medium Density
- RMD-15 - Residential Medium Density
- RMD-25 - Residential Medium Density

- PD - Planned Development
- MXB - Mixed-Use Business
- MXC - Mixed-Use Commercial
- MXCT - Mixed-Use Corridor Transition
- MXCD - Mixed-Use Corridor District
- MXE - Mixed-Use Employment
- MXNC - Mixed-Use Neighborhood Commercial
- MXT - Mixed-Use Transition
- MXTD - Mixed-Use Transit District
- PARK - Park Zone
- IL - Light Industrial

DocuSign Envelope ID: D9787C82-967E-4095-8E0E-46788033E3C6

Application for
Site Plan Application

Planning & Development Services
Received
November 22, 2021

STP

City of Rockville
Department of Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850
Phone: 240-314-8200 • **Fax:** 240-314-8210 • **E-mail:** pds@rockvillemd.gov • **Website:** www.rockvillemd.gov

Type of Application:

☐ Site Plan Level 1 ☑ Site Plan Level 2 ☐ Site Plan Amendment (major) ☐ Site Plan Amendment (minor)

Please Print Clearly or Type

Property Address information 1800 & 1818 Chapman Avenue, part of 1700 Chapman

Subdivision 0201 Lot(s) 2,3,4,5 & 6, P1 Block 4 & B

Zoning MXTD-PD TC Tax Account(s) see attached , ,

Applicant Information:

Please supply name, address, phone number and e-mail address for each.

Applicant Andrew McGeorge (Managing Director for Hines) email: Andrew.McGeorge@hines.com

555 13th St NW Suite 400 W Washington, DC 20004

Property Owner NB VENTURES I, LLC WMATA

1990 M Street NW Suite 600 Washington, DC 20036 600 Fifth Street NW Washington, DC 20001

Architect Valerie Lopez, HORD COPLAN MACH

700 E. Pratt Street, Suite 1200, Baltimore, MD 21202, PH: 443.451.2342 email: vlopez@hcm2.com

Engineer Jason Evans, Vika Maryland

20251 Century Blvd, Suite 400, Germantown, Maryland 20874 PH: 301-916-4100 email: evans@vika.com

Attorney Heather Dlhopolsky, Wire Gill LLP

4800 Hampden Lane, Suite 200 Bethesda, MD 20814 PH: (301) 263-6275 email: hdlhopolsky@wiregill.com

LEED AP

Project Name 1800 Chapman

Project Description Multi-family building with 437 units, underground parking and 5,075 SF of retail.

STAFF USE ONLY

Application Acceptance:

Application # STP2022-00436

Pre-Application

Date Accepted

Staff Contact
3/4/2020

OR

Application Intake:

Date Received 22 November 2021

Reviewed by

Date of Checklist Review

Deemed Complete: Yes ☐ No ☐

TO BE COMPLETED BY APPLICANT:

Proposed Post Submission Area Meeting Date_____

Location _____

Level of review and project impact:

This information will be used to determine your project impact, per sec. 25.07.02 of the Zoning Ordinance for Project Plan and Site Plan applications only. Point calculations are not required for applications that qualify as major or minor site plan amendments, per sec. 25.05.07 of the zoning ordinance.

Tract Size 2.24 acres, # Dwelling Units Total 437 Square Footage of Non-Residential 5,075

Residential Area Impact 10 %

Traffic/ Impact/trips 233

Points/Elements	1	2	3	4	Points
Tract size - Acres	1 or fewer	1.1 to 2.5	2.6 to 5	5.1 or greater	2
Dwelling Units	5 or fewer	6 to 50	51 to 150	151 or greater	4
Square Footage of Non-Residental Space	5,000 or fewer square feet	5,001 to 25,000 square feet	25,001 to 100,000 square feet	100,001 or greater square feet	2
Residential Area Impact	Up to 10% residential development in a residental zone within 1/4 mile of the project	Up to 50% of area within 1/4 mile of the project area is comprised of single-unit detached residental units	Up to 75% of area within 1/4 mile of the project area is comprised of single-unit detached residential units	Development is within single-unit detached unit area	1
Traffic Impact - Net new peak hour trips	Fewer than 30 trips	30-74 trips	75-149 trips	150 or more trips	4
Points Total*					13
The total of the points determine the level of notification and the approving authority .					

BASED ON THE POINTS TOTAL YOUR PROJECT WILL BE:

☐ Site Plan Level 1 (6 or fewer pts) ☑ Site Plan Level 2 (7-15 pts)

Proposed Development:

Retail 5,075 Sq. Footage

Office _____ Sq. Footage

Restaurant _____ Sq. Footage

Other _____ Sq. Footage

Detached Unit_____

Duplex _____

Townhouse_____

Attached_____

Multi-Family 437

Live-work_____

MPDU 66

Parking Spaces 437

Handicapped 9

Estimated LEED or LEED-equivalent points. *(As provided on LEED checklist.)* 50

Bicycle Parking: # Long Term 147 # Short Term 12 Total # Provided 159

Application Checklist:

Submitted:

- [x] Completed Application
- [x] Application Filing fee (to include sign fee)
- [x] Pre-Application Area meeting number April 19th documentation (Notes From Area Meeting)
- [x] Proposed Post Application area meeting date Dec. 2nd including location Virtual via webex
- [x] A detailed site development plan prepared and certified by a professional engineer. (12) copies - (15) if on a state highway: Plan sheet size maximum 24" x 36" folded to 8 1/2" X 11"
- [x] Preliminary building elevations and floor plans (3 copies), plan sheet size maximum 24" X 36" folded to 8 1/2" X 11"
- [ ] CTR (Comprehensive Transportation Review) report with fee via separate check (one copy to CPDS and one copy to DPW with fee) submitted previously
- [x] Landscape plan (6 copies, Plan Sheet size maximum 24" X 36" folded to 8 1/2" X 11")
- [x] Preliminary Forest Conservation Plan (FCP)
- [ ] Copy of approved Pre-application stormwater management concept letter under review
- [x] Development Stormwater Management Concept Package with fee via separate check
- [x] Preliminary Sediment Control Plan with Fee via Separate Check
- [ ] Water and Sewer Authorization Application submitted previously
- [x] Copy of approved NRI/FSD (Natural Resources Inventory/Forest Stand Delineation) Plan. Approval is from the City Forestry Department)
- [x] Project narrative to include a statement of justification that addresses compliance with:
  - -Comprehensive Master Plan and other plan regulations
  - -Mixed Use Development Standards, including Layback slope and shadow study (Section 25.13)
  - -Landscaping, Screening and Lighting manual (Resolution No. 14-09)
  - -Adequate Public Facilities (Section 25.20)
  - -Parking (Section 25.16)
  - -Signs (Section 25.18)
  - -Public Use Space (Section 25.17.01)
  - -Green Building Regulations (Chapter 5 of the City Code: Building & Building Regulations, Article XIV)
- [x] Fire Protection Site Plan
- [x] HDC Review and Action (if demolition is proposed) 240-314-8220
- [ ] Additional Information as requested by Planning Staff/Project Manager
- [ ] One CD of Application Materials (PDF)
- [ ] ELEED or LEED-equivalent credit checklist and supporting documentation.

Comments on Submittal: (For Staff Use Only)

DocuSign Envelope ID: D9787C82-967E-4095-8E0E-46788033E3C6

Existing Site Use(s) (to include office, industrial, residential, commercial, medical etc.) Existing SWM Facility, vacant industrial & auto repair buildings

Previous Approvals: (if any)

Application Number	Date	Action Taken
PAM 2021-00130	03/07/2021	
PJT-2022-00014		in process

A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.
I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this application.

DocuSigned by:
Andrew McGeorge 11/19/2021
FE42EBC609B5464...
Please sign and date

DocuSign Envelope ID: D9787C82-967E-4095-8E0E-46788033E3C6

Case: _____20____-_____

City of Rockville
Get Into It

City of Rockville
Inspection Services Division

FIRE PROTECTION SITE PLAN

Fire Protection Site Plan

The Fire Protection site plan shall be an accurate, to-scale, representation of all structures on the project site, including pools, retaining walls and fences. This site plan shall be separate from other submitted plans and shall include:

- Project name, address, property lines, and grade lines.
- Name(s) for all roadways on/or immediately adjacent to the project area.
- Drawn to scale with compass (North Arrow) graphic representation.
- Legend identifying all symbols.
- Fire Department Access Box Location.

Building Code Summary requirements

- **Use Group** – Use Group per International Building Code (IBC)
- **Construction Type** – Type of construction per the International Building Code (IBC)
- **Fire Protection Systems** – Provide Fire Protection Systems to be installed
- **Height Calculations** – Provide calculations for allowable height per IBC and the designed height of the proposed building(s) shall be shown on the Fire Protection Site Plan.
- **Area Calculations** – Provide allowable area calculations per IBC and the designed area of the proposed building(s) shall be shown on the Fire Protection Site Plan.
- **Frontage Perimeter –** If frontage is used for an area increase, all portions of the building(s) exterior, including width, used in the frontage increase calculation must be indicated on the fire protection site plan. Overhead obstructions to fire department operations (e.g., power lines and trees) should be minimized within the 20' open area used for frontage calculations.

Fire Department Access summary requirements

- **Fire Department Access Roads** - Fire department access roads shall consist of roadways (where speeds do not exceed 35 mph), fire lanes, parking lot lanes, or a combination thereof.
- **20' width** – Fire department access roads shall have an unobstructed width of not less than 20 ft (6.1 m).
- **16'0" height** – For portions of the fire department access road that have overhead obstructions, provide callouts with the height of the obstruction measured from the driving surface.
- A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and provides access to the interior of the building.
- **Perimeter Access** – Any portion of the building(s) or any portion of the exterior wall of the first story of the building(s) shall be no further from a fire department access road(s) than the distances indicated below. The distances shall be measured from the fire department

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access road, along a path that reasonably could be expected to be walked by fire department personnel.

- **Non-sprinkler Building** – Shall not exceed 150 feet. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility.
- **Sprinkler Building** – Shall not exceed 450 feet. When buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13D, or NFPA 13R, the distance in NFPA 1, 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m).
- **Surface** – Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. Materials and systems other than asphalt or concrete will require additional information subject to approval by Permit and Inspection Services Division.
- **Curb Cuts** – Fire Department Access Roads connecting to roadways shall be provided with curb cuts extending at least 2' beyond each edge of the fire department access road.
- **Multiple Access Roads** – More than one fire department access road shall be provided if access by a single access road could be impaired by vehicle congestion, condition of terrain, climatic conditions or other factors. Permit and Inspection Services Division shall make the final determination for the necessity of additional Fire department Access Roads.
- **Turnarounds** – All Fire Department Access Roads in excess of 150' must be provided with an approved means for fire department apparatus to turn around.
- **Obstructions to Fire Department Access** – Fire Protection Site Plan shall indicate gates, bollards or other obstructions to Fire Department Access in the roads. If these obstructions are designed to permit Fire Department Access, information regarding the method of access shall be provided.
- **Marking** – Provide any proposed signage pertaining to the Fire Department Access.
- **Fire Hydrants** – Show the location of all fire hydrants on the project site.
- The location of the Fire Department Connection (FDC or Siamese connection) should be shown if location of the FDC is known or anticipated. A fire hydrant is required to be within 100' of the FDC.
- **Fire Flow Data** – Provide calculations showing the required fire flows, per NFPA 1, Section 18.4. and documentation providing the anticipated fire flow provided on-site.

Means of Egress Summary Requirements

- **Exit Termination** – Show all exit points on the building(s), providing emergency egress for building occupants.
- **Exit Discharge** – Beginning at the exterior of the building(s), provide the following information for the exit discharge
- **Width** - The width of the walking surface shall be indicated and shall not reduce to less than is required based upon the occupant load.
- **Surface** – Walking surface materials must be stable, level, slip resistant and free of tripping hazards.
- **Path to a Public Way** –Provide the path of exit discharge from the exterior of the building(s) to a public way.
- **Special Provisions** – Provide special egressing arrangements (e.g., discharging into a secured, outside enclosure, or courtyard) for consideration by the Inspection Services Division.

Reference Codes: International Building Code, NFPA 1, *Fire Code*, and NFPA 101, *Life Safety Code*, should be used in developing the Fire Protection Site Plan.

Revised: 03.04.2020

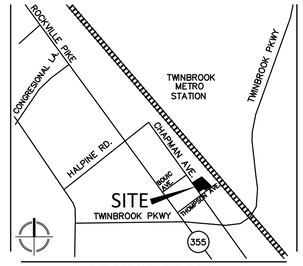
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1818 and 1800 Chapman Avenue Application (PAGE 3)

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	-
PORTION OF					
P1	N313	B	04-03629774		-

TWINBROOK HINES

LEVEL 2 SITE PLAN APPLICATION



VICINITY MAP
SCALE: 1" = 2000'

DEVELOPMENT TABULATIONS

Parcel Information	SF	ACRES
Zoning		MXTD & PD-TC
Lot Reference: Lots 2,3,4,5,6 Block 4, Halpine & Part of Lot 1 Block B, Twinbook Station		
Existing 1800-1818 Chapman Property		
Lots 2 & 3	20,378	0.47
Lots 4, 5 & 6	28,800	0.66
	49,178	1.13
Lot 1, Block B- WMATA Parcel (Includes area of Transit Facilities and Open Space)	359,010	8.24
Part of Lot 1 Block B to be part of multi-family lot	52,118	1.20
Part of Lot 1 Block B Bus Loop Area	38,504	0.88
Part of Lot 1 Block B in Kiss and Ride LOD	34,919	0.80
Part of Lot 1 Block B in Level 2 Site Plan	125,541	2.88
Remaining WMATA Parcel (not included in application)	233,469	5.36

Proposed Development		SF	ACRES
Proposed Lot Multi-family Building		97,480	2.24
Market Rate Units	371		
MPDU 15%	66		
Total Residential Units	437		
Non-Residential Use SF - Retail	5,075		
Proposed Dedications			
Thompson Avenue		435	0.01
Chapman Avenue		3,382	0.08
Total Dedications		3,817	0.09
Part of Lot 1 Block B Bus Loop Area		38,504	0.88
Part of Lot 1 Block B (Portion of Transit Facilities and Open Space on PJT2022-00014) within LOD		34,919	0.80
Total Proposed Level 2 Site Plan Area		174,720	4.01

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 of 2.24)	15%	15%
Open Area/Public Use Space SF	14,622	14,800

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'

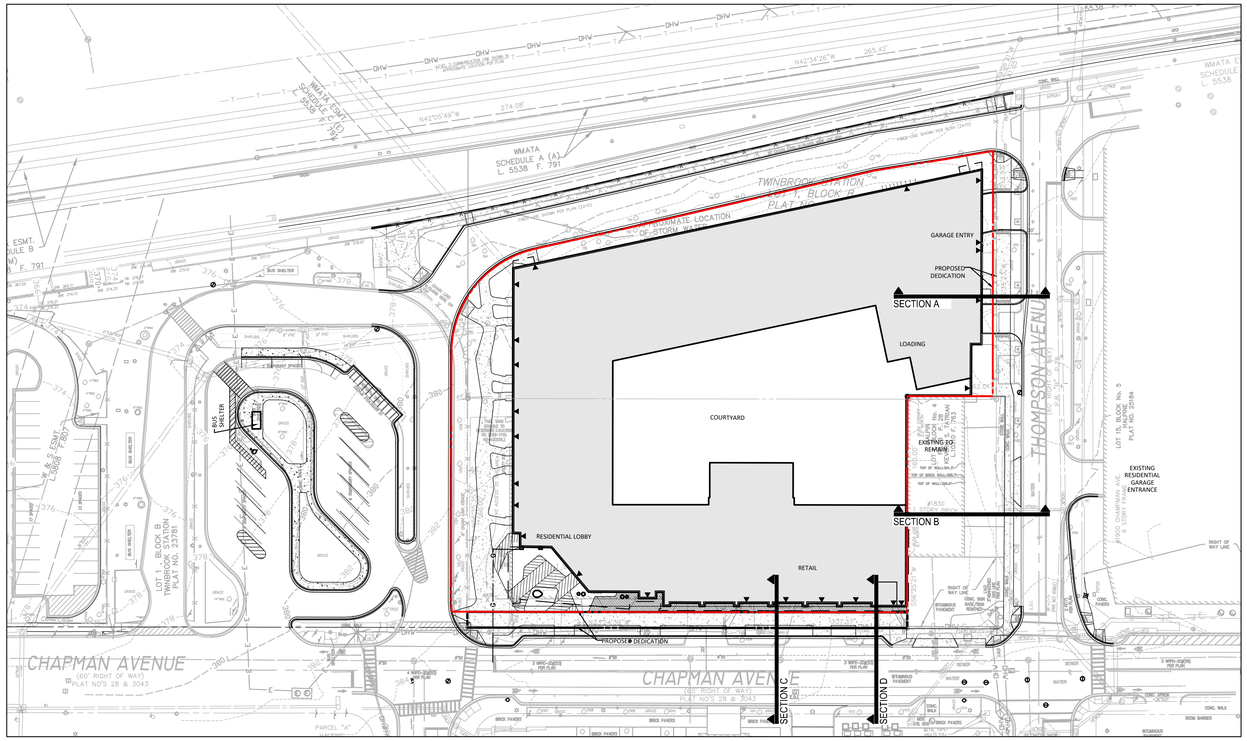
Parking 25.16.03	Rate	Metric	Count	Code Requirement	Parking Req'd with 28% waiver	Total Provided **
437 Multi-family units*	1.0/ 1.5*	unit	437	524	378	411
Retail	1 per 200	square feet	5075	26	20	26
Total				550	398	437

* 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.

** Total provided parking includes 10 EV Charging Station spaces, 24 EV Ready spaces and 9 accessible spaces.

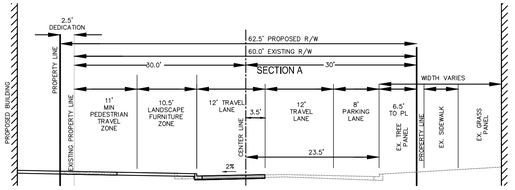
Bicycle Parking Sec. 25.16.03	Minimum Required	Provided
Bicycle Spaces		
Multi-Family Residential		
Short Term @ 1/50 du	9	9
Long Term @ 1/3 du	146	147
Retail		
Short Term @2/5000 SF	3	3
Long Term @2/12000 SF	1	1
Short Term Total	12	12
Long Term Total	147	148

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

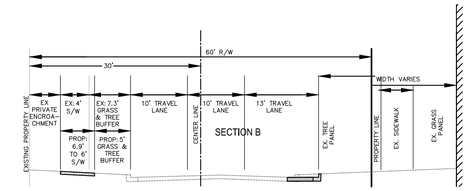


GENERAL NOTES

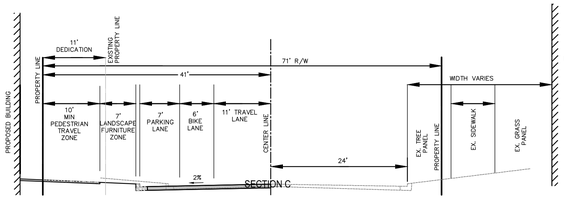
1. THE PROPERTY IS 2.24 ACRES.
2. THE PROPERTY IS ZONED **MXTD - Mixed-Use Transit District AND PD-TC, Twinbrook Commons**.
3. THE SITE IS LOCATED ON WSSC MAP **216NE06**.
4. THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. **GQ63**, WITH TAX ACCOUNT NO. **04-00153095**.
5. BOUNDARY AND TOPOGRAPHIC DATA UPDATE BY VIKA MARYLAND, LLC. IN 2021.
6. THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON THE SITE.
7. THERE IS NO STREAM VALLEY BUFFER LOCATED ON THE SITE.
8. THERE ARE NO WETLANDS LOCATED ON THE SITE.



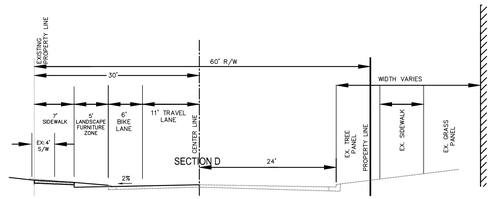
THOMPSON AVENUE CROSS SECTION



THOMPSON AVENUE AT LOT 1 HALPIN



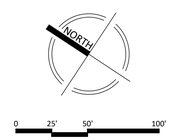
CHAPMAN AVENUE CROSS SECTION



CHAPMAN AVENUE AT LOT 1 HALPIN

SHEET INDEX

SP-1	LEVEL 2 SITE PLAN COVER SHEET
SP-2	LEVEL 2 EXISTING CONDITIONS PLAN
SP-3	LEVEL 2 SITE PLAN
SP-4	LEVEL 2 OPEN SPACE SITE PLAN
SP-5	LEVEL 2 BUS CIRCULATION PLAN
SP-6	FIRE DEPARTMENT ACCESS PLAN
L-000	GENERAL NOTES
L-100	LANDSCAPE MATERIALS PLAN - OVERALL
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 - GROUND FLOOR
L-302	LANDSCAPE PLANTING PLAN - AMENITY DECK
L-401	PLANTING DETAILS
L-402	PLANTING DETAILS
L-501	LIGHTING PLAN
L-601	LIGHTING DETAILS
A.001	OVERALL SITE PLAN
A.100	FLOOR PLAN - LEVEL P1
A.101	FLOOR PLAN - LEVEL 01
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.112	MPDU DESIGNATION FLOOR PLANS
A.113	BIKE ROOM FLOOR PLAN
A.201	EXTERIOR ELEVATIONS
A.202	EXTERIOR ELEVATIONS
A.203	EXTERIOR ELEVATIONS - COURTYARD
A.204	EXTERIOR ELEVATIONS - COURTYARD
CSEC-1	SEDIMENT EROSION CONTROL COVER SHEET
CSEC-2	SEDIMENT EROSION CONTROL NOTES
CSEC-3	SEDIMENT EROSION CONTROL PLAN DEMOLITION
CSEC-4	SEDIMENT EROSION CONTROL PLAN EXCAVATION
CSEC-5	SEDIMENT EROSION CONTROL FLAN CONSTRUCTION
CSEC-6	SEDIMENT EROSION CONTROL DETAILS
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
CSWM-5	CONCEPT STORMWATER MANAGEMENT DETAILED SECTIONS
PMS-1	PAVEMENT MARKING & SIGNAGE PLAN COVER SHEET
PMS-2	PAVEMENT MARKING & SIGNAGE PLAN
PMS-3	PAVEMENT MARKING & SIGNAGE DETAILS
SUPPORT	
AUTOTURN MOVEMENTS	
STORMWATER FORESTRY OVERLAY	
SIGHT DISTANCE STUDIES	



SCALE: 1" = 50'

"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.

VIKA MARYLAND, LLC
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301.916.4100 | vika.com

Our Site Set on the Future.

PREPARED FOR:
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CAMERON CHRISTIAN
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ATTORNEY:
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CONTACT:
HEATHER DLHOPOLSKY

TRAFFIC:
WELLS + ASSOCIATES
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LANDSCAPE ARCHITECT:
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RALEIGH, NC 27603
919.973.6254
CONTACT: BENJAMIN BOYD

REVISIONS	DATE
Resubmission	9/30/2022
Resubmission	12/08/2022
Resubmission	09/08/2023
Resubmission	10/11/2024

1800 CHAPMAN

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

SITE PLAN COVER SHEET

PROFESSIONAL SEAL

STATE OF MARYLAND — LAURENT G. MOUNAUD — No. 36749 — PROFESSIONAL ENGINEER

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: LAURENT G. MOUNAUD
LICENSE No.: 36749
EXPIRATION DATE: JANUARY 21, 2025

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DESIGNED BY: JAE
DATE ISSUED: 11/12/2021

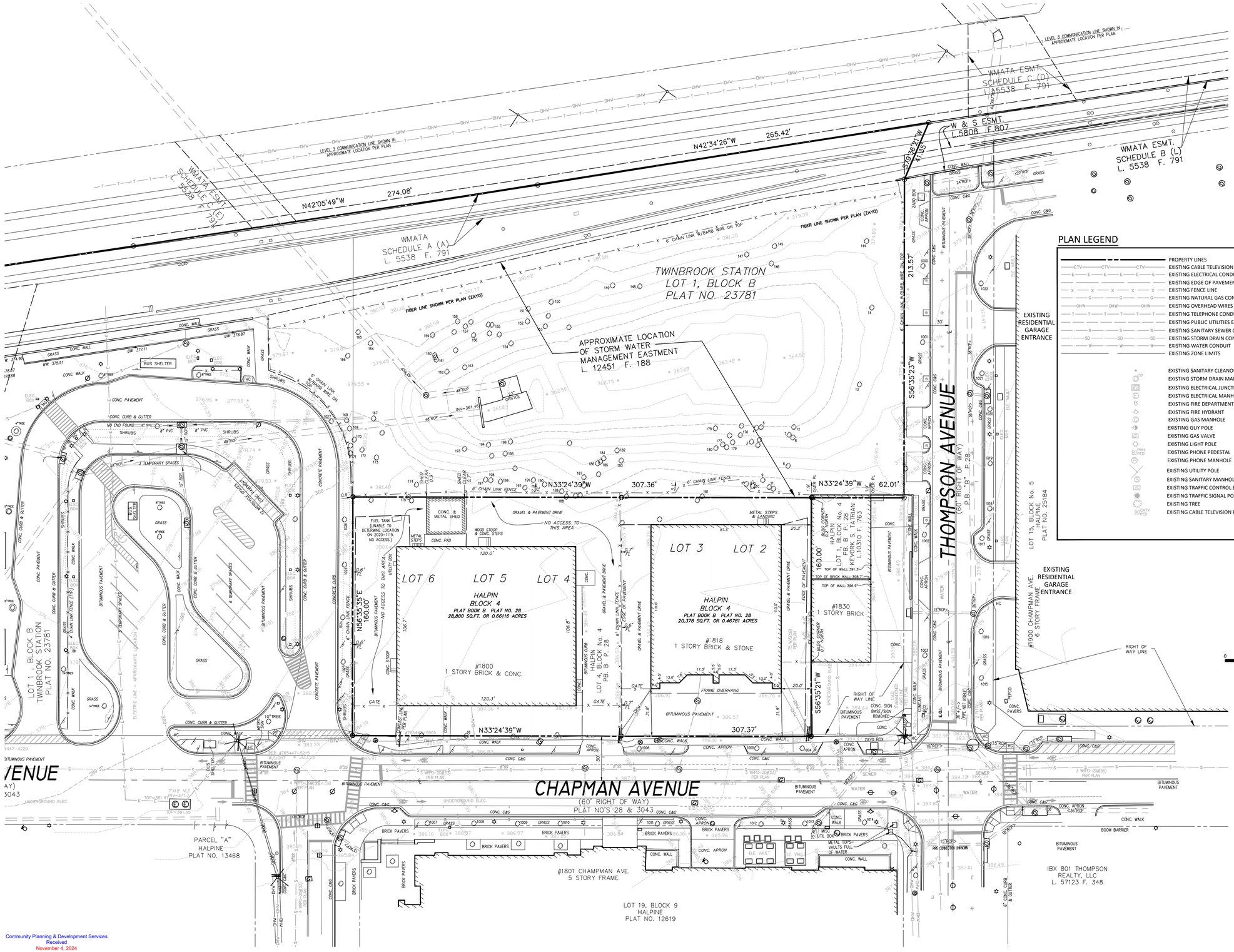
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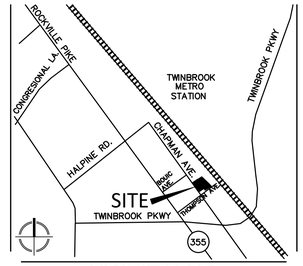
DRAWING NO.: SP-1

SHEET NO.

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LAYOUT: SP-1 Cover, Plotted By: sumangil





VICINITY MAP
SCALE: 1" = 2000'

PLAN LEGEND

- PROPERTY LINES
- EXISTING CABLE TELEVISION CONDUIT
- EXISTING ELECTRICAL CONDUIT
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING NATURAL GAS CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE CONDUIT
- EXISTING PUBLIC UTILITIES EASEMENTS
- EXISTING SANITARY SEWER CONDUIT
- EXISTING STORM DRAIN CONDUIT
- EXISTING WATER CONDUIT
- EXISTING ZONE LIMITS
- EXISTING SANITARY CLEANOUT
- EXISTING STORM DRAIN MANHOLE
- EXISTING ELECTRICAL JUNCTION BOX
- EXISTING ELECTRICAL MANHOLE
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
- EXISTING GAS MANHOLE
- 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
- EXISTING UNKNOWN UTILITY MANHOLE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING WATER VALVE
- EXISTING BOLLARD
- EXISTING SIGN POST
- EXISTING WOOD POST
- EXISTING INLETS
- EXISTING CURB INLET
- EXISTING CONCRETE
- EXISTING CURB AND GUTTER
- EXISTING BUILDING
- 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

Community Planning & Development Services
Received
November 4, 2024

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LAYOUT: SP-2 Exst, Plotted By: sumangil

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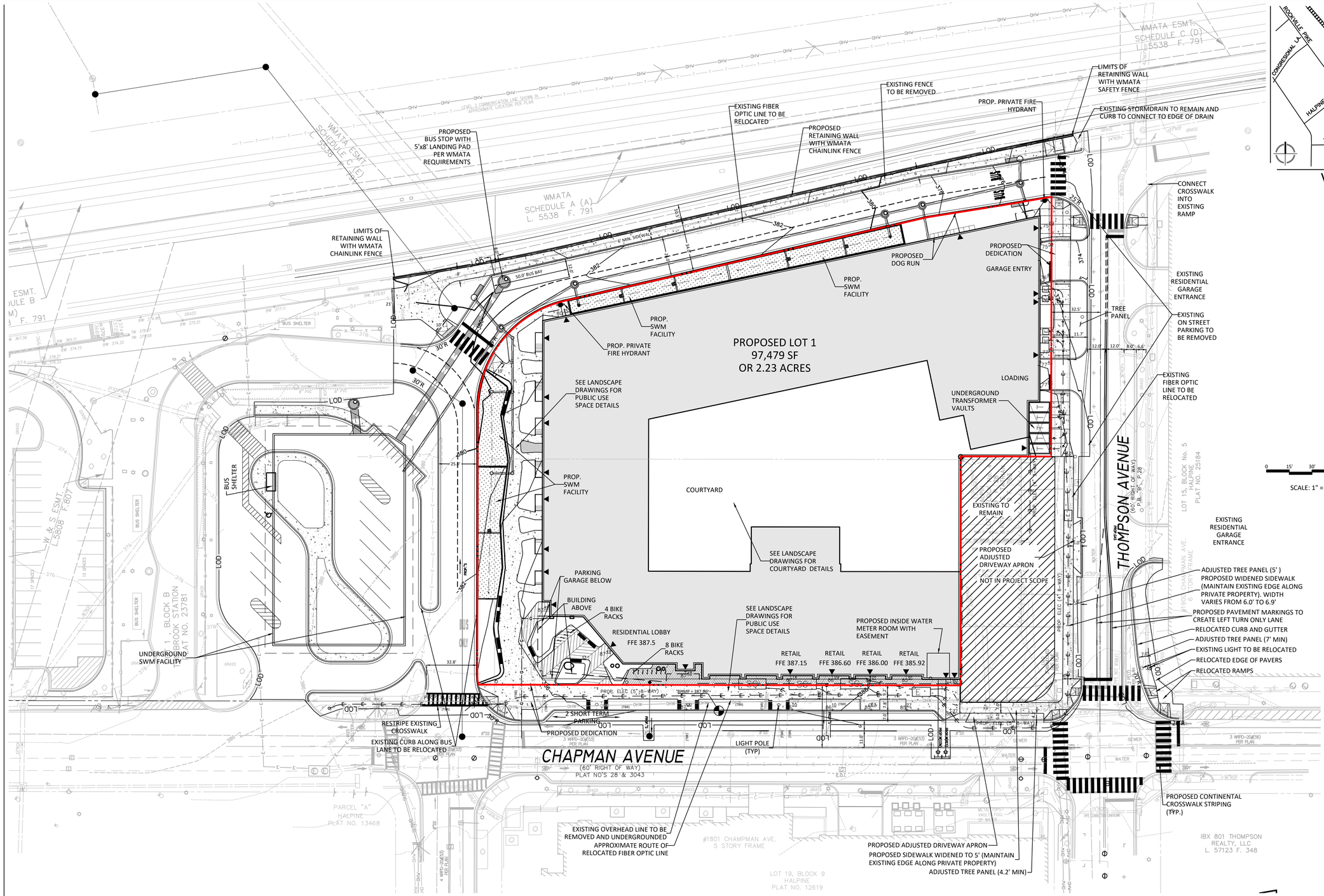
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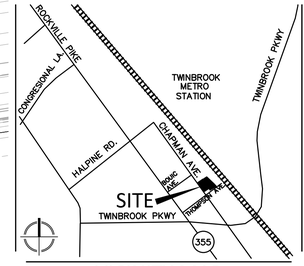
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DESIGNED BY:	JAE
DATE ISSUED:	11/12/2021
VIKA PROJECT	VM50024
DRAWING NO.	SP-2
SHEET NO.	

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VICINITY MAP
SCALE: 1" = 2000'

PLAN LEGEND

- PROPERTY LINES
- EXISTING CABLE TELEVISION CONDUIT
- EXISTING ELECTRICAL CONDUIT
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING NATURAL GAS CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE CONDUIT
- EXISTING PUBLIC UTILITIES EASEMENTS
- EXISTING SANITARY SEWER CONDUIT
- EXISTING STORM DRAIN CONDUIT
- EXISTING WATER CONDUIT
- EXISTING ZONE LIMITS

- EXISTING SANITARY CLEANOUT
- EXISTING STORM DRAIN MANHOLE
- EXISTING ELECTRICAL JUNCTION BOX
- EXISTING ELECTRICAL MANHOLE
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
- EXISTING GAS MANHOLE
- 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
- EXISTING UNKNOWN UTILITY MANHOLE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING WATER VALVE
- EXISTING BOLLARD
- EXISTING SIGN POST
- EXISTING WOOD POST
- EXISTING INLETS

- EXISTING CURB INLET
- EXISTING CONCRETE
- EXISTING CURB AND GUTTER
- EXISTING BUILDING
- 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

- PROPOSED PARKING LABELS
- DOOR LOCATION
- PROPOSED BIO RETENTION
- UNDERGROUND TRANSFORMER

Community Planning & Development Services
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November 4, 2024

LAYOUT: SP-3 Plan, Plotted By: Mounaud

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PREPARED FOR:
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CONTACT: BENJAMIN BOYD

REVISIONS	DATE
Resubmission	9/30/2022
Resubmission	12/08/2022
Resubmission	09/08/2023
Resubmission	10/11/2024

1800 CHAPMAN

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

LEVEL 2 SITE PLAN

PROFESSIONAL SEAL

STATE OF MARYLAND · LAURENT G. MOUNAUD · No. 36749 · PROFESSIONAL ENGINEER

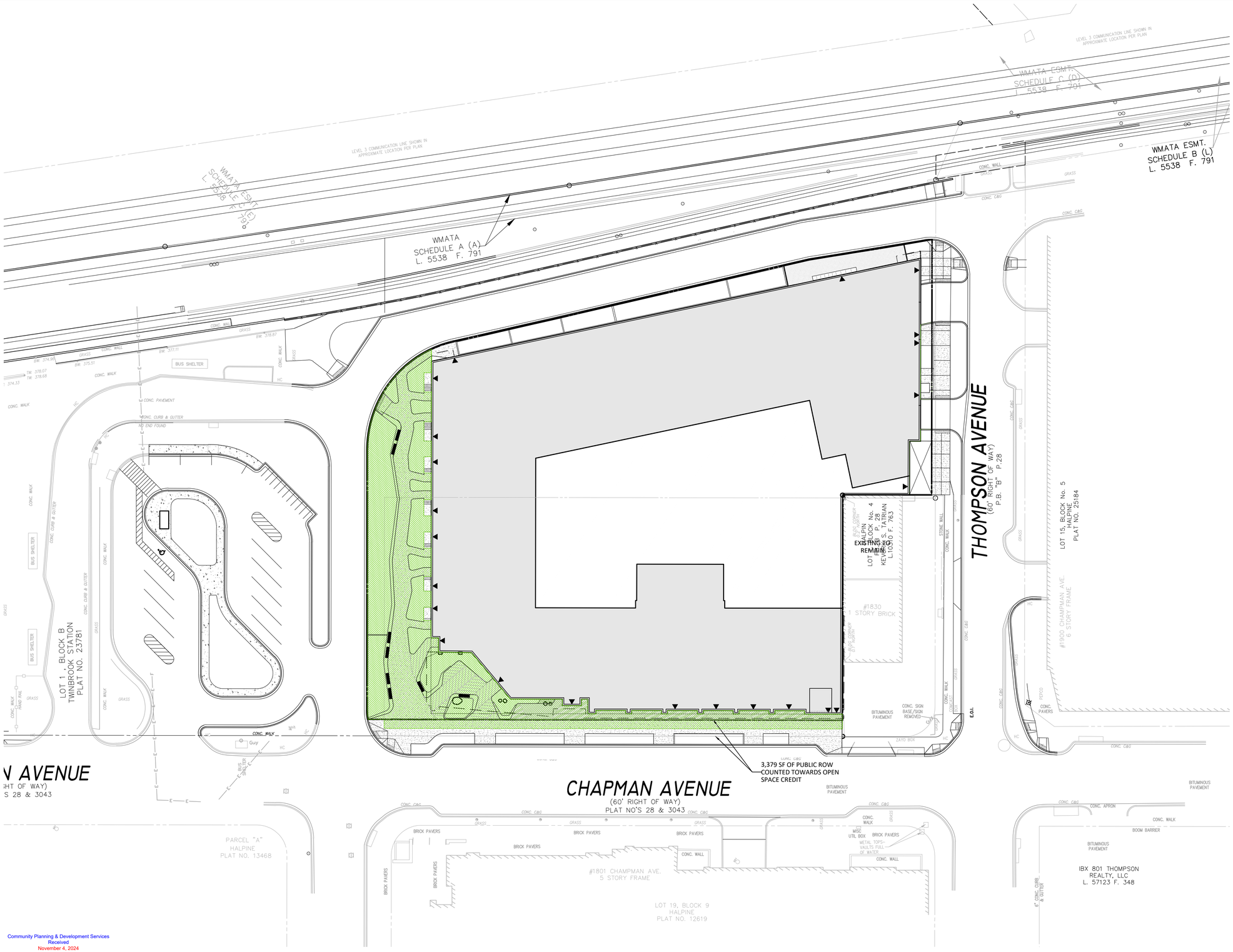
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: LAURENT G. MOUNAUD
LICENSE No.: 36749
EXPIRATION DATE: JANUARY 21, 2025

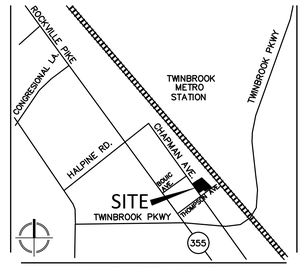
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DATE ISSUED: 11/12/2021
VIKA PROJECT: VM50024
DRAWING NO.: SP-3
SHEET NO.

Z:\50000-59999\50024\CADD\SITE\PLOT SHEETS\50024000_P_SITE-1_PLAN.dwg - Thursday, October 31, 2024 3:44:44 PM





VICINITY MAP
SCALE: 1" = 2000'

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

NORTH

Community Planning & Development Services
Received
November 4, 2024

"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.

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

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Our Site Set on the Future.

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REVISIONS	DATE
Resubmission	9/30/2022
Resubmission	12/08/2022
Resubmission	09/08/2023
Resubmission	10/11/2024

1800 CHAPMAN

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

OPEN AREA SITE PLAN

PROFESSIONAL SEAL

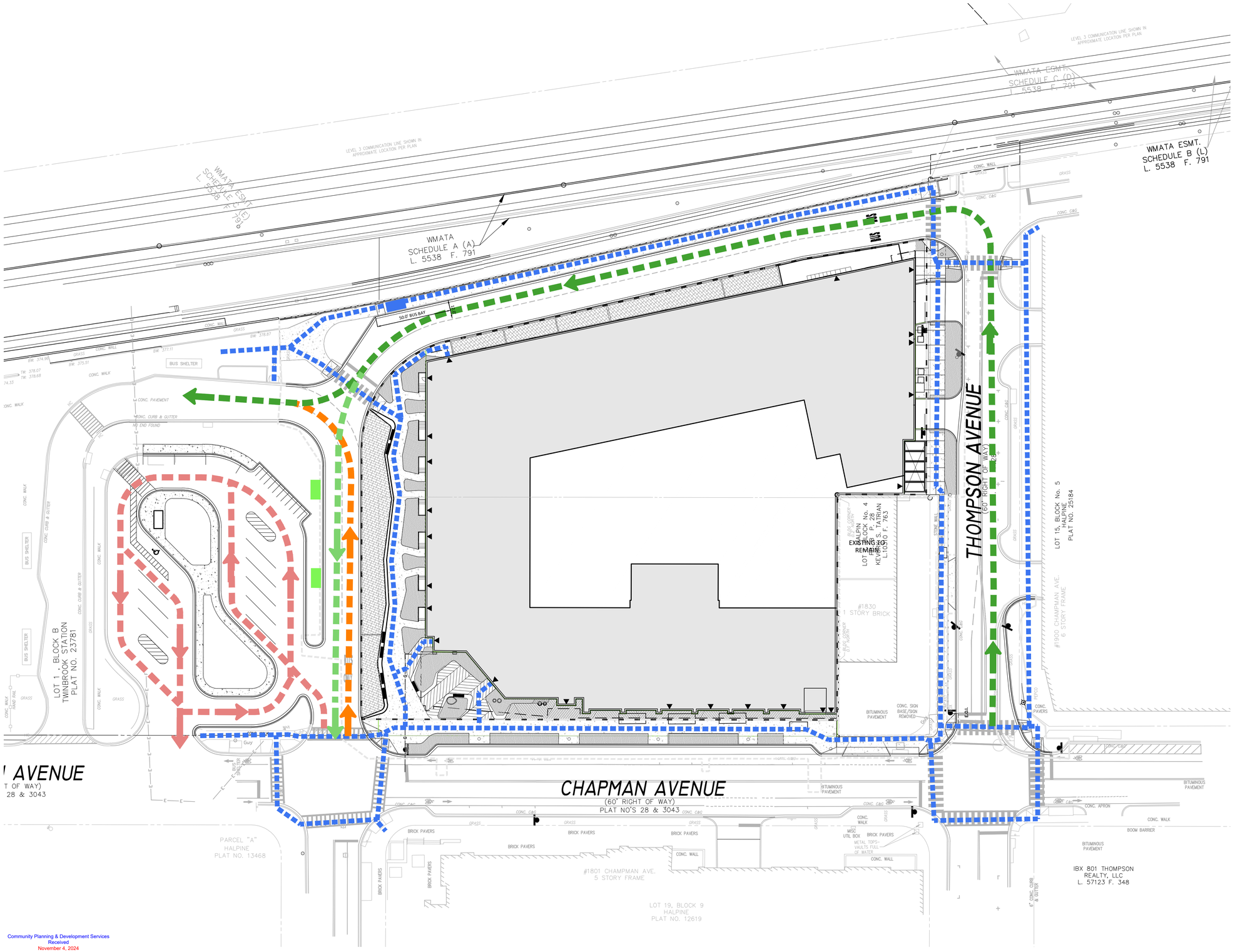
STATE OF MARYLAND
LAURENT G. MOUNAUD
No. 36749
PROFESSIONAL ENGINEER

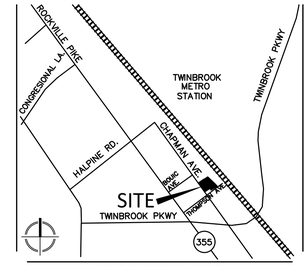
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DATE ISSUED:	11/12/2021
VIKA PROJECT	VM50024
DRAWING NO.	SP-4
SHEET NO.	





VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- INTERIM BUS CIRCULATION
- FUTURE BUS CIRCULATION
- EXISTING KISS & RIDE
- EXISTING BUS CIRCULATION
- PEDESTRIAN CIRCULATION
- PROPOSED BUS STOP
- FUTURE BUS STOPS

0 15' 30' 60'

SCALE: 1" = 30'

NORTH

Community Planning & Development Services
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November 4, 2024

"FOR LOCATION OF UTILITIES CALL
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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-5 Circ, Plotted By: Mounaud

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Germantown, MD 20874
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Our Site Set on the Future.

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REVISIONS	DATE
Resubmission	9/30/2022
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Resubmission	10/11/2024

1800 CHAPMAN

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

BUS CIRCULATION PLAN

PROFESSIONAL SEAL

LAURENT G. MOUNAUD
No. 36749
STATE OF MARYLAND
PROFESSIONAL ENGINEER

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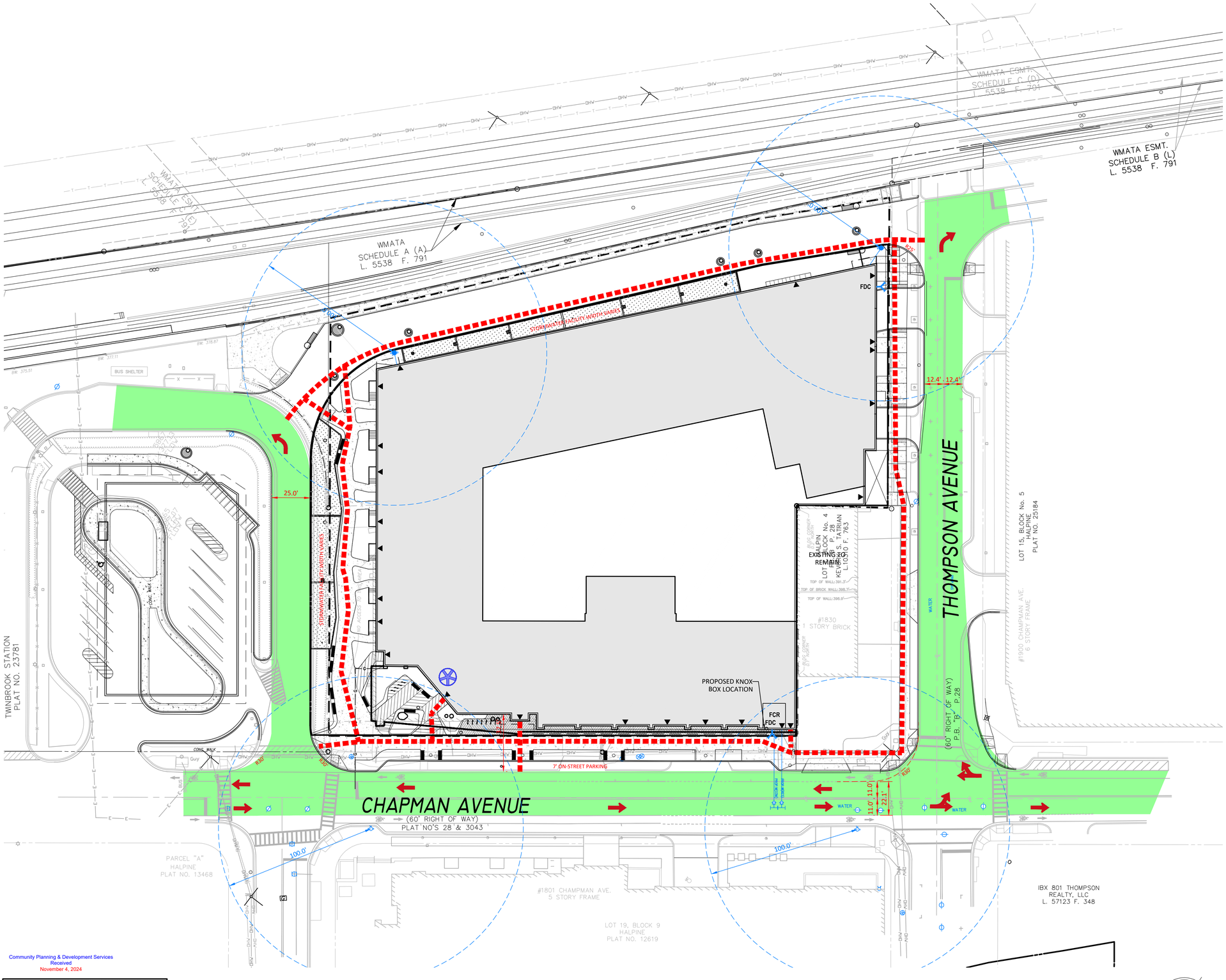
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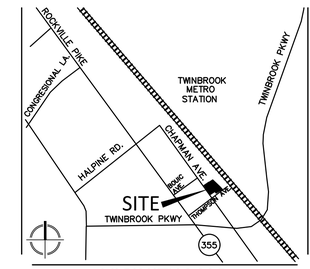
VIKA PROJECT: VM50024

DRAWING NO.: SP-5

SHEET NO.

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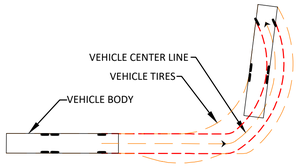


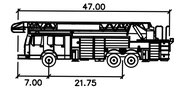


VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- MAIN ENTRANCE
- WATER LINE AND FITTING (10"W)
- FIRE DEPARTMENT CONNECTION
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- BUILDING ENTRY
- FIRE TRUCK MOVEMENT (AT 729 TRUCK)
- FCR — FIRE CONTROL ROOM
- FIRE ACCESS PATH
- FIRE ACCESS FOOT PATH
- TYPICAL FIRE LANE SIGNAGE





AT29

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

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

NORTH

Community Planning & Development Services
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November 4, 2024

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1800 CHAPMAN

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

PRE-APPLICATION
SITE PLAN
FIRE ACCESS
PLAN

PROFESSIONAL SEAL

STATE OF MARYLAND
LAURENT G. MOUNAUD
No. 36749
PROFESSIONAL ENGINEER

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VIKA PROJECT: VM50024
DRAWING NO.: SP-6
SHEET NO.:

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LAYOUT: SP-6 Fire, Plotted By: Mounaud

GENERAL NOTES

1. The provided survey has been reformatted for use in and for preparation of these documents. Contractor shall obtain officially signed copy of the survey and become familiar with it, the existing conditions and site context prior to construction. All discrepancies should be brought to the attention of the Landscape Architect for immediate resolution. Landscape Architect is not responsible for errors or omissions associated with preparation or documentation of survey.
2. Contractor is responsible for determining means and methods for construction. These drawings may indicate a limit of proposed improvements, limits of site demolition, etc. for delineation of expected extents of disturbance, however, final impact shall be determined in the field. Should limits of disturbance exceed boundaries defined in drawings, Contractor shall contact Landscape Architect for resolution.
3. Contractor is responsible for repairing all work disturbed by construction outside of limit lines defined on drawings or through his/her means and methods and General Conditions to a condition acceptable to the owner at no additional cost.
4. Contractor is responsible for protecting all existing conditions, improvements, utilities, etc. to remain. Any damages shall be repaired to a condition acceptable to the owner at no additional cost.
5. Contractor is responsible for maintaining a complete up-to-date set of Drawings and Specifications at the construction site and ensuring the documents are readily available for review by the Landscape Architect and governing agency.
6. The Drawings and Specifications are complementary to one another and implied to correspond with one another. Any discrepancies should be brought to the attention of the Landscape Architect for immediate resolution.
7. Contact the local underground utility service locator for utility locates and identification prior to commencing work and maintain in field throughout construction unless indicated or directed otherwise.
8. Verify plant protection, stormwater pollution protection plan (SWPPP), existing improvement to remain, and Contractor site control measures are in place prior to commencing with construction. Do not proceed with construction if not in compliance and maintained throughout. Coordinate with Owner's Representative and authorities having jurisdiction as required.

SITE LAYOUT NOTES

1. Layout and dimensions provided on Drawings are based on architecture building grid.
2. Verify utility locates, plant protection and stormwater pollution protection plan (SWPPP) measures are in place prior to commencing construction. Do not proceed with construction if not in compliance and maintained throughout.
3. Layout and verify dimensions prior to construction. Field stake all proposed improvements for review and approval by Landscape Architect unless indicated otherwise. Bring discrepancies to the attention of the Landscape Architect for final direction. Landscape Architect reserves right to make field adjustments and layout decisions in field as necessary at no additional cost to owner.
4. Request inspection of field staking by Landscape Architect a minimum of 24 hours in advance of performing any work unless indicated otherwise.
5. For dimensions of buildings, garages, trash enclosures, and related work, refer to the architectural drawings. Copies of these drawings are available from the owner.
6. Written dimensions take precedence over scaled dimensions. Bring discrepancies to the attention of the Landscape Architect for final direction.
7. Where dimensions are called as "equal," space referenced items equally, measured to their center lines.
8. Measurements are to face of building, wall or the fixed site improvement. Dimensions to center lines is indicated.

Typical Specific Measurement Guidelines:

9. Expansion joints in walkways shall be located at (30'-0") on center maximum unless indicated otherwise.
10. "All" steps shall have (12") treads unless indicated otherwise.
11. "All" stairway perimeter handrails shall extend 12" beyond top riser, 12" beyond bottom riser, and be set 2" clear from edge of (stairs) (wall) unless indicated otherwise. Intermediate handrails shall be as indicated.
12. All accessible ramps shall be 5'-0" clear unless designated otherwise.
13. All accessible ramp handrails shall extend 12" beyond top of ramp and 12" beyond bottom of ramp, and be set 2" clear from edge of paving or wall unless designated otherwise.

SITE GRADING AND DRAINAGE NOTES

1. Protect existing utilities to remain. Contractor is responsible for all damage to utilities encountered during construction and shall repair at no additional cost to owner.
2. Layout and field stake all proposed landscape grading and drainage improvements for review and approval by Landscape Architect prior to construction unless indicated or directed otherwise.
3. Request inspection of field staking by Landscape Architect a minimum of 24 hours in advance of performing any work unless indicated otherwise.
4. Landscape spot elevations shall be as indicated and defined per Abbreviations List. Bring any discrepancies to attention of Landscape Architect for clarification.
5. Provide a minimum of 1% (1:100) slope and a maximum of 5% (1:20) slope on all proposed hardscape and minimum of 2% (1:50) slope and maximum of 33% (1:3) slope on all proposed softscape unless indicated otherwise.
6. All surfaces shall be flush and meet smoothly and evenly unless indicated otherwise.
7. Provide positive drainage and pitch to drain.
8. Refer to Civil Engineer's drawings for all design calculations, details, subsurface piping, overflows/ outfalls, storage basins, erosion control, stormwater pollution protection plans (SWPPP) and connections to site landscape and hardscape drains indicated in drawings unless designated otherwise.
9. Provide erosion control measures for swales exceeding 5% (1:20) slope and grades/hillsides exceeding 33% (1:3) slope as indicated. If not indicated bring to the attention of Landscape Architect immediately for direction.
10. Refer to Civil Engineer's drawings for all roadway and driveway improvements.
11. Refer to MEP drawings for all design calculations, details, piping and connections to landscape and hardscape drains over structure.
12. Refer to architectural drawings for waterproofing of building and site structure slab penetrations for landscape stormwater drains and piping.

SITE SOILS NOTES

1. Contractor shall coordinate with Owner's Representative for location of stockpile areas for stripped topsoil and planting soil products. Contractor shall ensure area is protected and contamination or disturbance of stored products is not allowed.
2. Contractor shall ensure subgrade is scarified prior to installing planting soil and blend with initial lift or placement of proposed planting soil.
3. Coordinate placement of planting soil with other work, especially utilities. Placement should occur after installation of all hardscape improvements, irrigation system, utilities, etc. and before installation of plants.

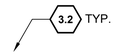
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LANDSCAPE PLANTING NOTES

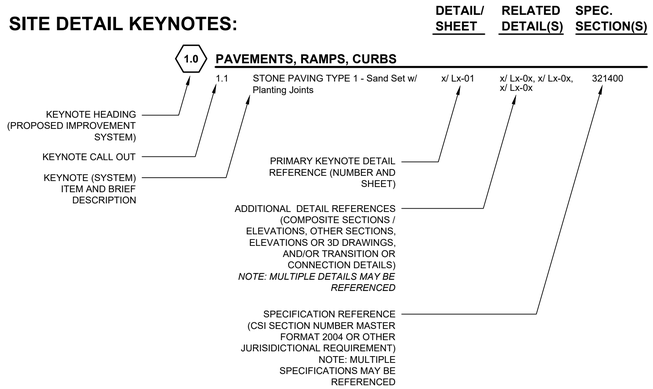
1. Refer to Civil Engineer's utility and grading and drainage plans as required. If actual site conditions vary from what is shown on the plans, contact the Landscape Architect for direction as to how to proceed.
2. Verify locations of pertinent site improvements installed under other sections. If any part of this plan cannot be followed due to site conditions, contact Landscape Architect for instructions prior to commencing work.
3. Exact locations of plant materials shall be approved by the Landscape Architect in the field prior to installation. Stake or otherwise layout all proposed planting for review. Landscape Architect reserves the right to adjust plants to exact location in field.
4. Verify plant counts and square footages. Quantities are provided as Owner information only. If quantities on plant list differ from graphic indications, then graphics shall prevail. If graphics are inconclusive contact Landscape Architect for clarification.
5. Perform excavation in vicinity of underground utilities and existing tree/plant driplines with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities and existing trees/plants shall be repaired or replaced immediately at no expense to the Owner.
6. Trees/plants shall bear same relation to finished grade as it bore to existing in place of growth. However, at no point shall it be less than 1 inch above adjacent finish grade.
7. Trees shall be planted a minimum of 10 feet from face of building and a minimum of 3 feet from edge of pavement, except as approved by Landscape Architect.
8. Shrubs shall be planted a minimum of 3 feet from face of building and a minimum of 12 inches from edge of pavement, except as approved by Landscape Architect.
9. All other plants (perennials, grasses, groundcover, annuals) shall be planted a minimum of 12 inches from face of building and a minimum of 6 inches from edge of pavement, except as approved by Landscape Architect.
10. Provide matching forms and sizes for plant materials within each species and size designated on the drawings.
11. Prune newly planted trees only as directed by Landscape Architect.
12. Finish grades of planting areas and lawns shall be flush and meet smoothly and evenly with adjacent paving, providing positive drainage. Shovel V-cut edges shall be provided at planting area transitions to adjacent pavement as indicated to allow for mulch installation.
13. Provide specified edging as divider between planting beds and lawn areas.

CALLOUT SAMPLES

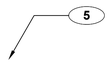
SAMPLE KEYNOTE DRAWING CALLOUT:



SITE DETAIL KEYNOTES:



SAMPLE REFERENCE NOTE KEY:

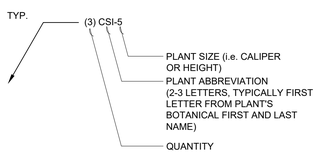


"X" REFERENCE NOTES

5 final location of path to be determined in field under direction of Landscape Architect.

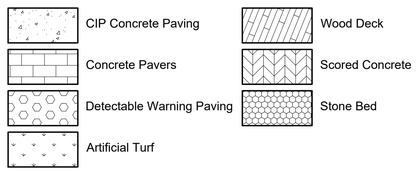
NOTE: "X" REFERS TO DRAWING SERIES (i.e. SITE DEMOLITION REFERENCE NOTES). THERE SHOULD BE SPECIFIC REFERENCE NOTES FOR EACH DRAWING SERIES. HOWEVER, SOME NOTES MAY APPEAR ON MULTIPLE SERIES AS APPLICABLE.

PLANT IDENTIFICATION KEY:



NOTE: PLANT ABBREVIATION ON PLANT IDENTIFICATION KEY SHOULD CORRESPOND WITH ABBREVIATION ON PLANT LIST *(i.e. CSI-5 SHOULD REFER TO A CORNUS SERICEA 'ISANTI', 5 GALLON CONTAINER)*

MAETERIALS LEGEND



LIST OF ABBREVIATIONS

APPROX	APPROXIMATE
ARCH	ARCHITECT
AVG	AVERAGE
B&B	BALLED AND BURLAPPED
BC	BOTTOM OF CURB
BF	BOTTOM OF FOOTING
BLDG	BUILDING
BM	BENCHMARK
BOC	BACK OF CURB
BR	BOTTOM OF RAMP
BRG	BEARING
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
CAL	CALIPER
CAP	CAPACITY
CF	CUBIC FEET
CHAM	CHAMFER
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEARANCE
CM	CENTIMETER
CO	CLEAN OUT
COMP	COMPACTED
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CU	CUBIC
CY	CUBIC YARD
DBL	DOUBLE
DF	DIRECTION OF FLOW
DEG	DEGREE
DEMO	DEMOLISH, DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DTL	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ENG	ENGINEER
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
E.W.	EACH WAY
EXIST	EXISTING
EXP	EXPANSION, EXPOSED
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FIN	FINISH
FL	FLOW LINE
FOC	FACE OF CURB
FT	FOOT (FEET)
FTG	FOOTING
GA	GAUGE
GAL	GALVANIZED
GC	GENERAL CONTRACT(OR)
GEN	GENERAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
ID	INSIDE DIAMETER
INV	INVERT ELEVATION
IN	INCH(ES)
INCL	INCLUDE(D)
INL	INLET
IRR	IRRIGATION
JT	JOINT
LIN	LINEAR
LF	LINEAR FEET
LP	LOW POINT
LT	LIGHT
MATL	MATERIAL
MAX	MAXIMUM
MEMB	MEMBRANE
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPP	OPPOSITE
PAR	PARALLEL
PC	POINT OF CURVATURE
PE	POLYURETHANE
PERF	PERFORATED
PED	PEDESTRIAN
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PT	POINT, POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PVR	PAVER
QTY	QUANTITY
R	RADIUS
RECEP	RECEPTACLE
REF	REFERENCE
REINF	REINFORCE(D)
REM	REMOVE
REQ'D	REQUIRED
REV	REVISION, REVISED
ROW	RIGHT OF WAY
RT	RIGHT
S	SOUTH
SAN	SANITARY
SCH	SCHEDULE
SD	STORM DRAIN
SEC	SECTION
SF	SQUARE FOOT (FEET)
SHT	SHEET
SI	STORM INLET
SIM	SIMILAR
SNT	SEALANT
SPECS	SPECIFICATIONS
SQ	SQUARE
ST	STORM SEWER
SY	SQUARE YARD
STA	STATION
STD	STANDARD
STL	STEEL
STRL	STRUCTURAL
SYM	SYMMETRICAL
T&B	TOP AND BOTTOM
TBC	TOP OF BACK CURB
TC	TOP OF CURB
TF	TOP OF FOOTING
THK	THICK
TOC	TOP OF CONCRETE
TOPO	TOPOGRAPHY
TSL	TOP OF SLAB
TRAS	TRANSFORMER
TR	TOP OF RAMP
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
VAR	VARIES
VERT	VERTICAL
VEH	VEHICLE
VOL	VOLUME
W/	WITH
W/O	WITHOUT
WT	WEIGHT
WL	WEIR LEVEL
WWF	WELDED WIRE FABRIC
YD	YARD
@	AT

PLANT LIST

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS & EVERGREEN TREES					
AR	10	*Acer rubrum*	Red Maple	3.5" CAL	AS SHOWN
BN	9	*Betula nigra* 'Dura-heat'	Dura-Heat River Birch	8' H	AS SHOWN
CC	9	*Cercis canadensis*	Eastern Redbud	8' H	AS SHOWN
IO	6	*Ilex opaca*	American Holly	8' H	AS SHOWN
LT	10	*Liriodendron tulipifera*	Tulip Poplar	3.5" CAL	AS SHOWN
MV	33	*Magnolia virginiana*	Sweetbay Magnolia	8' H	AS SHOWN
PS	1	*Prunus serrulata 'Kwanzan'*	Kwanzan Cherry	2.5" CAL.	AS SHOWN
QB	9	*Quercus bicolor*	Swamp White Oak	3.5" CAL.	AS SHOWN
QPH	7	*Quercus phellos* 'Hightower'	Hightower Willow Oak	3.5" CAL.	AS SHOWN
YC	6	*Prunus x yedoensis*	Yoshino Cherry	3.5" CAL.	AS SHOWN

MICRO-BIORETENTION PLANTING MIX

Planting: 40% - 3 gallon shrubs/perennials spaced 18" O.C.
60% - 1 gallon perennials spaced 12" O.C.
Species: Shamrock Inkeberry - Ilex glabra 'Shamrock'
Gro Low Fragrant Sumac - Rhus aromatica 'Gro-Low'
Blue Flag Iris - Iris vesicolor
Switchgrass - Panicum virgatum 'Rotstrahlbusch'
Prairie Dropseed - Sporobolus heterolepis
Mulch: 3" Layer of Shredded Hardwood Mulch
Soil: Minimum 36" Depth Rain Garden Planting Soil Mix

GROUND LEVEL PLANTING MIX

Planting: 40% - 5 gallon shrubs spaced 24" O.C.
40% - 3 gallon shrubs/perennials spaced 18" O.C.
20% - 1 gallon perennials spaced 12" O.C.
Species: Korean Boxwood - Buxus microphylla var. koreana
Dwarf Cherry Laurel - Prunus laurocerasus 'Otto Luyken'
Skip Laurel - Prunus laurocerasus 'Schipkaensis'
Densiformis Yew - Taxus x media 'Densiformis'
Red Switchgrass - Panicum virgatum 'Roshtrahlbush'
Dwarf Fountain Grass - Pennisetum alopecuroides 'Hameln'
Purple Coneflower - Echinacea purpurea
Mary Todd Daylilly - Hemerocallis 'Mary Todd'
Stella D'oro Daylilly - Hemerocallis 'Stella D'oro'
Coral Bells - Heuchera micrantha var. diversifolia 'Palace Purple'
Liriope - Liriope muscari 'Royal Purple'
Catmint - Nepeta x faassenii 'Walker's Low'
Black Eyed Susan - Rudbeckia fulgida var. fulgida
Mulch: 3" Layer of Shredded Hardwood Mulch away from base of plants
Soil: 24" Depth Planting Soil Mix

AMENITY DECK TYPICAL PLANTING MIX

Planting: 50% - 5 gallon shrubs spaced 24" O.C.
35% - 3 gallon perennials spaced 12" O.C.
15% - 1 gallon groundcover spaced 12" O.C.
Species: Korean Boxwood - Buxus microphylla var. koreana
Dwarf Cherry Laurel - Prunus laurocerasus 'Otto Luyken'
Skip Laurel - Prunus laurocerasus 'Schipkaensis'
Densiformis Yew - Taxus x media 'Densiformis'
Red Switchgrass - Panicum virgatum 'Roshtrahlbush'
Dwarf Fountain Grass - Pennisetum alopecuroides 'Hameln'
Purple Coneflower - Echinacea purpurea
Mary Todd Daylilly - Hemerocallis 'Mary Todd'
Stella D'oro Daylilly - Hemerocallis 'Stella D'oro'
Coral Bells - Heuchera micrantha var. diversifolia 'Palace Purple'
Liriope - Liriope muscari 'Royal Purple'
Catmint - Nepeta x faassenii 'Walker's Low'
Black Eyed Susan - Rudbeckia fulgida var. fulgida
Mulch: 3" Layer of Shredded hardwood - Mulch away from base of plants
Soil: Minimum 24" Depth Planting Soil Mix

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HINES

TWINBROOK MULTIFAMILY

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

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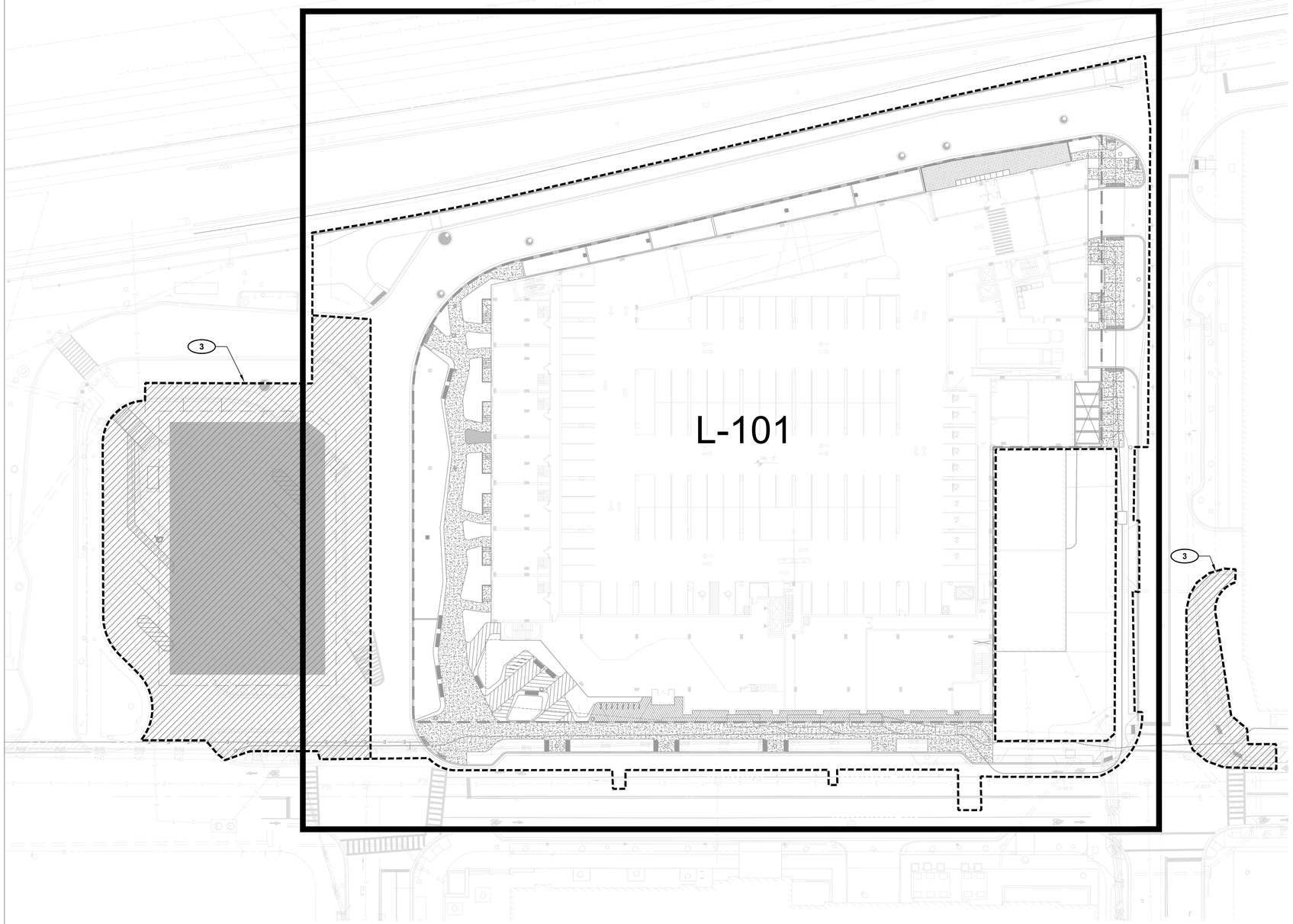
Scale

Drawing
GENERAL NOTES

L-000

SITE PLAN SUBMISSION

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SITE KEYNOTES:

		DETAIL / SHEET	RELATED DETAILS	SPEC. SECTION
1.0	**PAVEMENTS, RAMPS, CURBS**			
1.1	CIP Concrete Paving	1 / L-201	0 / L0-01	000000
1.2	Concrete Pavers	2 / L-201	0 / L0-01	000000
1.3	Wood Deck	4 / L-201	0 / L0-01	000000
1.4	Stone Bed	5 / L-201	0 / L0-01	000000
1.5	Artificial Turf	6 / L-201	0 / L0-01	000000
1.6	Detectable Warning Paving	7 / L-201	0 / L0-01	000000
2.0	**JOINTING**			
2.1	Control Joint	2 / L-201	0 / L0-01	000000
2.2	Expansion Joint	2 / L-201	0 / L0-01	000000
3.0	**STEPS**			
3.1	CIP Concrete Stair	1 / L-202	0 / L0-01	000000
4.0	**SITE WALLS/ EMBANKMENTS**			
4.1	CIP Concrete Wall	2 / L-202	0 / L0-01	000000
4.2	CIP Concrete Wall with Seat	3 / L-202	0 / L0-01	000000
5.0	**SITE FURNITURE**			
5.1	Bench		1 / L203	
5.2	Bike Rack		2 / L203	
5.3	Litter Receptacle		3 / L203	
6.0	**RAILINGS, BARRIERS, FENCING**			
6.1	Handrail / Guard Rail		0 / L0-01	000000
6.2	Fence - Dog Run	4 / L-203	0 / L0-01	000000
6.3	Fence - Glass Pool Fence and Gates	5 / L-203	0 / L0-01	000000

7.0 SITE LIGHTING

Refer to Site Lighting Series Drawings

8.0 DRAINAGE

Refer to Civil Drawings

9.0 PLANTING AND LANDSCAPE

Refer to Site Planting Series Drawings

10.0 MISCELLANEOUS ELEMENTS

PA Planting Area
MBR Micro-Bioretention Area

SITE MATERIAL REFERENCE NOTES

1. Light poles, see electrical engineering drawings
2. Micro-Bioretention, see civil drawings
3. Refer to Sheet SP-3 for site improvements

Allied scopes and documentation:

- See Civil Engineering dwgs for all curb and gutters, curb ramps, vehicular aprons, roadways and markings, etc.
- See Architecture dwgs for the building, columns, site walls, garage paving, etc except where noted.
- See Electrical Engineering dwgs for all light fixtures.
- See Civil Engineering or Signage/Wayfinding dwgs for all road signs, branding, etc.
- See Interior Design dwgs for all furnishings/fixtures in outdoor seating areas except where noted.

Limit of Work

Property Line

Overhead Architecture

NORTH

0 5' 10' 20'
ORIGINAL SCALE: 1"=10'-0"

Community Planning & Development Services
Received
November 4, 2024

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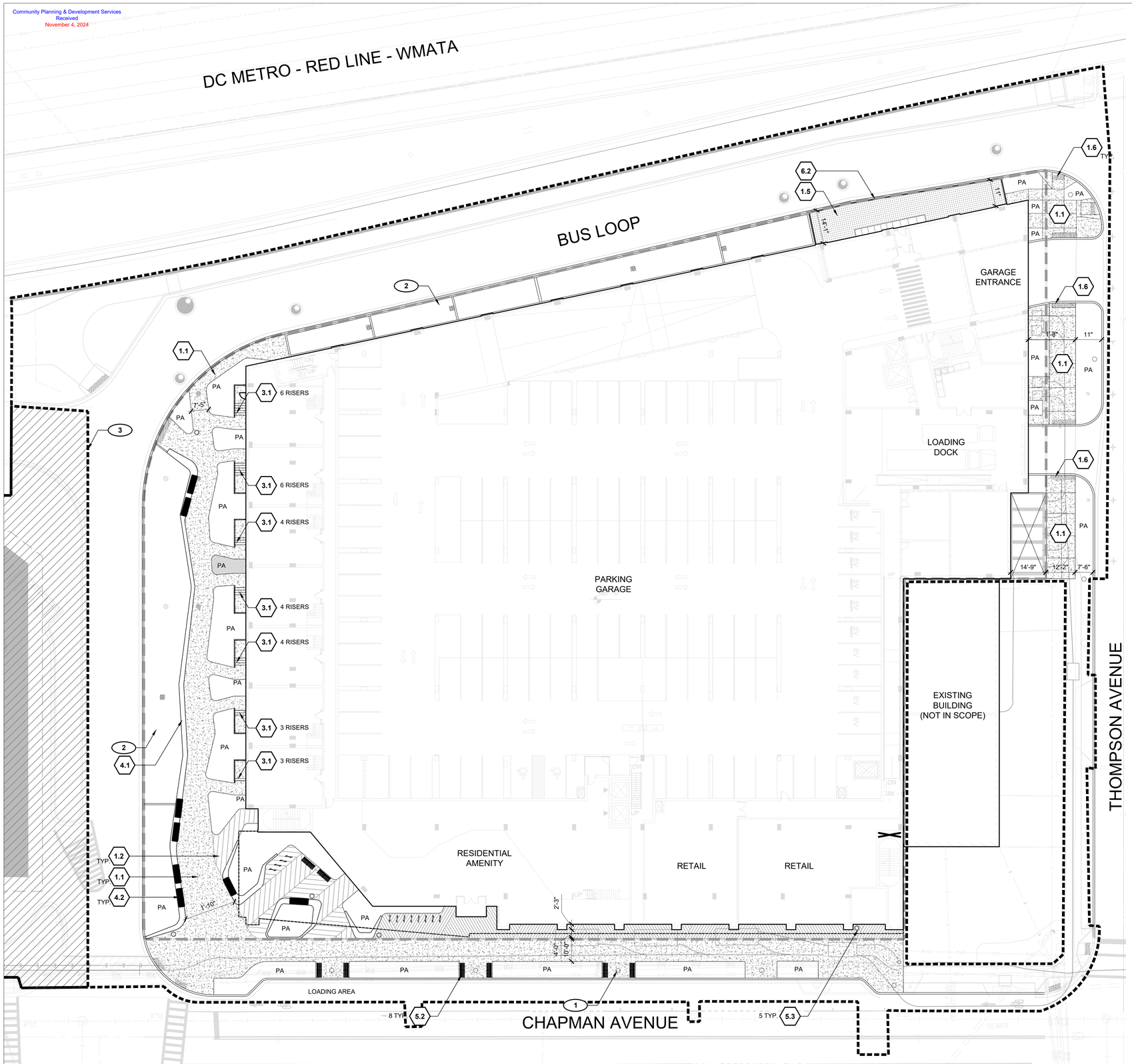
Drawing
LANDSCAPE MATERIALS PLAN - OVERALL

L-100

SITE PLAN SUBMISSION

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November 4, 2024



SITE KEYNOTES:

		DETAIL / SHEET	RELATED DETAILS	SPEC. SECTION
1.0	**PAVEMENTS, RAMPS, CURBS**			
1.1	CIP Concrete Paving	1 / L-201	0 / L0-01	000000
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1.3	Wood Deck	4 / L-201	0 / L0-01	000000
1.4	Stone Bed	5 / L-201	0 / L0-01	000000
1.5	Artificial Turf	6 / L-201	0 / L0-01	000000
1.6	Detectable Warning Paving	7 / L-201	0 / L0-01	000000
2.0	**JOINTING**			
2.1	Control Joint	2 / L-201	0 / L0-01	000000
2.2	Expansion Joint	2 / L-201	0 / L0-01	000000
3.0	**STEPS**			
3.1	CIP Concrete Stair	1 / L-202	0 / L0-01	000000
4.0	**SITE WALLS/ EMBANKMENTS**			
4.1	CIP Concrete Wall	2 / L-202	0 / L0-01	000000
4.2	CIP Concrete Wall with Seat	3 / L-202	0 / L0-01	000000
5.0	**SITE FURNITURE**			
5.1	Bench		1 / L203	
5.2	Bike Rack		2 / L203	
5.3	Litter Receptacle		3 / L203	
6.0	**RAILINGS, BARRIERS, FENCING**			
6.1	Handrail / Guard Rail		0 / L0-01	000000
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7.0	**SITE LIGHTING**			

Refer to Site Lighting Series Drawings

8.0 DRAINAGE

Refer to Civil Drawings

9.0 PLANTING AND LANDSCAPE

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10.0 MISCELLANEOUS ELEMENTS

PA Planting Area
MBR Micro-Bioretention Area

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0 5' 10' 20'
ORIGINAL SCALE: 1"=10'-00"

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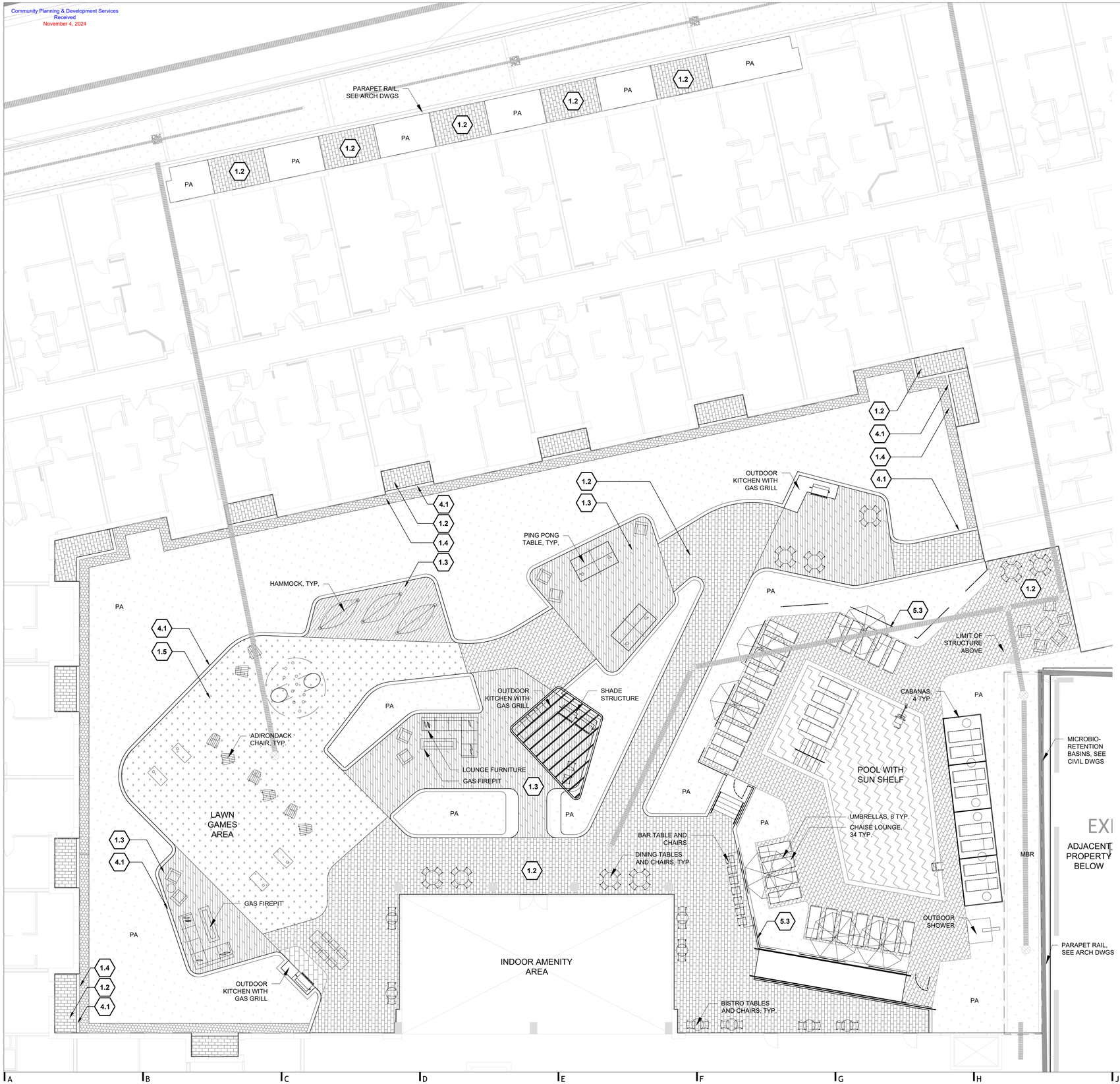
Drawing
LANDSCAPE MATERIALS PLAN - STREETSCAPE

L-101

SITE PLAN SUBMISSION

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November 4, 2024



SITE KEYNOTES:

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	Refer to Civil Drawings			
9.0	**PLANTING AND LANDSCAPE**			
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SITE MATERIAL REFERENCE NOTES

1. Light poles, see electrical engineering drawings
2. Micro-Bioretention, see civil drawings
3. Refer to Sheet SP-3 for site improvements

Allied scopes and documentation:

- See Civil Engineering dwgs for all curb and gutters, curb ramps, vehicular aprons, roadways and markings, etc.
- See Architecture dwgs for the building, columns, site walls, garage paving, etc except where noted.
- See Electrical Engineering dwgs for all light fixtures.
- See Civil Engineering or Signage/Wayfinding dwgs for all road signs, branding, etc.
- See Interior Design dwgs for all furnishings/fixtures in outdoor seating areas except where noted.

Limit of Work

Property Line

Overhead Architecture

POOL CALCULATIONS:
Pool Capacity:
1 person for each 10sf of water surface where depth is less than 5'
242sf total / 10sf = 24 people
1 person for each 24sf of water surface where depth is more than 5'
765sf total / 10sf = 76 people
Total current capacity = 100 people
Minimum deck size:
20sf per person multiplied by capacity
Current deck size 2445sf
100 person capacity x 20sf = 2000 sf
Current design meets minimum deck size

NORTH

0 5' 10' 20'
ORIGINAL SCALE: 1"=10'-00"

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HINES

TWINBROOK MULTIFAMILY

1800 CHAPMAN AVE, ROCKVILLE
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ARCHITECTURE
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INTERIOR DESIGN

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Project Number
220252.00

Date
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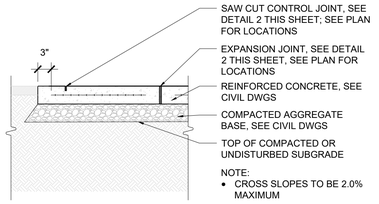
Scale

Drawing
LANDSCAPE MATERIALS PLAN - AMENITY DECK

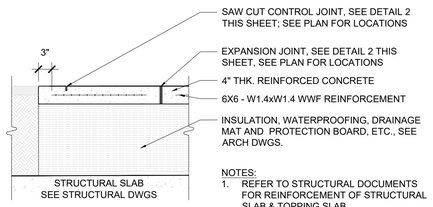
L-102

SITE PLAN SUBMISSION

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PEDESTRIAN CONCRETE PAVING ON GRADE

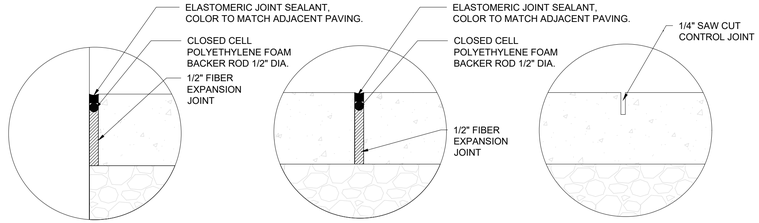


PEDESTRIAN CONCRETE PAVING ON STRUCTURE

NOTES:
1. REFER TO STRUCTURAL DOCUMENTS FOR REINFORCEMENT OF STRUCTURAL SLAB & TOPPING SLAB
2. REFER TO LANDSCAPE PLANS FOR EXPANSION JOINT LOCATIONS (NOT TO EXCEED 20' O.C.)

1 CONCRETE PAVING

3/4" = 1'-0"



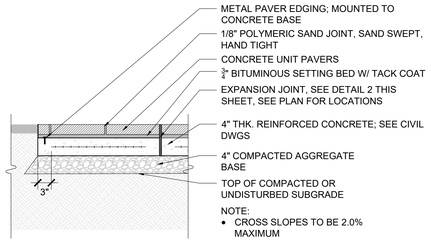
EXPANSION JOINT @ VERTICAL FACE (WALLS, CURBS, BUILDINGS & STRUCTURES)

EXPANSION JOINT @ CONCRETE AND OTHER PAVING MATERIALS

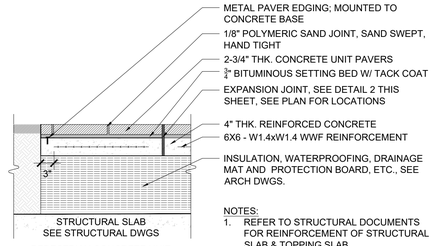
CONTROL JOINT @ CONCRETE

2 CONCRETE JOINTS

3/4" = 1'-0"



PEDESTRIAN CONCRETE UNIT PAVERS, ON GRADE

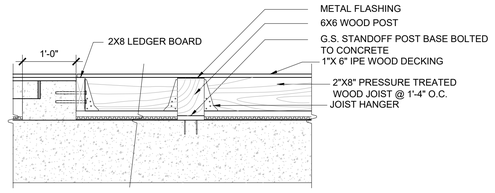


PEDESTRIAN CONCRETE UNIT PAVERS, ON STRUCTURE

NOTES:
1. REFER TO STRUCTURAL DOCUMENTS FOR REINFORCEMENT OF STRUCTURAL SLAB & TOPPING SLAB
2. REFER TO LANDSCAPE PLANS FOR EXPANSION JOINT LOCATIONS (NOT TO EXCEED 20' O.C.)

3 CONCRETE UNIT PAVERS

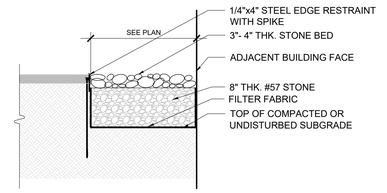
3/4" = 1'-0"



SHALLOW WOOD DECK, ON STRUCTURE

4 WOOD DECK

3/4" = 1'-0"

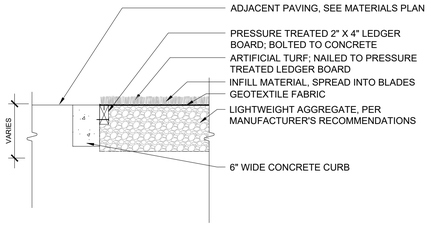


STONE BED ON GRADE

5 STONE BED

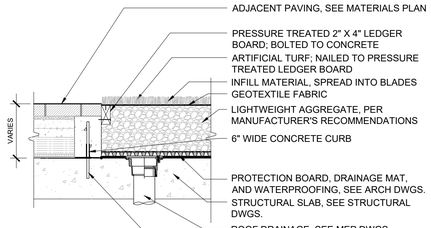
3/4" = 1'-0"

NOTE:
1. REFER TO ARTIFICIAL TURF MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION



ARTIFICIAL TURF, ON GRADE

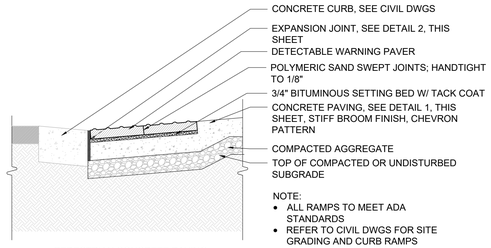
NOTE:
1. REFER TO ARTIFICIAL TURF MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION



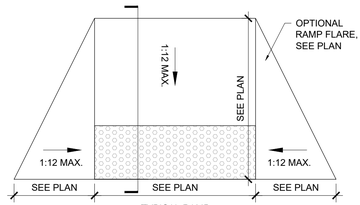
ARTIFICIAL TURF, ON STRUCTURE

6 ARTIFICIAL TURF

3/4" = 1'-0"



PEDESTRIAN CONCRETE PAVING ON GRADE



TYPICAL RAMP PLAN - N.T.S.

7 DETECTABLE WARNING PAVING

3/4" = 1'-0"

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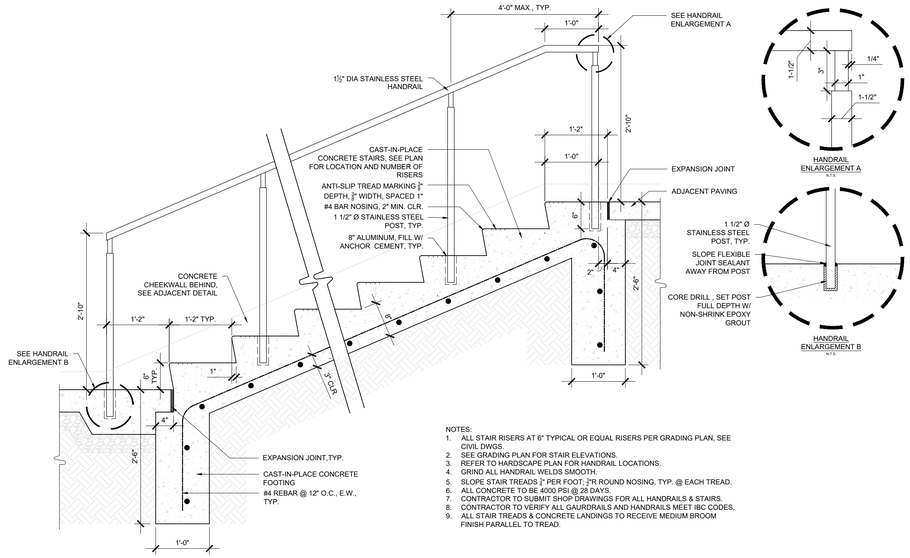
Scale

Drawing
SITE DETAILS

L-201

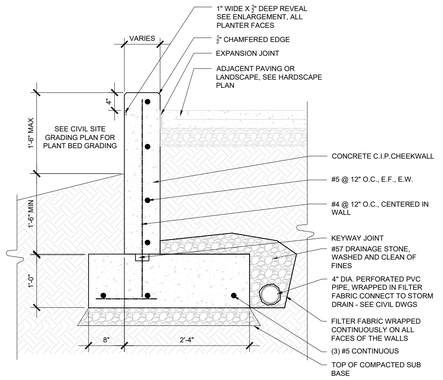
SITE PLAN SUBMISSION

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NOTES:
1. ALL STAIR RISERS AT 6" TYPICAL OR EQUAL RISERS PER GRADING PLAN, SEE CIVIL DWGS.
2. SEE GRADING PLAN FOR STAIR ELEVATIONS.
3. REFER TO HARDSCAPE PLAN FOR HANDRAIL LOCATIONS.
4. GRIND ALL HANDRAIL WELDS SMOOTH.
5. SLOPE STAIR TREADS ¼" PER FOOT; ¼"R ROUND NOSING, TYP. @ EACH TREAD.
6. ALL CONCRETE TO BE 4000 PSI @ 28 DAYS.
7. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL HANDRAILS & STAIRS.
8. CONTRACTOR TO VERIFY ALL GAURDRAILS AND HANDRAILS MEET IBC CODES.
9. ALL STAIR TREADS & CONCRETE LANDINGS TO RECEIVE MEDIUM BROOM FINISH PARALLEL TO TREAD.

1 CIP CONCRETE STAIRS WITH HANDRAIL
1/2" = 1'-0"



NOTES:
1. ALL FOOTINGS SHOULD BE TO FROST DEPTH..

2 CIP CONCRETE WALL
1/2" = 1'-0"



NOTE:
- IMAGE SHOWN FOR REFERENCE ONLY

3 CIP CONCRETE WALL W/ BENCH
1/2" = 1'-0"

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Drawing
SITE DETAILS

L-202

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1 BENCH, TYP.

N.T.S.





2 BIKE RACK, TYP.

N.T.S.





3 LITTER RECEPTACLE, TYP.

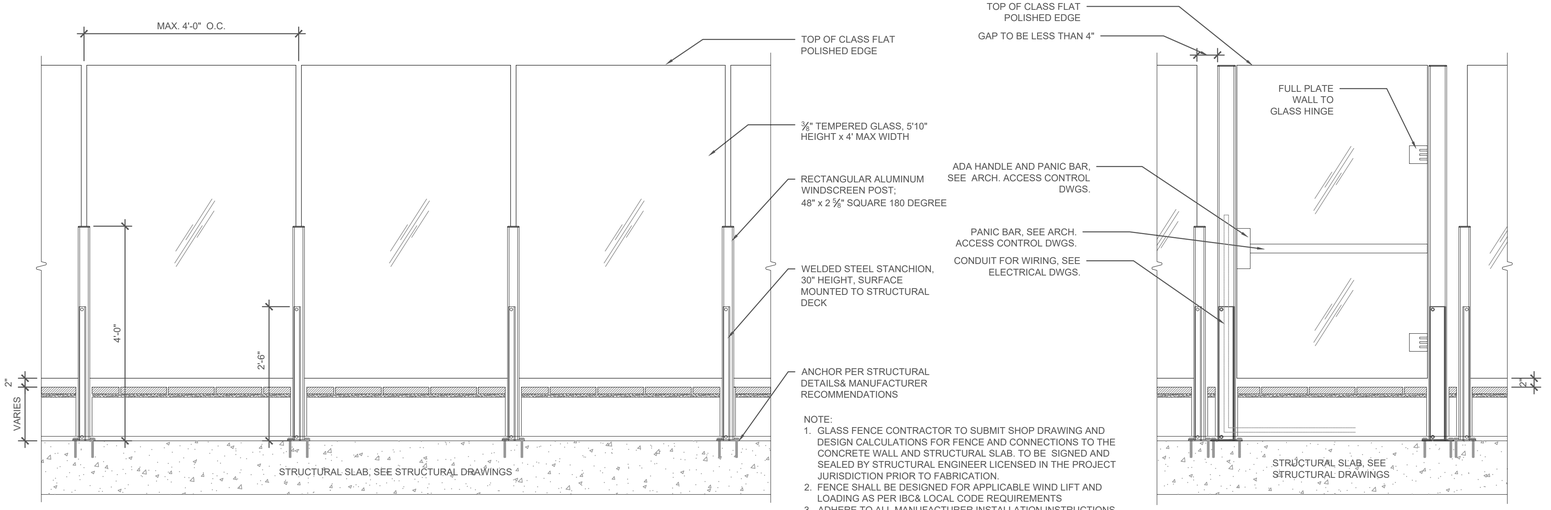
N.T.S.





4 DOG RUN FENCE

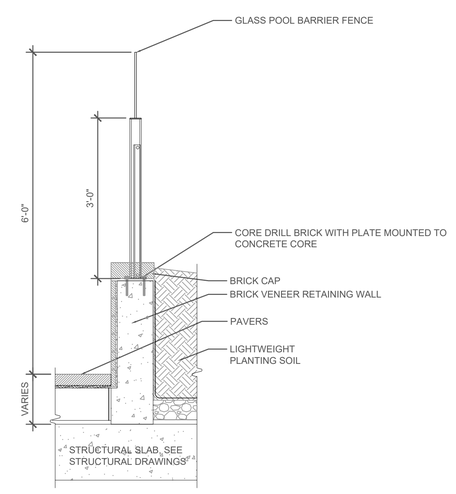
N.T.S.



GLASS FENCE MOUNTED TO STRUCTURAL SLAB

NOTE:
1. GLASS FENCE CONTRACTOR TO SUBMIT SHOP DRAWING AND DESIGN CALCULATIONS FOR FENCE AND CONNECTIONS TO THE CONCRETE WALL AND STRUCTURAL SLAB. TO BE SIGNED AND SEALED BY STRUCTURAL ENGINEER LICENSED IN THE PROJECT JURISDICTION PRIOR TO FABRICATION.
2. FENCE SHALL BE DESIGNED FOR APPLICABLE WIND LIFT AND LOADING AS PER IBC& LOCAL CODE REQUIREMENTS
3. ADHERE TO ALL MANUFACTURER INSTALLATION INSTRUCTIONS.
4. GATE ACCESS HARDWARE TO BE ADA COMPLIANT

GLASS GATE MOUNTED TO STRUCTURAL SLAB



GLASS FENCE ON BRICK WALL

5 GLASS POOL FENCE

N.T.S.

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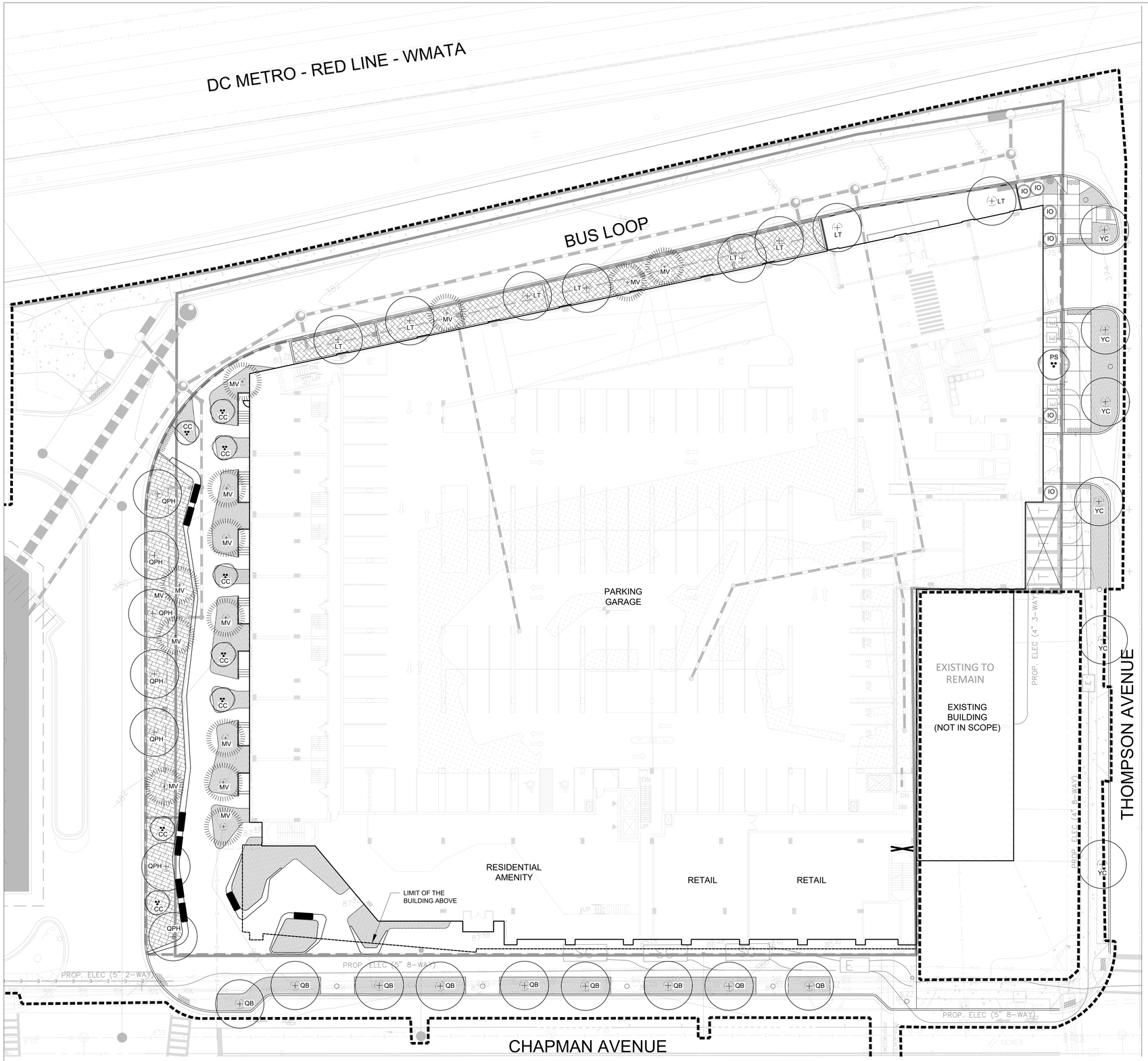
Scale

Drawing
SITE DETAILS

L-203

SITE PLAN SUBMISSION

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SITE PLANTING REFERENCE NOTES

Allied scopes and documentation:

- See Civil Engineering dwgs for all curb and gutters, curb ramps, vehicular aprons, roadways and markings, etc.
- See Architecture dwgs for the building, columns, site walls, garage paving, etc except where noted.
- See Electrical Engineering dwgs for all light fixtures.
- See Civil Engineering or Signage/Wayfinding dwgs for all road signs, branding, etc.
- See Interior Design dwgs for all furnishings/fixtures in outdoor seating areas except where noted.

PA Planting Area

Limit of Work

Property Line

Overhead Architecture

PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME
DECIDUOUS & EVERGREEN TREES		
AR	*Acer rubrum*	Red Maple
BN	*Betula nigra 'Dura-Heat'*	Dura-Heat River Birch
CC	*Cercis canadensis*	Eastern Redbud
IO	*Ilex opaca*	American Holly
LT	*Liriodendron tulipifera*	Tulip Poplar
MV	*Magnolia virginiana*	Sweetbay Magnolia
PS	*Prunus serrulata 'Kwanzan'*	Kwanzan Cherry
PL	*Platanus x acerifolia*	London Plane Tree
QB	*Quercus bicolor*	Swamp White Oak
QPH	*Quercus phellos* 'Hightower'	Hightower Willow Oak
YC	*Prucus x yedoensis*	Yoshino Cherry

NORTH

0 10' 20' 40'
ORIGINAL SCALE: 1"=20'-00"

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Scale

Drawing
PLANTING PLAN - GROUND FLOOR

L-301

SITE PLAN SUBMISSION

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NOTE:
1. SEE SHEET L-401 FOR PLANTING SCHEDULE



NORTH

0 5' 10' 20'
ORIGINAL SCALE: 1"=10'-00"

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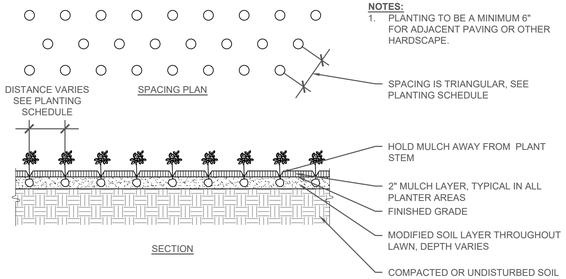
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Drawing
PLANTING PLAN - AMENITY DECK

L-302

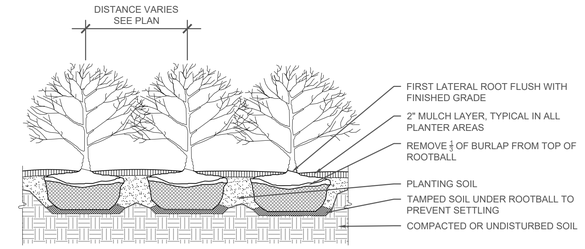
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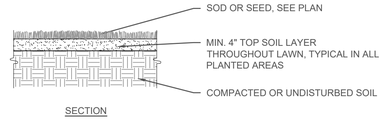


NOTES:
1. PLANTING TO BE A MINIMUM 6" FOR ADJACENT PAVING OR OTHER HARDSCAPE.

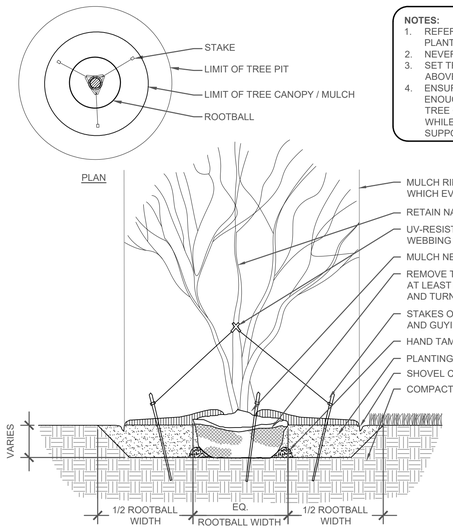
1 GROUNDCOVER PLANTING
1/2" = 1'-0"



2 SHRUB PLANTING
1/2" = 1'-0"

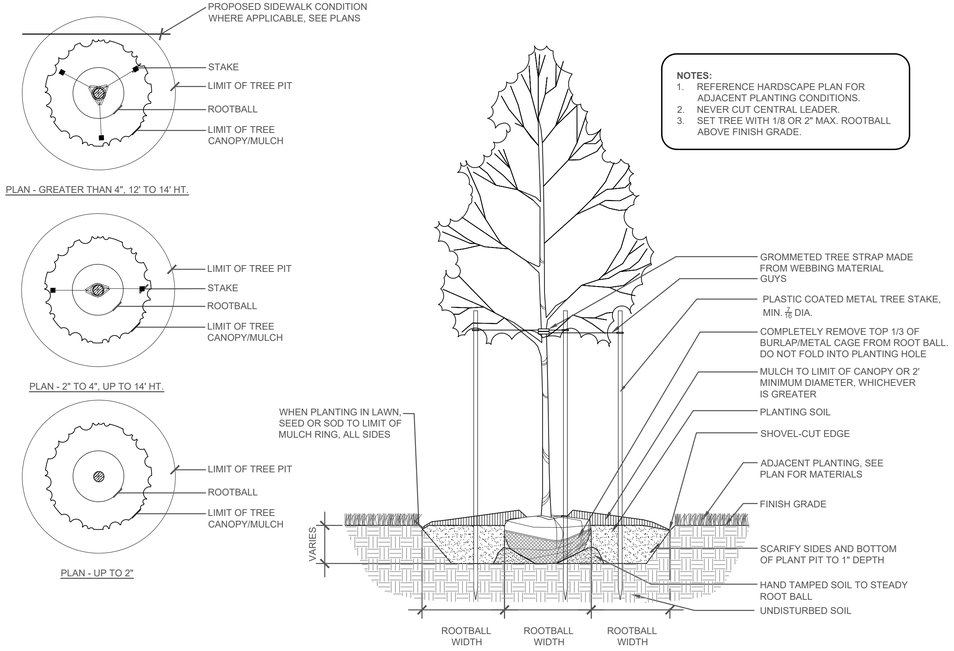


3 LAWN PLANTING
1/2" = 1'-0"



NOTES:
1. REFERENCE PLAN FOR ADJACENT PLANTING CONDITIONS.
2. NEVER CUT CENTRAL LEADER.
3. SET TREE WITH ROOTBALL 1" ABOVE FINISH GRADE.
4. ENSURE RUBBER HOSE IS LOOSE ENOUGH TO ALLOW 2-3 YEARS OF TREE GROWTH WITHOUT GIRDLING WHILE PROVIDING NECESSARY SUPPORT.

4 MULTI-STEM TREE PLANTING
1/2" = 1'-0"



NOTES:
1. REFERENCE HARDSCAPE PLAN FOR ADJACENT PLANTING CONDITIONS.
2. NEVER CUT CENTRAL LEADER.
3. SET TREE WITH 1/8 OR 2" MAX. ROOTBALL ABOVE FINISH GRADE.

5 SHADE TREE PLANTING
1/2" = 1'-0"

Community Planning & Development Services
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DESIGN WORKSHOP
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p. 919.973.6254

INTERIOR DESIGNER
NILES BOLTON ASSOCIATES
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p. 404.365.7600

HINES

TWINBROOK MULTIFAMILY

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EXPIRATION DATE:

no.	date	revision

Project Name
TWINBROOK MULTIFAMILY

Project Number
220252.00

Date
10.10.24

Scale

Drawing
PLANTING DETAILS

L-401

SITE PLAN SUBMISSION

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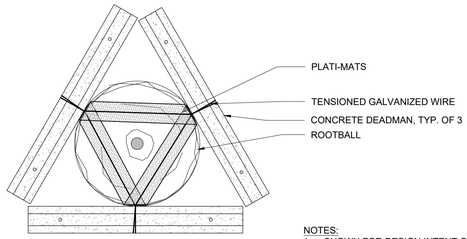
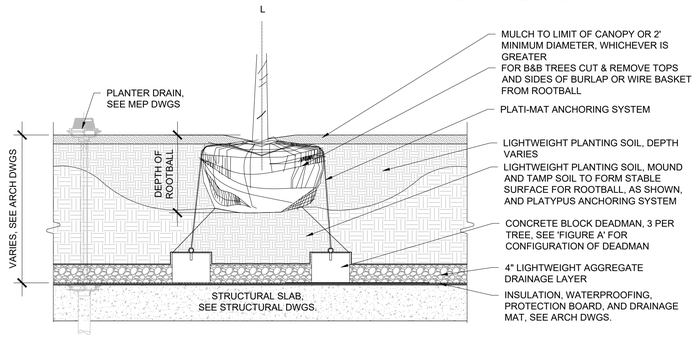


FIGURE A

NOTES:
1. SHOWN FOR DESIGN INTENT ONLY
2. PLATIPUS ANCHOR SYSTEM AND DEADMAN SHALL BE INSTALLED PRIOR TO ANY SOIL FILL
3. DEADMAN SHALL NOT BE CUT DOWN.



1 TREE PLANTING, ON STRUCTURE

1/2" = 1'-0"

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Project Number
220252.00

Date
10.10.24

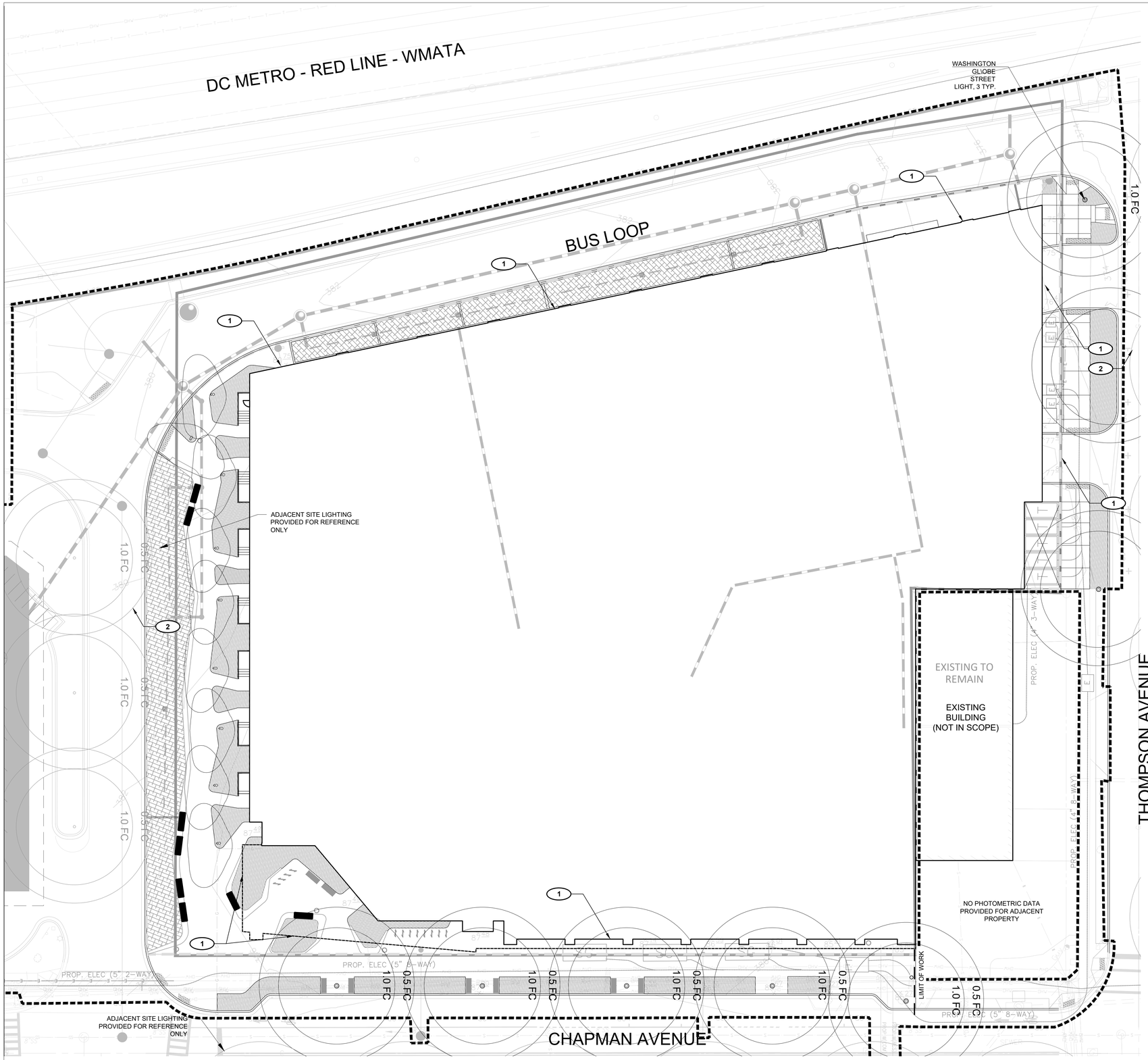
Scale

Drawing
PLANTING DETAILS

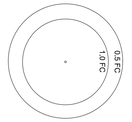
L-402

SITE PLAN SUBMISSION

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LIGHTING LEGEND



WASHINGTON GLOBE, STANDARD STREET LIGHTS



BOLLARD LIGHT, TYP.

LIGHTING REFERENCE NOTES

1. BUILDING MOUNTED ARCHITECTURAL LIGHTING WILL BE EMPLOYED IN THIS AREA; DATA FROM THIS LIGHTING NOT INCLUDED WITH THIS PHOTOMETRICS DATA
2. ADJACENT SITE LIGHTING PROVIDED FOR REFERENCE ONLY

NORTH

0 5' 10' 20'
ORIGINAL SCALE: 1"=10'-00"

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Project Number
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10.10.24

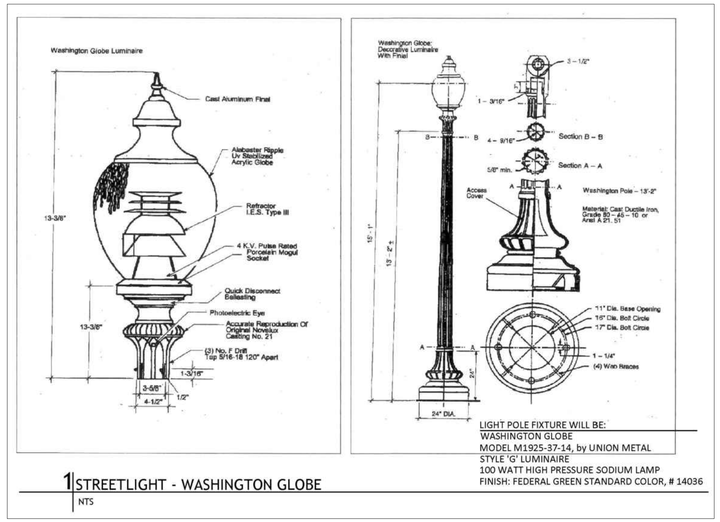
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Drawing
LIGHTING PLAN

L-501

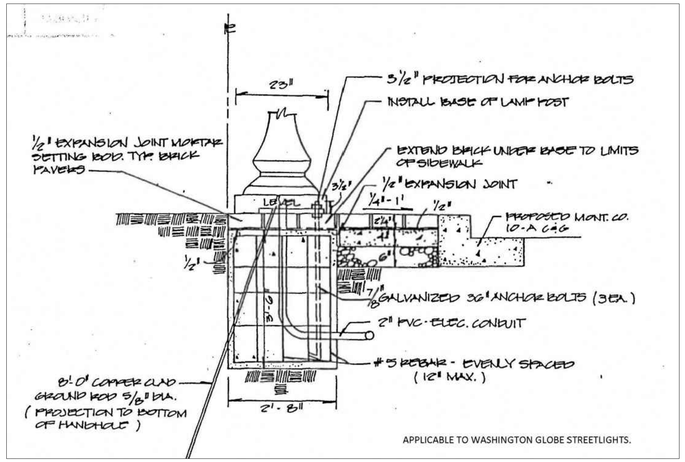
SITE PLAN SUBMISSION

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1 STREETLIGHT - WASHINGTON GLOBE
NTS

1 STREETLIGHT, TYPICAL
N.T.S.



APPLICABLE TO WASHINGTON GLOBE STREETLIGHTS.

2 STREETLIGHT FOUNDATION, TYPICAL
N.T.S.





NOTE:
- IMAGE SHOWN FOR REFERENCE ONLY

3 BOLLARD LIGHT, TYPICAL
N.T.S.

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NORTH

0 10' 20' 40'
ORIGINAL SCALE: 1"=20'-00"

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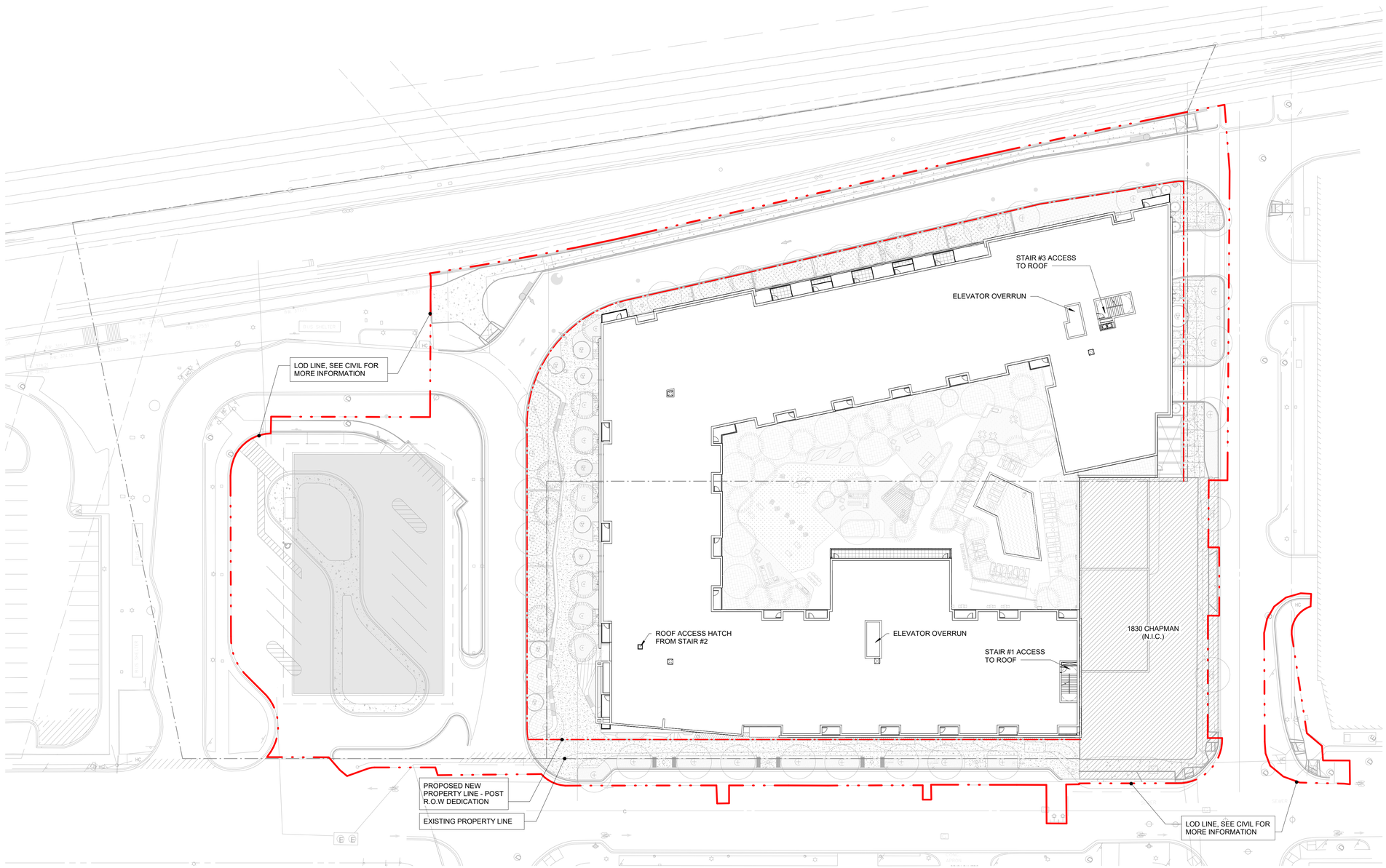
Drawing
LIGHTING DETAILS

L-601

SITE PLAN SUBMISSION

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OVERALL SITE PLAN PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY.
SEE CIVIL SHEETS FOR MORE INFORMATION.



9E OVERALL SITE PLAN
A-201 | A.001 1" = 30'-0"

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EXPIRATION DATE:

no.	date	revision

Project Name
TWINBROOK MULTIFAMILY

Project Number
220252.00

Date
10.09.2024

Scale
1" = 30'-0"

Drawing
OVERALL SITE PLAN

A.001

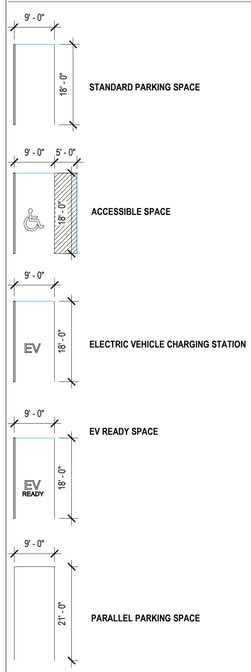
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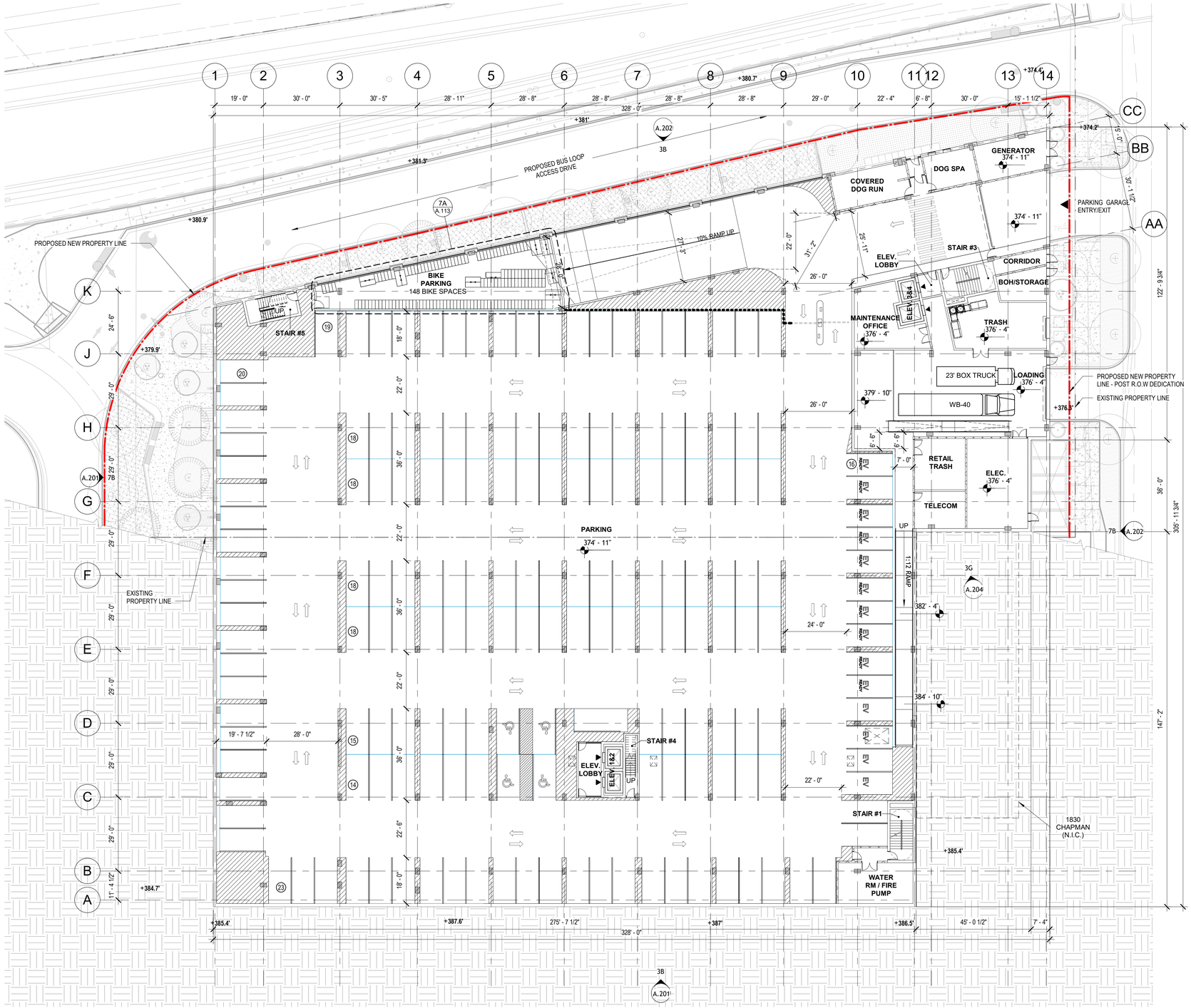
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PARKING SCHEDULE BY LEVEL	
PARKING TYPE	PARKING COUNT
LEVEL P1	
STANDARD	160
PARALLEL	1
EV READY SPACE	10
EV CHARGING STATION	4
ACCESSIBLE	4
LEVEL 1	
STANDARD	105
EV READY SPACE	6
EV CHARGING STATION	4
ACCESSIBLE	2
LEVEL 2	
STANDARD	127
PARALLEL	1
EV READY SPACE	8
EV CHARGING STATION	2
ACCESSIBLE	3
	437

PARKING LEGEND





7B FLOOR PLAN - LEVEL P1

A-201 | A.100 1" = 20'-0"

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Project Number
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Date
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Drawing
FLOOR PLAN - LEVEL P1

A.100

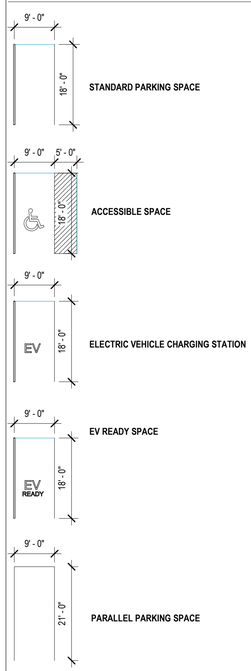
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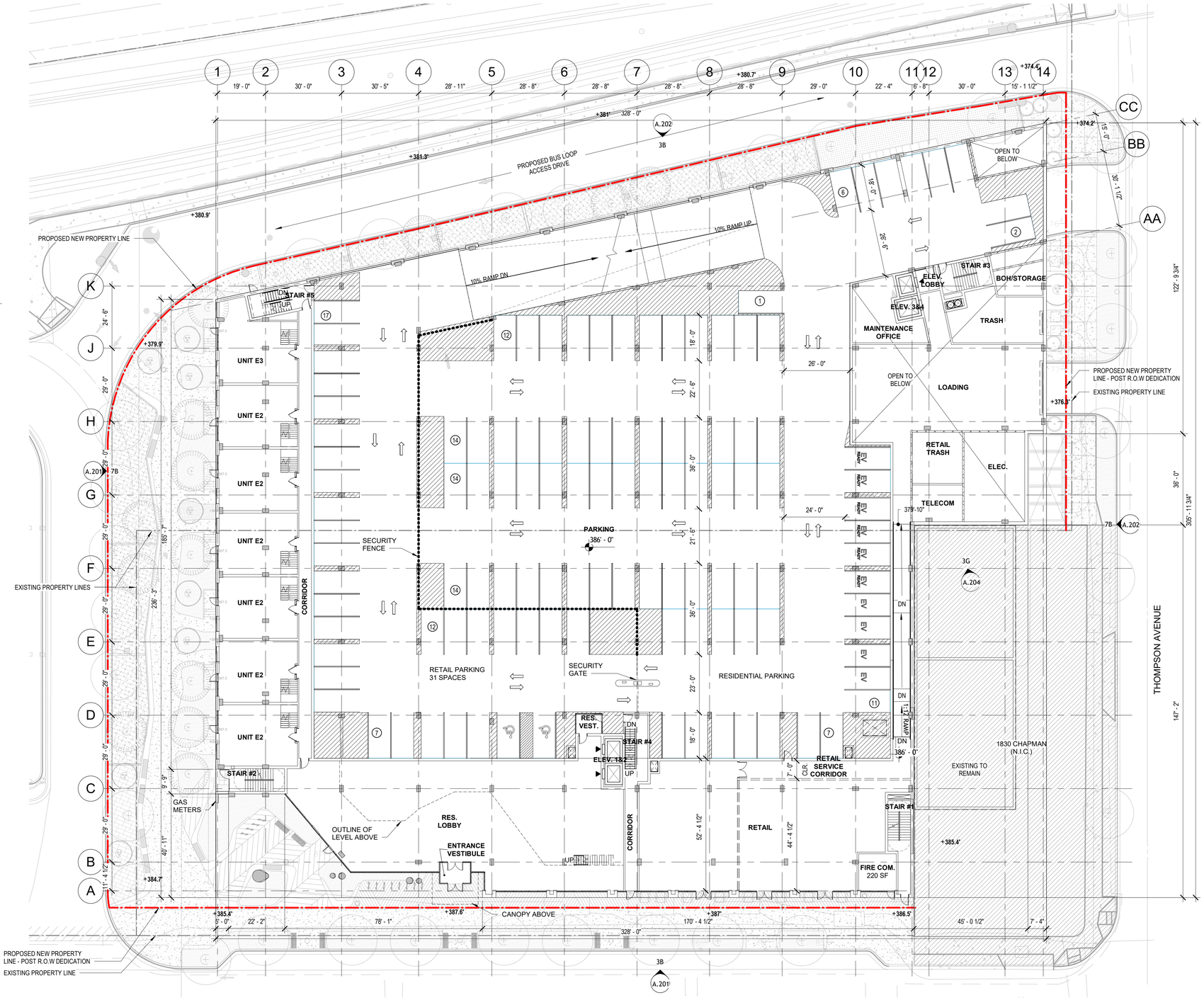
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PARKING SCHEDULE BY LEVEL	
PARKING TYPE	PARKING COUNT
LEVEL P1	
STANDARD	160
PARALLEL	1
EV READY SPACE	10
EV CHARGING STATION	4
ACCESSIBLE	4
LEVEL 1	
STANDARD	105
EV READY SPACE	6
EV CHARGING STATION	4
ACCESSIBLE	2
LEVEL 2	
STANDARD	127
PARALLEL	1
EV READY SPACE	8
EV CHARGING STATION	2
ACCESSIBLE	3
	437

PARKING LEGEND





7B FLOOR PLAN - GROUND FLOOR
A-102 | A.101 1" = 20'-0"

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Project Number
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FLOOR PLAN - LEVEL 01

A.101

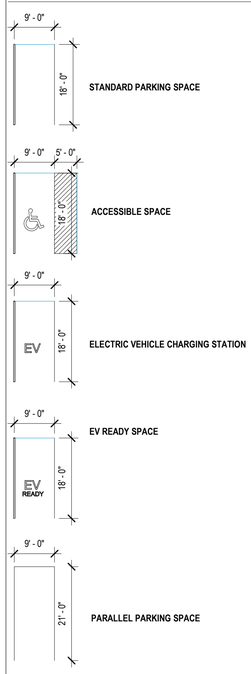
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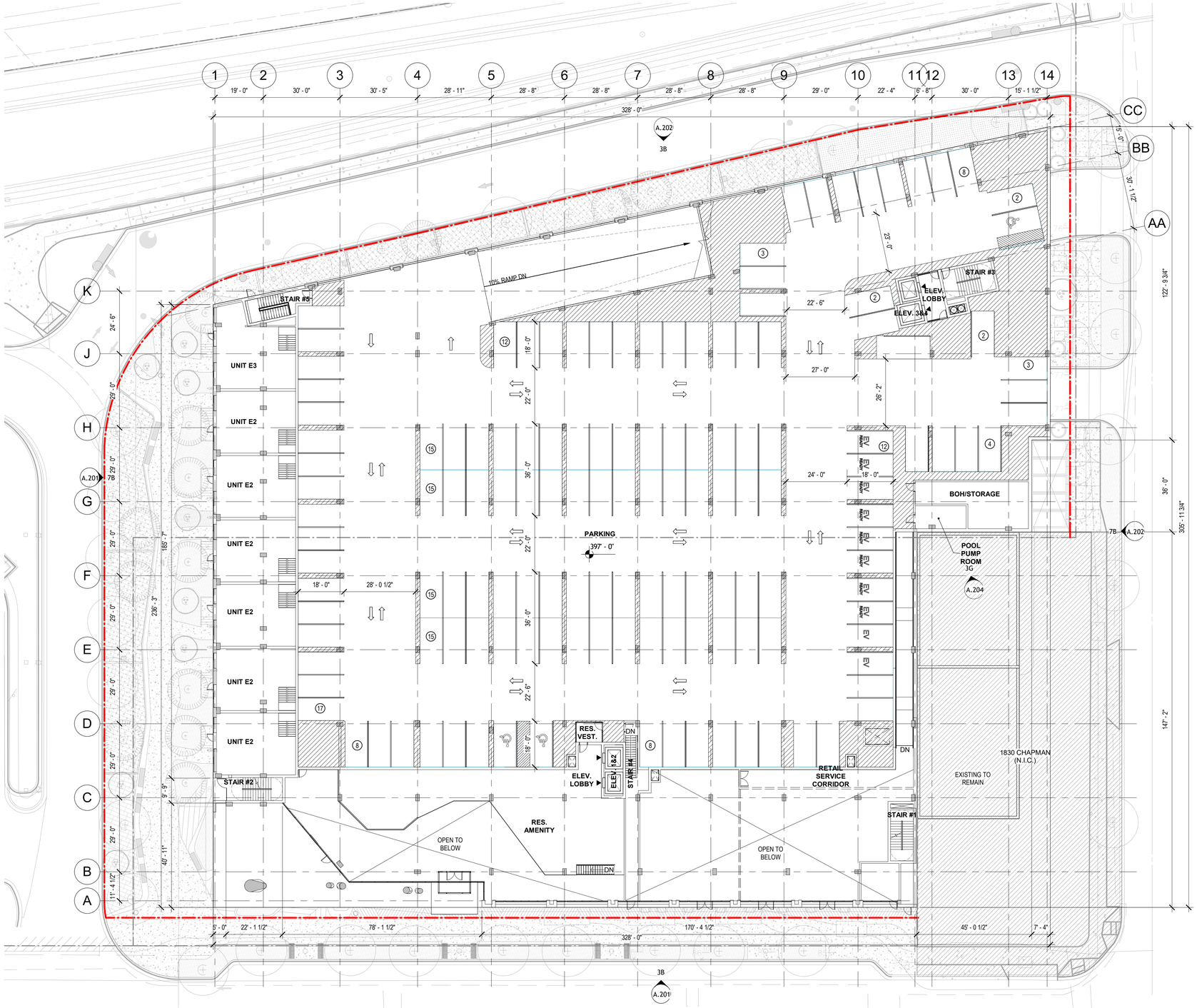
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PARKING SCHEDULE BY LEVEL	
PARKING TYPE	PARKING COUNT
LEVEL P1	
STANDARD	160
PARALLEL	1
EV READY SPACE	10
EV CHARGING STATION	4
ACCESSIBLE	4
LEVEL 1	
STANDARD	105
EV READY SPACE	6
EV CHARGING STATION	4
ACCESSIBLE	2
LEVEL 2	
STANDARD	127
PARALLEL	1
EV READY SPACE	8
EV CHARGING STATION	2
ACCESSIBLE	3
	437

PARKING LEGEND





7B FLOOR PLAN - LEVEL 02

A-102 | A.102 1" = 20'-0"

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Drawing
FLOOR PLAN - LEVEL 02

A.102

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7B FLOOR PLAN - LEVEL 03

A-102 | A.103 1" = 20'-0"

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EXPIRATION DATE:

no.	date	revision

Project Name
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Scale
1" = 20'-0"

Drawing
FLOOR PLAN - LEVEL 03

A.103

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7B FLOOR PLAN - LEVEL 04

A-201 | A.104 1" = 20'-0"

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INTERIOR DESIGNER
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p. 404.365.7600

HINES

TWINBROOK MULTIFAMILY

1800 CHAPMAN AVE, ROCKVILLE
MD 20852

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EXPIRATION DATE:

no.	date	revision

Project Name
TWINBROOK MULTIFAMILY

Project Number
220252.00

Date
10.09.2024

Scale
1" = 20'-0"

Drawing
FLOOR PLAN - LEVEL 04

A.104

SITE PLAN RESUBMISSION

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7B FLOOR PLAN - TYPICAL (LEVELS 5 - 8)

A-201 | A.105 1" = 20'-0"

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220252.00

Date
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Scale
1" = 20'-0"

Drawing
FLOOR PLAN - TYPICAL (LEVELS 5 - 8)

A.105

SITE PLAN RESUBMISSION

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7B FLOOR PLAN - LEVEL 09

A-201 | A.109 1" = 20'-0"

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Scale
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Drawing
FLOOR PLAN - LEVEL 09

A.109

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7B FLOOR PLAN - LEVEL 10

A-201 | A.110 1" = 20'-0"

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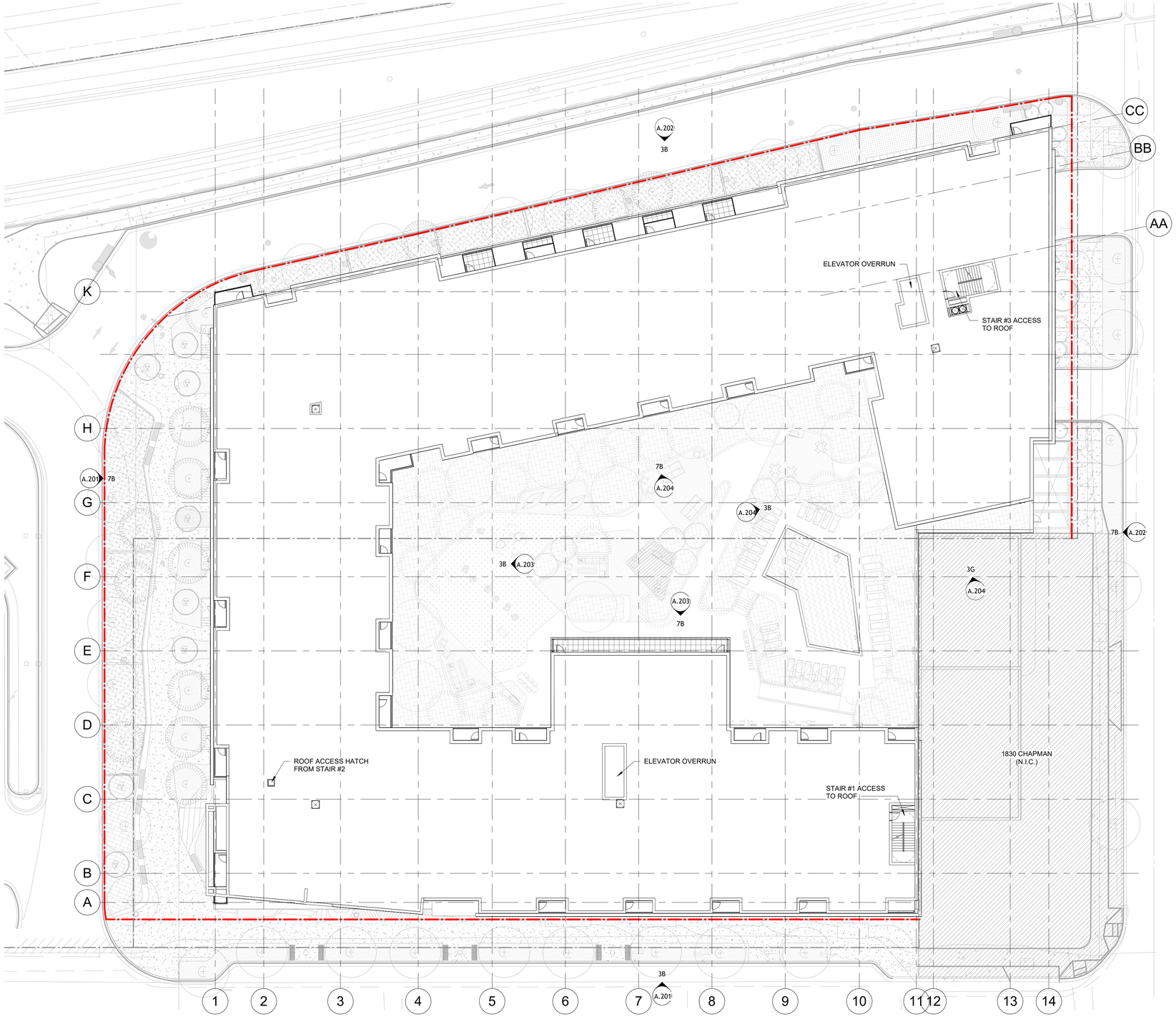
Drawing
FLOOR PLAN - LEVEL 10

A.110

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7B ROOF PLAN

A-201 | A.111 1" = 20'-0"

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Scale
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Drawing
ROOF PLAN

A.111

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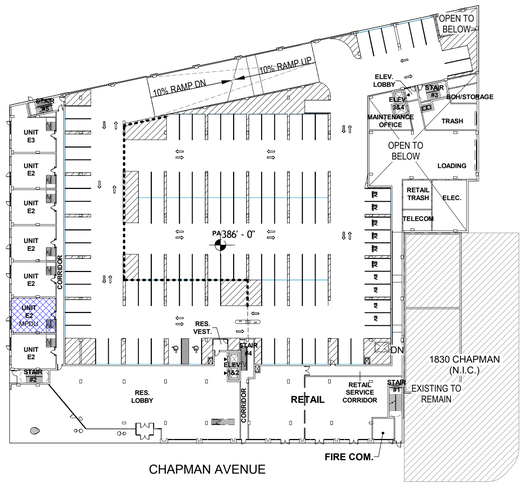
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MPDU LEGEND

MPDU

MPDU SCHEDULE		
UNIT TYPE	BEDROOM DESIGNATION	AREA
LEVEL 1		
UNIT E2	3 BEDROOM	1376 SF
LEVEL 1: 1		
LEVEL 3		
UNIT S1	STUDIO	482 SF
UNIT JR1A	JUNIOR 1 BEDROOM	614 SF
UNIT A1	1 BEDROOM	694 SF
UNIT A1	1 BEDROOM	697 SF
UNIT A2	1 BEDROOM	628 SF
UNIT A3	1 BEDROOM	770 SF
UNIT C1	2 BEDROOM	937 SF
UNIT C1	2 BEDROOM	939 SF
UNIT C1	2 BEDROOM	983 SF
UNIT C1	2 BEDROOM	1039 SF
UNIT C7	2 BEDROOM	875 SF
LEVEL 3: 11		
LEVEL 4		
UNIT S1	STUDIO	481 SF
UNIT JR1A	JUNIOR 1 BEDROOM	614 SF
UNIT A1	1 BEDROOM	696 SF
UNIT A1	1 BEDROOM	697 SF
UNIT A2	1 BEDROOM	628 SF
UNIT A2	1 BEDROOM	639 SF
UNIT A2	1 BEDROOM	643 SF
UNIT C1	2 BEDROOM	916 SF
UNIT C1	2 BEDROOM	939 SF
UNIT C1	2 BEDROOM	983 SF
UNIT C1	2 BEDROOM	1039 SF
LEVEL 4: 11		
LEVEL 5		
UNIT S1	STUDIO	483 SF
UNIT JR1A	JUNIOR 1 BEDROOM	614 SF
UNIT A1	1 BEDROOM	697 SF
UNIT A2	1 BEDROOM	628 SF
UNIT C1	2 BEDROOM	916 SF
UNIT C1	2 BEDROOM	939 SF
UNIT C1	2 BEDROOM	942 SF
UNIT C1	2 BEDROOM	983 SF
UNIT C1	2 BEDROOM	1039 SF
UNIT C2	2 BEDROOM	996 SF
UNIT E1	3 BEDROOM	1314 SF
LEVEL 5: 11		
LEVEL 6		
UNIT S1	STUDIO	481 SF
UNIT JR1A	JUNIOR 1 BEDROOM	614 SF
UNIT A1	1 BEDROOM	697 SF
UNIT A1	1 BEDROOM	759 SF
UNIT A2	1 BEDROOM	634 SF
UNIT A2	1 BEDROOM	637 SF
UNIT C1	2 BEDROOM	939 SF
UNIT C1	2 BEDROOM	1039 SF
UNIT C1	2 BEDROOM	1039 SF
UNIT C3	2 BEDROOM	1049 SF
LEVEL 6: 10		
LEVEL 7		
UNIT S1	STUDIO	483 SF
UNIT A1	1 BEDROOM	694 SF
UNIT A1	1 BEDROOM	697 SF
UNIT A2	1 BEDROOM	633 SF
UNIT A2	1 BEDROOM	639 SF
UNIT C1	2 BEDROOM	983 SF
LEVEL 7: 6		
LEVEL 8		
UNIT S1	STUDIO	481 SF
UNIT A1	1 BEDROOM	697 SF
UNIT A2	1 BEDROOM	631 SF
UNIT A2	1 BEDROOM	637 SF
UNIT C1	2 BEDROOM	939 SF
UNIT C1	2 BEDROOM	1039 SF
LEVEL 8: 6		
LEVEL 9		
UNIT S1	STUDIO	480 SF
UNIT JR1A	JUNIOR 1 BEDROOM	614 SF
UNIT A1	1 BEDROOM	697 SF
UNIT A2	1 BEDROOM	637 SF
UNIT C1	2 BEDROOM	982 SF
LEVEL 9: 5		
LEVEL 10		
UNIT JR1A	JUNIOR 1 BEDROOM	614 SF
UNIT A1	1 BEDROOM	697 SF
UNIT A2	1 BEDROOM	627 SF
UNIT A2	1 BEDROOM	634 SF
UNIT C1	2 BEDROOM	982 SF
LEVEL 10: 5		
Grand total: 66		

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4A FLOOR PLAN - GROUND FLOOR (TWO-STORY UNITS)

A-102 | A.112 1" = 50'-0"



3E FLOOR PLAN - LEVEL 03

A-102 | A.112 1" = 50'-0"



3H FLOOR PLAN - LEVEL 04

A-201 | A.112 1" = 50'-0"



6A FLOOR PLAN - LEVEL 5

A-201 | A.112 1" = 50'-0"



6E FLOOR PLAN - LEVEL 6

A-201 | A.112 1" = 50'-0"



6H FLOOR PLAN - LEVEL 7

A-201 | A.112 1" = 50'-0"



9A FLOOR PLAN - LEVEL 8

A-201 | A.112 1" = 50'-0"



9E FLOOR PLAN - LEVEL 09

A-201 | A.112 1" = 50'-0"



9H FLOOR PLAN - LEVEL 10

A-201 | A.112 1" = 50'-0"

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TWINBROOK MULTIFAMILY

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Scale
As indicated

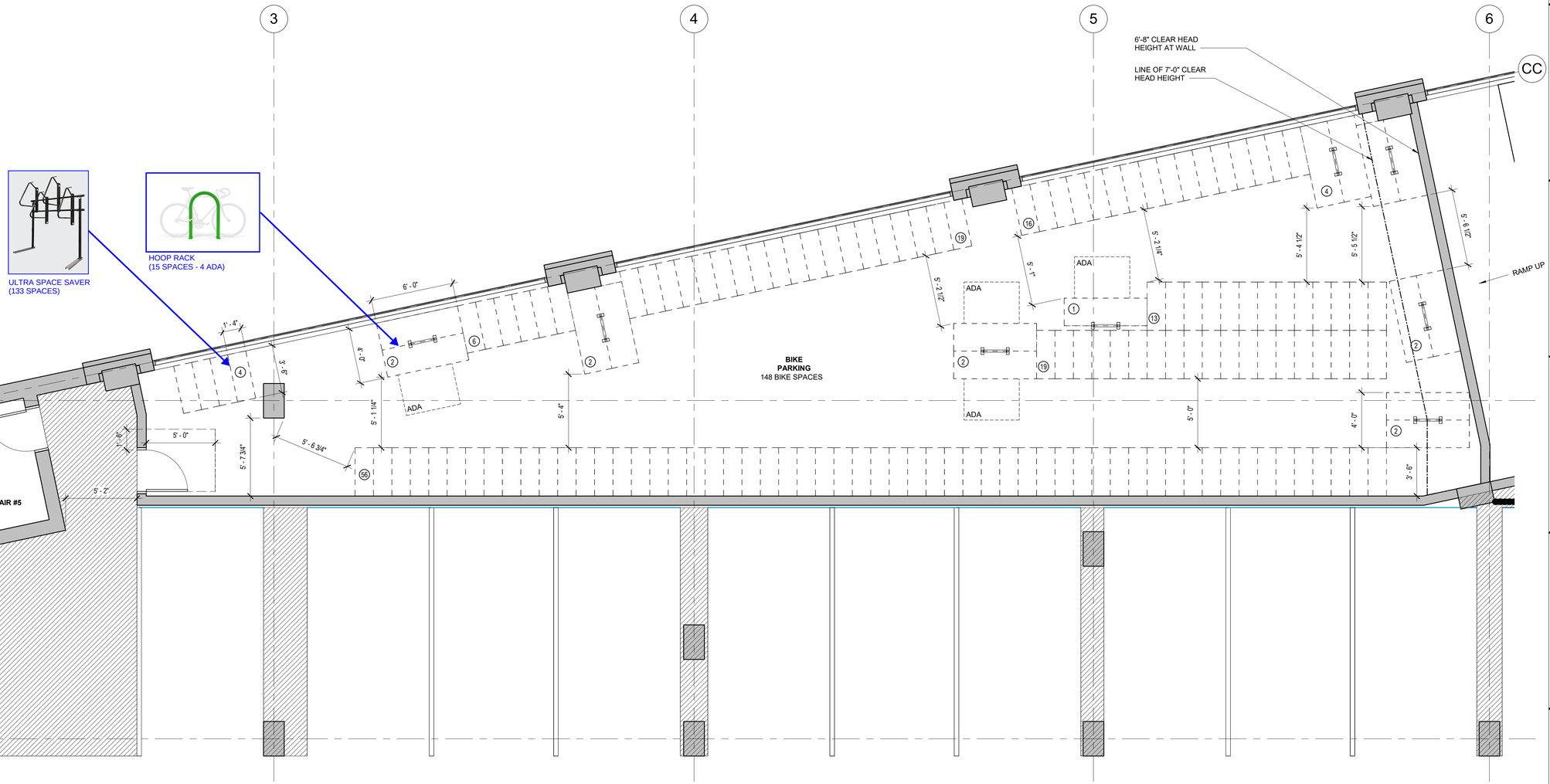
Drawing
MPDU DESIGNATION FLOOR PLANS

A.112

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7A ENLARGED BIKE PARKING ROOM PLAN - LEVEL P1

A-201 | A.113 1/4" = 1'-0"

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Scale
1/4" = 1'-0"

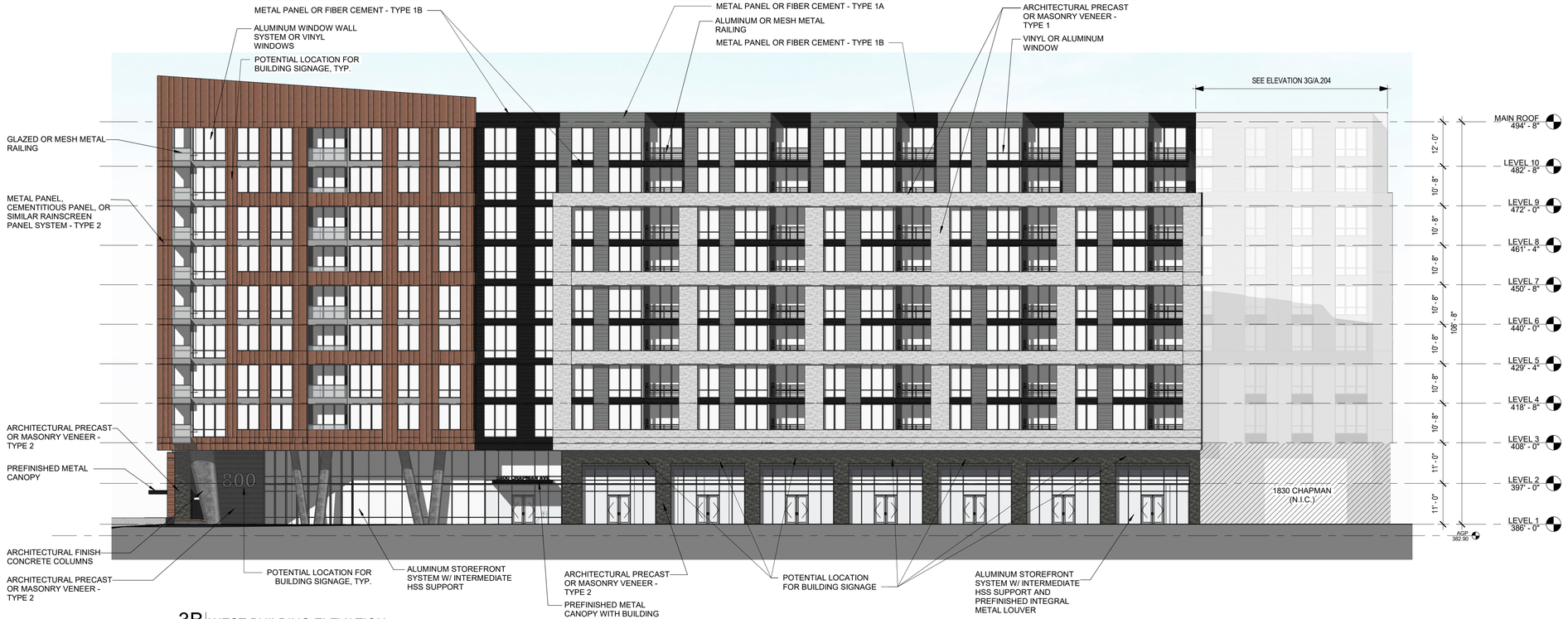
Drawing
BIKE ROOM FLOOR PLAN

A.113

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3B WEST BUILDING ELEVATION

A-100 | A.201 | 1/16" = 1'-0"



7B NORTH BUILDING ELEVATION

A-100 | A.201 | 1/16" = 1'-0"

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Scale
1/16" = 1'-0"

Drawing
EXTERIOR ELEVATIONS

A-201 7B

3B
A-201

BUILDING ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY. DIMENSIONS AND LOCATIONS OF SETBACKS, PROJECTIONS AND ARCHITECTURAL ELEMENTS, MATERIALS AND COLORS ARE SUBJECT TO CHANGE.

A.201

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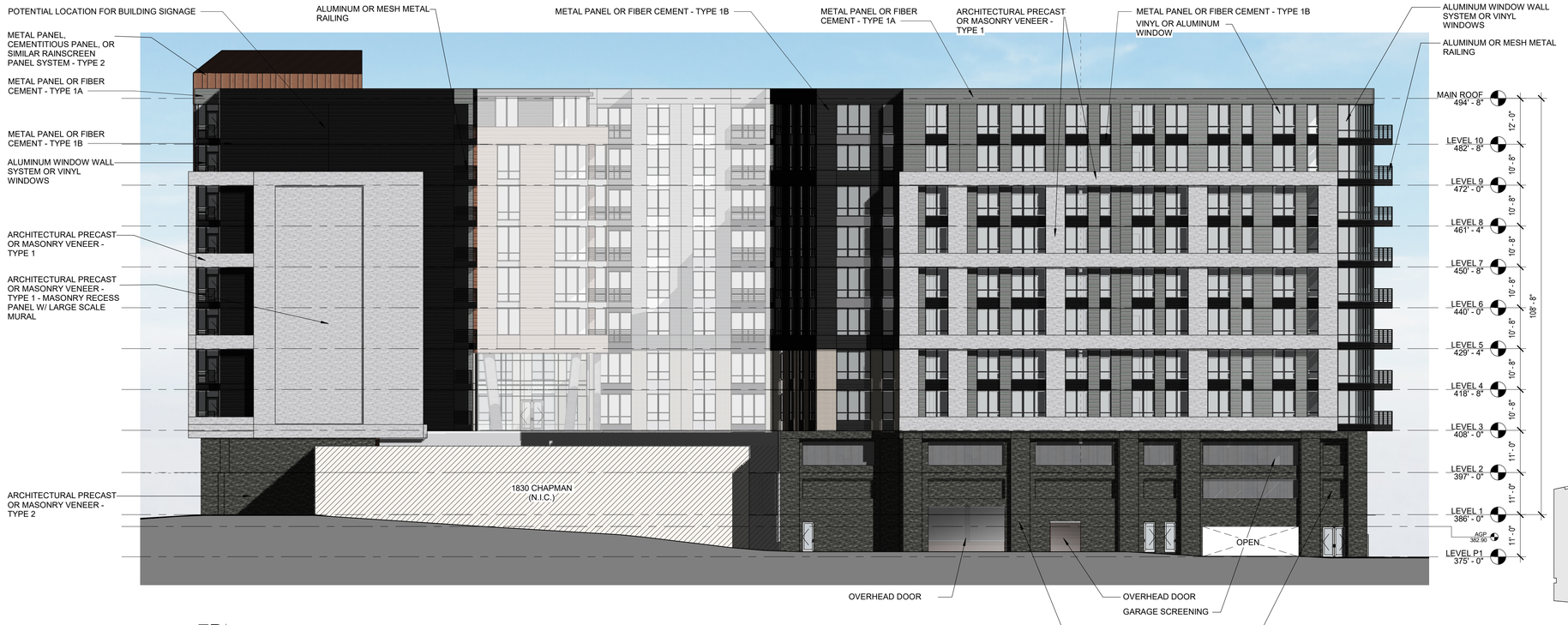
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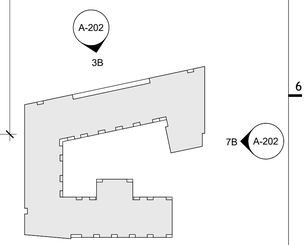
3B EAST BUILDING ELEVATION

A-100 | A.202 1/16" = 1'-0"



7B SOUTH BUILDING ELEVATION

A-100 | A.202 1/16" = 1'-0"



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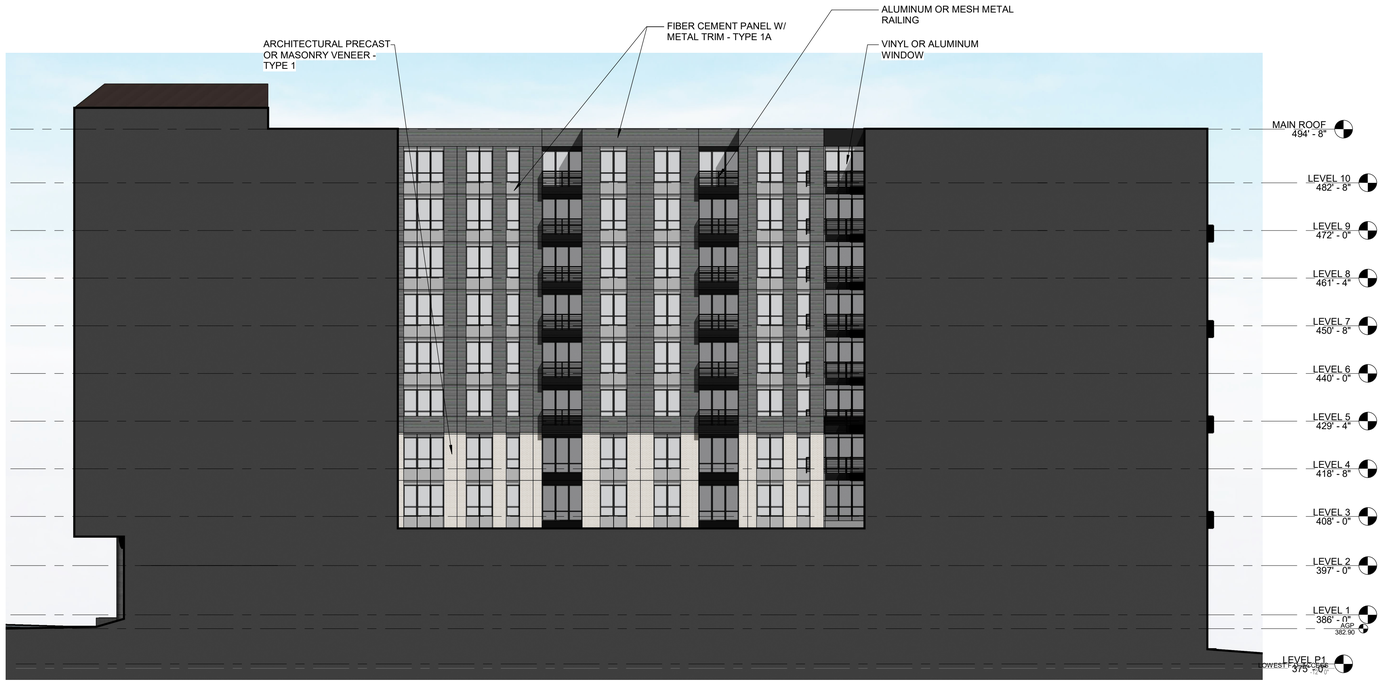
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EXTERIOR ELEVATIONS

A.202

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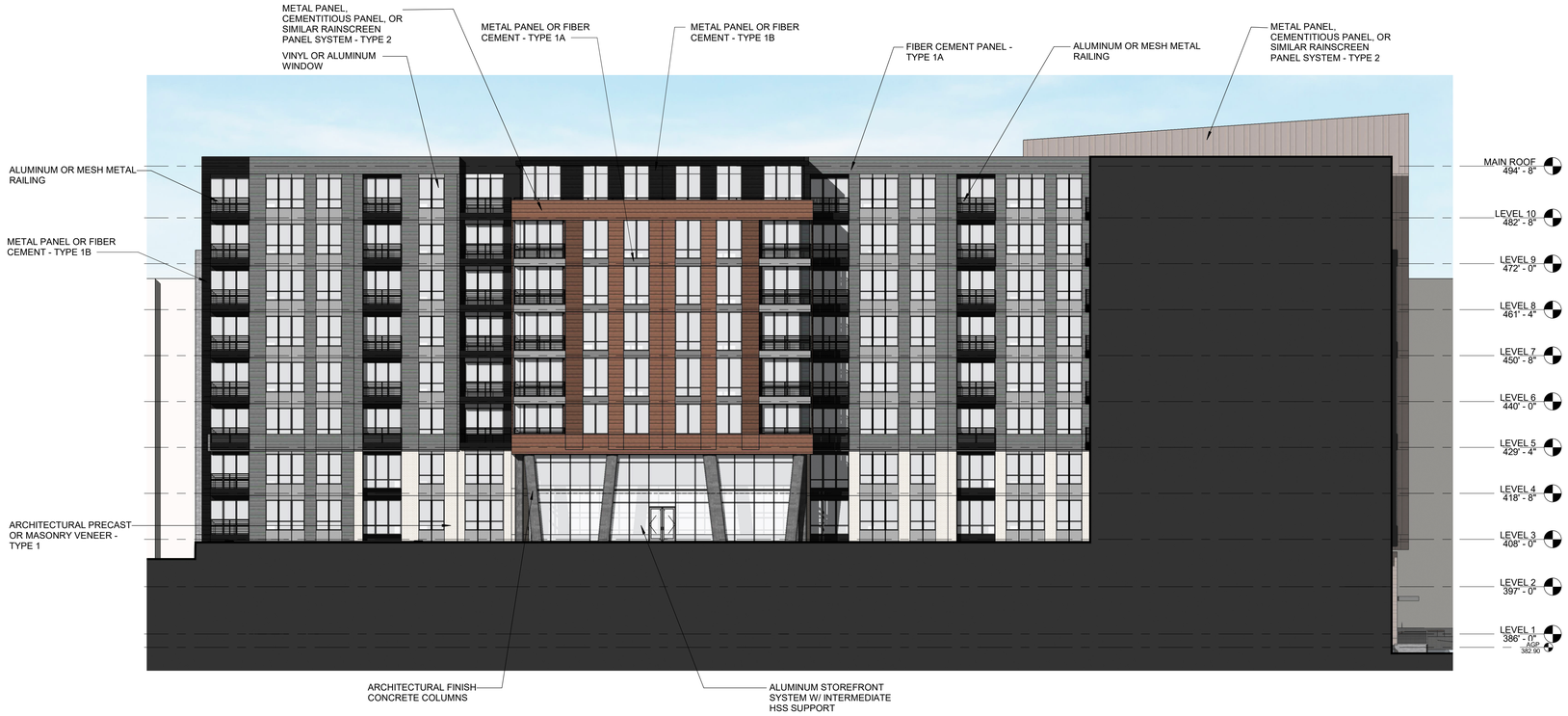
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3B NORTH COURTYARD ELEVATION

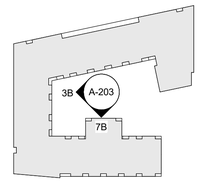
A-103 | A.203 1/16" = 1'-0"



7B WEST COURTYARD ELEVATION

A-103 | A.203 1/16" = 1'-0"

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TWINBROOK MULTIFAMILY

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ARCHITECTURE
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PLANNING
INTERIOR DESIGN

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LICENSE NUMBER:
EXPIRATION DATE:

no.	date	revision

Project Name
TWINBROOK MULTIFAMILY

Project Number
220252.00

Date
10.09.2024

Scale
1/16" = 1'-0"

Drawing
EXTERIOR ELEVATIONS - COURTYARD

A.203

SITE PLAN RESUBMISSION

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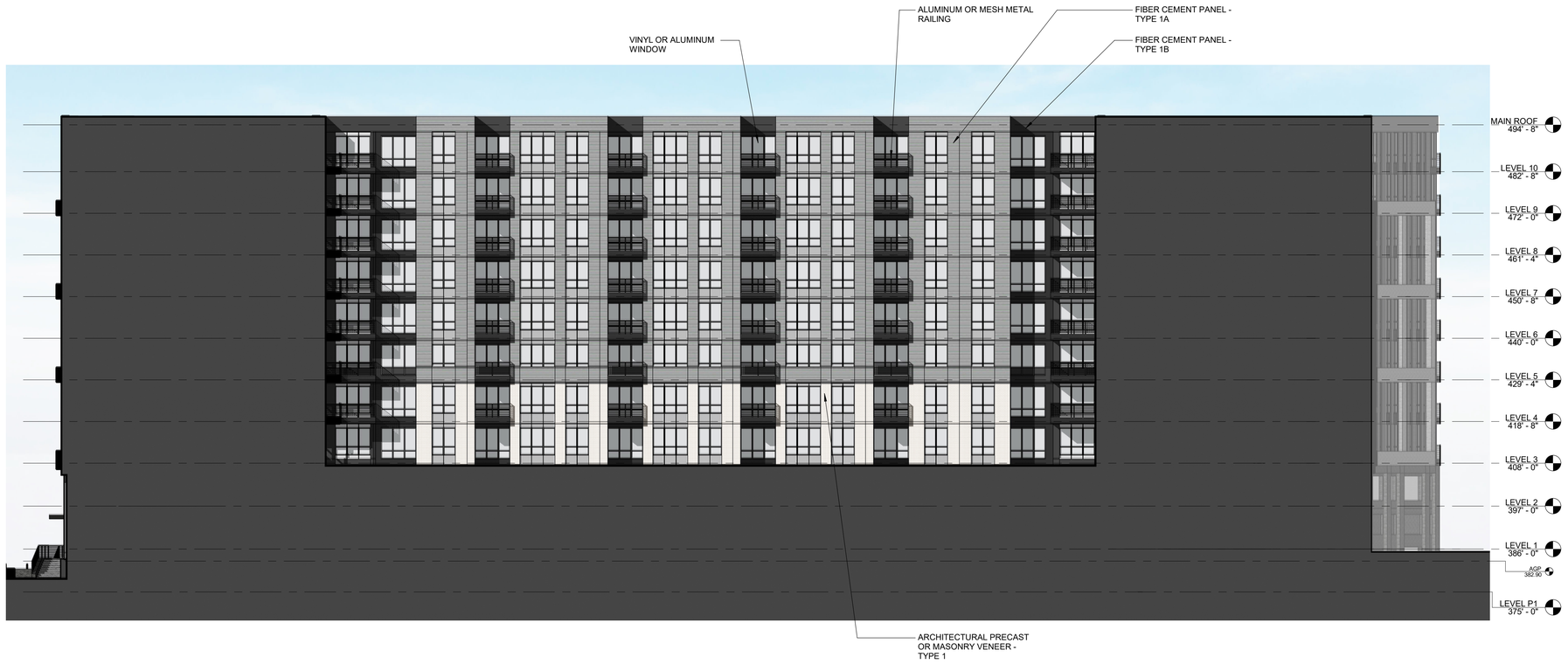
3B SOUTH COURTYARD ELEVATION

A-103 | A.204 1/16" = 1'-0"



3G SITE PLAN - SOUTH EAST COURTYARD ELEVATION

A-100 | A.204 1/16" = 1'-0"



7B EAST COURTYARD ELEVATION

A-103 | A.204 1/16" = 1'-0"

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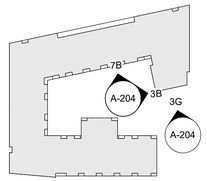
Project Name
TWINBROOK MULTIFAMILY

Project Number
220252.00

Date
10.09.2024

Scale
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Drawing
EXTERIOR ELEVATIONS - COURTYARD



A.204

SITE PLAN RESUBMISSION

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November 4, 2024

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October 9, 2024

Via Email (pds@rockvillemd.gov)
Mr. Nelson Ortiz
Principal Planner, City of Rockville
111 Maryland Avenue
Rockville, Maryland 20850

Re: Level 2 Site Plan No. STP2022-00436 for Redevelopment of 1800 and 1818 Chapman Avenue, and a Portion of 1700 Chapman Avenue, City of Rockville (the "Property", as more specifically defined below) – October 2024 Revised Application Cover Letter

Dear Mr. Ortiz:

On behalf of Hines (the "Applicant"), please find enclosed a revised application (the "Site Plan") for a Level 2 Site Plan for the Property, submitted pursuant to Section 25.07.05 of the City of Rockville (the "City") Zoning Ordinance (the "Zoning Ordinance"). Project Plan No. PJT2022-00014 (the "Project Plan") was approved on October 3, 2022 for 1800 and 1818 Chapman Avenue, and a portion of 1700 Chapman Avenue, due to 1700 Chapman Avenue's inclusion in the Planned Development, Twinbrook Commons ("PD-TC").[1] Collectively, the Project Plan and Site Plan are referred to as the "Applications". The Site Plan was originally submitted to the City for review on November 22, 2021, and has received several rounds of Development Review Committee ("DRC") comments, most recently on October 10, 2023. Since that time, aside from addressing the DRC comments, the Applicant, at the request of the Washington Metropolitan Area Transit Authority ("WMATA"), has been working with the City to relocate the proposed stormwater management vault, which had been proposed to be located underneath the bus loop, to an area just north of the Property which was reclassified to "Transit Facilities & Open Space" by the previously approved Project Plan. We understand that WMATA and the City have also been separately discussing future improvements in the "Transit Facilities & Open Space" area, though we note the Applicant is not a party to these discussions and any future improvements in this area would be separately implemented by others outside of this Site Plan process. As a result, this Application cover letter has been updated from that submitted in November 2021, to reference the above-mentioned stormwater management vault design revision.

INTRODUCTION

[1] As documented in the Project Plan materials, 1800 and 1818 Chapman Avenue were only included with the Project Plan due to City Staff's request for ease of review, which the Applicant agreed to despite that under the Zoning Ordinance provisions 1800 and 1818 Chapman would not otherwise require Project Plan approval.

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The Applicant proposes to assemble 1800 and 1818 Chapman Avenue and a portion of 1700 Chapman Avenue owned by WMATA in order to construct an approximately 437-unit multifamily residential project with approximately 5,075 square feet of ground floor retail, as well as a new bus access point into the Twinbrook Metro Station (the "Project"). Currently, Hines is the contract purchaser of the 1800 and 1818 Chapman Avenue parcels (collectively, the "1800 Chapman Assemblage"), comprised of approximately 45,797 net square feet[2] of area (after required right-of-way dedication), identified as Lots 2, 3, 4, 5, and 6, Block 4 of the Halpine subdivision recorded in Plat Book B, Page 28 of the Land Records of Montgomery County, Maryland (the "Land Records"). 1700 Chapman Avenue ("1700 Chapman") is identified as Lot 1, Block B of the Twinbrook Station subdivision on a record plat recorded in the Land Records at Plat No. 23781. While 1700 Chapman is approximately 359,016 square feet in size, the portion of 1700 Chapman included in this Site Plan (the "WMATA Site") is comprised of approximately 51,683 square feet. Collectively, the 1800 Chapman Assemblage and the WMATA Site are referred to as the "Property" that is the subject of this Site Plan application.

PROPERTY DESCRIPTION

The WMATA Site is zoned PD-TC, while the 1800 Chapman Assemblage is zoned Mixed-Use Transit District ("MXTD"), all of which is located within the boundaries of the 2016 Rockville Pike Neighborhood Plan (the "Rockville Pike Plan") in the area identified as the South Pike. The Rockville Pike Plan designates the 1800 Chapman Assemblage for core (transit-oriented) land uses. *p. 4-22*. The Plan notes that the "core is where the highest density should be encouraged, by 1) allowing the tallest building heights in the Plan Area and 2) requiring that the majority of building facades be located at the sidewalk." *p. 4-24*. The WMATA Site is also located within the boundaries of the South Pike of the Rockville Pike Plan and, as noted, is zoned PD-TC. Pursuant to Section 25.14.30(a) of the Zoning Ordinance, the "PD-TC Zone is regulated in accordance with the preliminary development plan approved by the Mayor and Council by Resolution No. 9-05 on April 4, 2005, as may be amended". On April 4, 2005, the Mayor and Council approved Preliminary Development Plan No. PDP2004-00009 for a 26.49-acre site (including 1700 Chapman) (the "PDP"). The PDP previously approved a 6-9 level structured parking garage on the WMATA Site. As noted, the Project Plan was approved by the City of Rockville on October 3, 2022, in order to amend the PDP "to allow a portion of a mixed-use building, a relocated bus loop and reclassification of a portion of the site to 'Transit Facilities and Open Space'" on the WMATA Site.

The 1800 Chapman Assemblage is currently improved with two single-story buildings – one that is vacant and the other an auto body shop – comprised of approximately 20,000 square feet and surface parking. The WMATA Site is improved with a stormwater management pond. Immediately north of the Property is the Twinbrook Metro Station, and immediately east of the Property are the Metro tracks and CSX/MARC rail line. The property to the west across Chapman Avenue is developed with the six-story Galvan at Twinbrook, which includes multi-family

[2] This is a net square footage figure, after approximately 3,381 square feet of right-of-way dedication along Chapman Avenue.

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residential dwellings above ground-floor retail, a grocery store, and restaurant uses. South of the Property, across Thompson Avenue, is the six-story Escher project, which also contains multi-family residential dwellings above ground-floor retail. Notably, there are no single-family detached residential units anywhere in the vicinity of the Property, as directly across the Metro and CSX/MARC tracks is the east side of the Twinbrook Metro Station and a four-story office building just south of that located on Parklawn Drive.

As a result, the proposed building height for the Project – maximum building height of 120 feet – is appropriate for the proximity of the Project directly adjacent to the Twinbrook Metro Station, less than 300 feet from the pedestrian entrance on the west side of the station. Located closer to the Twinbrook Metro Station's west side than any recent redevelopment project in the area, the Property is ideally situated for the proposed transit-oriented, mixed-use Project. It will further enliven and activate this growing area near the Twinbrook Metro Station with a variety of uses, and a vastly improved public and pedestrian experience for anyone traveling to and from Metro. Further, the relocated bus loop, along the east side of the WMATA Site, adjacent to the Metro and CSX/MARC tracks, will pull this use away from the western entrance into the Metro Station, instead allowing for future implementation by WMATA of an approximately one-acre urban plaza in its place.

PROJECT DESCRIPTION

The Applicant proposes to unify the currently disparate pieces of the 1800 Chapman Assemblage and the WMATA Site – a single-story vacant building, an auto body shop, and a stormwater management pond – into an activated, mixed-use project that makes the highest and best use of this site directly adjacent to the Twinbrook Metro Station. As such, the site has direct connection to transit (Metro and bus), vehicular, and pedestrian access connecting the Property to the rest of the region.

Notably, the Project proposes a new access point into the bus facilities at Twinbrook Metro Station in anticipation of a possible future reconfiguration of the bus loop. This one-way, bus-only loop would be accessed from Thompson Avenue where buses would proceed into the Twinbrook Metro Station and then exit onto Chapman Avenue. In order to accommodate this, the Applicant will be replacing the existing stormwater management pond on the WMATA Site with an underground vault located in the area shown as "Transit Facilities & Open Space" on the Project Plan. This proposal, coordinated closely with WMATA, will vastly improve the functioning of the Twinbrook Metro Station as a whole, and the bus access point in particular, while accommodating a variety of needs and uses on the site in a creative, cooperative manner.

The Project then proposes a building with a maximum height of 120 feet, comprised of approximately 5,075 square feet of ground-floor retail, approximately 437 multi-family dwelling units (including 15% moderately priced dwelling units or "MPDUs"), and approximately 437 parking spaces. The Project Plan approved a parking reduction of 28% pursuant to Section 25.16.03.h.1 of the Zoning Ordinance, reducing the parking requirement from 600 spaces to 437 spaces.

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From a massing standpoint, the Project will be broken into two main forms. The main bar along Chapman Avenue will have a more contemporary aesthetic and will appear to be "lifted" above the storefront enclosing the retail, residential lobby and amenity spaces, and the public plaza, while the rest of the building will have a more modern approach and will be grounded with a masonry base. Vehicular access into the building will be near the southeast corner of the Project from Thompson Avenue. Adjacent and to the west of the garage entrance will be the loading area.

The Project proposes one below-grade level of parking, and two levels of parking above-grade. On the first floor along with parking will be located retail, the residential lobby, and a fitness center for residents. Multi-family residential units will be located on floors three through ten, in addition to several ground floor walk-up units along the north side of the building. A large courtyard, approximately 20,000 square feet, will also be located on the third floor, central to the Project with southern exposure. Amenities including a lounge, work areas, and club room will be located in the building adjacent to the courtyard, and the courtyard itself will have a pool, cabanas, lounge seating, outdoor kitchen and grilling areas, entertainment lawn, and firepits.

The proposed building will involve the construction of a concrete podium of three levels above the average grade plane and eight stories of metal load-bearing stud with composite floor system above. Residential amenity space, the main residential lobby, and retail space will be provided along the Chapman Avenue frontage of the Property, and are intended to activate the street and enhance the pedestrian experience. The remainder of the ground floor and the second floor is parking that will be screened from view with ground floor walk-up units along the north side of the building and either a perforated metal or metal mesh system (or similar) along the east side of the building. The metal garage screen system provides the opportunity to host a large graphic, abstract images, or public art. The scale of the screens and visibility from the both the Twinbrook Metro Station and the Metro tracks will provide the opportunity to create a unique visual landmark for both the development and the City of Rockville.

The Project proposes a minimum of 15% public open space. The northwest side of the Project is envisioned as a main threshold and important connection for commuters from the Twinbrook Metro Station. A green corridor will welcome pedestrians with enhanced paving, lighting, seating, and bio-retention planters, and wayfinding is proposed to provide a safe and unique connector from Chapman Avenue to the station. The space will also integrate artful representation of water that weaves throughout the space, revealing stormwater conveyance and treatment on site and connecting the public to understanding the larger watershed. On the corner, a focal point entry plaza with integrated seating and planters will provide a place for pedestrians to gather and a threshold for the building. Lighting, enhanced planting, and bike racks conveniently located will improve the overall experience.

The Chapman Avenue streetscape will then be improved with hardscape, lighting, street trees, landscaping, and benches for placemaking, with a minimum 10-foot-wide sidewalk. The Thompson Avenue frontage will also be improved with hardscape, street trees, and landscaping (including a 10-foot-wide sidewalk), and, in totality, this will vastly improve the pedestrian experience as one travels to and from the Twinbrook Metro Station along the site's frontage.

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Along Chapman Avenue, the bicycle lane contemplated by the 2017 Bikeway Master Plan that has already been implemented to the south will be continued along the site's frontage on Chapman Avenue.

REQUIREMENTS FOR LEVEL 2 SITE PLAN APPROVAL

Pursuant to Section 25.07.01.a.3.b of the Zoning Ordinance, a Site Plan that implements all or a portion of an approved Project Plan is deemed to meet the findings for approval so long as the Site Plan complies with the conditions and requirements of the approved Project Plan and where the application will not:

(i) Be detrimental to the public welfare or injurious to property or improvements in the neighborhood;

(ii) Constitute a violation of any provision of this Chapter or other applicable law;

(iii) Be incompatible with the surrounding uses or properties;

As discussed fully below, the Project satisfies all of the requirements for approval of the Site Plan.

(i) The Project will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

As noted, current uses on the Property are an aging and currently vacant one-story brick building and an auto body shop, along with a stormwater management pond. These are certainly not the highest and best uses for the site given its immediate adjacency to the Twinbrook Metro Station, and they do not provide any benefit to the public. As such, the Project will actually be a positive benefit to the public welfare and to property and improvements in the neighborhood. The Project will significantly improve the streetscape and landscape along Chapman Avenue and Thompson Avenue, as well as provide a new bus access point into the Twinbrook Metro Station. The Project will also vastly improve the current functioning of the Property from an environmental perspective, by complying with the City's green building and forest conservation standards, enhancing the experience of area residents, workers, and visitors of the Project, as well as complying with the City's stormwater management requirements. In terms of the Project's uses and scale, they are compatible with very similar uses and scale to the west (Galvan at Twinbrook) and south (Escher), and are buffered from uses to the east (which are also essentially multi-family residential and commercial uses) by the Metro tracks and CSX/MARC rail line, and to the north by the Twinbrook Metro Station itself. The Project will seamlessly fit into the surrounding area and provide a benefit to nearby residents and employees as well as visitors to the area.

(ii) The Project will not Constitute a violation of any provision of this Chapter or other applicable law.

The Project satisfies the requirements of the Zoning Ordinance.

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While the 1800 Chapman Assemblage is zoned MXTD, MXTD is also the designated equivalent zone for PD-TC and thus applies to the WMATA Site as well. The MXTD Zone permits all of the uses proposed as part of the Site Plan. Furthermore, as shown in the chart below, the Project satisfies the development standards for the MXTD Zone as detailed in Sections 25.13.05.b.1 and 25.13.05.b.2 of the Zoning Ordinance:

Development Standard	**Required/Permitted**	**Proposed**
Maximum height (in feet)	120 feet	120 feet
Minimum open area required (percent of project area)	15%	15%
Minimum public use space required within open area (percent of project area)	15%	15%
Minimum width at front lot line (in feet)	10 feet	316 feet (Chapman Avenue) 210 feet (Thompson Avenue)
Setbacks abutting public right-of-way	None	0 feet
Side setback abutting residential land	25 feet or height of building, whichever is greater	N/A
Side setback abutting non-residential land	None, 10 feet minimum if provided	0 feet
Rear setback abutting residential land	25 feet or height of building, whichever is greater	N/A
Rear setback abutting non-residential land	None, 10 feet minimum if provided	0 feet

Further, Section 25.13.05.a.2.d of the Zoning Ordinance states that the percentage of a building facade that must be located at the build-to line varies by the roadway classification that the property fronts. Here, the Rockville Pike Plan identifies both Chapman Avenue and Thompson Avenue as Business District Class II streets, which require a minimum of 30% of the building façade at the build-to line. The Project conforms with this minimum percentage on Chapman Avenue, though is slightly short of it along Thompson Avenue due to the need for transformers and micro-biofilters.

Section 25.13.05.b.2.a.i addresses building height in the MXTD Zone, and provides "[b]uilding facades should have a range of heights of between 45 feet and 65 feet at the street. Additional height up to 120 feet at the street may be allowed where recommended by the Plan or where approved by the Mayor and Council as part of a Project Plan under Section 25.07.07. Building facades that exceed 250 feet in length should vary the façade height by at least ten feet (10') for some distance along the length of the facade in order to avoid a monotonous, monolithic appearance." The Project's frontage along Thompson Avenue does not exceed 250 feet, but its

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frontage along Chapman Avenue does. There will be a series of setbacks and steps within the facade of the building perimeter along Chapman Avenue in order to break down the scale of the building. An approximately 20-foot wide portion of the building steps back at the main residential entry and provides a transition between exterior material palettes and roof heights to establish two different and distinct expressions to further enhance the pedestrian experience, visual interest, and appeal. This transition breaks the two different types of facades into lengths of approximately 173 feet and 85 feet. The 173-foot long façade has a material change and series of steps at the top two stories, and the 85-foot long façade has a dynamic angled parapet wall at the roofline, providing variation in the façade height along Chapman Avenue.

Section 25.13.05.b.2.e in turn establishes layback slope requirements. However, these do not apply, per (vii) to any area within the Rockville Pike Core Area (the 1800 Chapman Assemblage lies within the Core area). While the WMATA Site does not lie within the Core area, as it is labeled as Twinbrook Station Planned Development rather than Core in the relevant portion of the Rockville Pike Plan, because there is no property nearby the WMATA Site that is located "in any residential zone where single unit detached, semi-detached, attached, or townhouse development exists or such development is recommended in the Plan," the layback slope requirement is inapplicable to the WMATA Site as well.

The Site Plan also will comply with the "Other Standards and Requirements for New Development or Redevelopment" as provided in Section 25.13.05.c of the Zoning Ordinance, the "Additional Design Guidelines" per Section 25.13.06, and the "Special Design Regulations" for the MXTD Zone as provided in Section 25.13.07.a, as follows.

Section 25.13.05.c – Other Standards and Requirements for New Development or Redevelopment

> *(1) Conversion of Space - Areas of a building originally designed for commercial or office use are encouraged to be designed to accommodate the conversion of the space to residential uses.*

While the Project does not include office space, it does include approximately 5,075 square feet of ground-floor retail. The Applicant desires that this space be continually used as retail, in order to provide a mix of uses, activate the Project and the street frontages, and serve users of the Twinbrook Metro Station. The design of the retail shell space would not preclude future conversion to residential units, if desired by the Applicant.

> *(2) Entryways - Areas of a building originally designed for residential use at the ground floor level, having individual entries to the units, should have the entry from the ground level raised at least two (2) feet, or have another form of demarcation between the public sidewalk and the private entry. In order to be readily convertible to retail space, such areas must have a minimum ceiling height of 15 feet.*

All proposed residential units with ground level access will be two stories and have a combined 15-foot ceiling height. They will have adequate separation and will be raised a minimum of two feet from the sidewalk to protect residents' privacy.

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(3) Access - Areas of a building intended for nonresidential uses must not have any access to areas of the building used for residential purposes. The residential areas must have their own private entries.

The Project proposes separate entrances for the non-residential and residential uses, and there is no access from the non-residential (retail) uses into the residential areas of the building.

(4) Moderately Priced Dwelling Unit Ordinance Compliance - Any development that includes residential units must comply with the Moderately Priced Dwelling Unit requirements of Chapter 13.5 of the Code.

The Project proposes that 15% of the residential units provided will be MPDUs, in compliance with Section 13.5-5(e) of the City Code for properties located in the MXTD Zone.

(5) Public Use Space - In the Mixed-Use Zones, public use space shall be provided consistent with the provisions of Section 25.17.01.

The northwest side of the Project is envisioned as a main threshold and important connection for commuters from the Twinbrook Metro Station.

(6) Floor Area Limitation: (a) Except as provided in subsection (b) below, retail commercial uses by a single tenant cannot occupy more than 65,000 square feet of floor area at the ground level. This limit only applies to the ground area footprint, and does not limit additional floors devoted to the single tenant so long as each of the additional floors does not exceed 65,000 square feet.

Note, subsection (b) only applies to Champion Projects, so is not applicable here. With regard to (a), the Project proposes approximately 5,075 square feet of ground-floor retail, and thus it is not possible for any single tenant to approach the above square footage occupancy limit.

Section 25.13.06 – Additional Design Guidelines

In addition, the Project will satisfy the "Additional Design Guidelines" for the Mixed-Use Zones as detailed in Section 25.13.06 of the Zoning Ordinance, whose stated purpose in subsection (a) is "to establish guidelines that will promote the highest quality of development in the Mixed Use Zones," and that "[n]ew development or redevelopment should be consistent with the intent and purpose" of these guidelines. The Project is or will be consistent with these "Additional Design Guidelines" as follows:

(b) Aesthetic and Visual Characteristics for All Zones

(1) Facades and Exterior Walls Including Sides and Backs

Variations in architectural articulation (i.e., steps and setbacks), fenestration, and exterior materials will provide visual interest. Balconies, both recessed and projecting, also contribute to visual

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interest and help break down the scale of the building. A feature architectural element is proposed at the corner of Bouic and Chapman Avenues, which is the most prominent corner of the Project, and serves as a gateway or marker for the Twinbrook Metro Station and surrounding neighborhood. The metal-clad form is "lifted" above the glazed double-height residential lobby and focal entry plaza to provide visual as well as physical access between the Metro Station and Chapman Avenue.

(2) Roofs

The feature architectural element at the northwest corner of the site has a dynamic angled parapet wall at the roofline, providing variation in the façade height and increasing visual interest. Along the other street-facing facades, the exterior wall has a material change and a series of steps at the top two stories to give the appearance of varied rooflines. At the third floor, there is an approximately 8-foot setback for a portion of the east side of the building that faces the Metro tracks and CSX/MARC rail line, and an approximately 78-foot wide break in the exterior facade along the south side of the building above the existing one-story building that will remain and is not part of the Project. Both of these areas will host green roofs and either unit or amenity terraces.

(3) Materials and Color

The building will have three distinct façade types to both reduce the scale of the building and increase visual interest: the feature architecture element at the northwest corner, the street-facing facades, and the courtyard-facing facades. Each façade type will have a different percentage of glazed openings, masonry veneer, metal panel, and fiber cementitious panel. Aluminum windows will be used for the majority of glazed openings and aluminum storefront, and/or window wall systems will be used at residential amenity and retail areas and at architectural feature elements and building corners. The color palette will include a variety of neutral tones (i.e., whites, blacks, and grays) with a bold accent color.

(4) Items Not Allowed Facing a Public Street

This Section provides that window and wall air conditioners, electric utility meters, air conditioning compressors, and irrigation and pool pumps are not permitted on a side facing a public street. The Project complies with this prohibition, as none of these features are included on the Chapman Avenue and Thompson Avenue facades.

(5) Entryways

There are four types of building entries: main residential lobby, parking garage entry (pedestrians), retail, and ground floor walk-up units. The main residential lobby entry is located on Chapman Avenue and will have a canopy, architectural lighting, and building signage. The parking garage entry (pedestrian) is located adjacent to the retail and residential amenity spaces and will be signed for easy identification. Entrances to retail uses along Chapman Avenue will be accessible through tenant-designed, unique storefronts. The entries for the ground floor walk-up units located along

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the north side of the building will have individual stairs and stoops, address signage, and decorative wall sconce light fixtures.

(6) Screening of Mechanical Equipment

A metal mechanical equipment screen system will be used to hide large rooftop mechanical equipment that would otherwise be visible to pedestrian view.

(c) Site Design and Relationship to Surrounding Community

(1) Vehicular Access

The Project Plan proposed a new access point into the bus facilities at Twinbrook Metro Station in anticipation of a possible future reconfiguration of the bus loop. Vehicular access into the Project will be near the southeast corner of the Project from Thompson Avenue. Adjacent and to the west of the garage entrance will be the loading area.

(2) Buffers

As previously discussed, there are no nearby residential uses, with the exception of the residents of Galvan at Twinbrook located across Chapman Avenue from the Property and residents at the Escher across Thompson Avenue from the Property, which are themselves transit-oriented mixed-use developments. Immediately north of the Property is the Twinbrook Metro Station, and immediately east of the Property are the Metro tracks and CSX/MARC rail line. As noted, the property to the west across Chapman Avenue is developed with the six-story Galvan at Twinbrook, which includes multi-family residential dwellings above ground-floor retail, a grocery store, and restaurant uses. South of the Property, across Thompson Avenue, is the six-story Escher project, which also contains multi-family residential dwellings above ground-floor retail. Notably, there are no single-family detached residential units anywhere in the vicinity of the Property, as directly across the Metro and CSX/MARC tracks from the Property is the east side of the Twinbrook Metro Station and a four-story office building just south of that located on Parklawn Drive.

(3) Outdoor Sales and Storage

The Project does not propose any outdoor sales or storage at this time.

(4) Trash Recycling, Waste Oil/Grease Collection Area

Trash recycling and grease collection are proposed to be located within the interior loading area of the building, off of Thompson Avenue.

(5) Parking Lots and Structures

Parking is proposed to be located in one level of below-grade parking and two levels of above-grade parking that are fully screened, so as to efficiently serve the parking needs of residents, workers, and visitors to the Project.

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(6) Pedestrian and Bicycle Flows

The Chapman Avenue and Thompson Avenue frontages will be improved with 10-foot width sidewalks. The sidewalk along Bouic Avenue adjacent to the new bus loop is proposed to be at least eight feet in width. Along Chapman Avenue, the bicycle lane contemplated by the 2017 Bikeway Master Plan that has already been implemented to the south of the Property will be continued along the site's frontage on Chapman Avenue.

(7) Central Features and Community Spaces

The northwest side of the Project is envisioned as a main threshold and important connection for commuters from the Twinbrook Metro Station. A green corridor will welcome pedestrians with enhanced paving, lighting, seating, and bio-retention planters, and wayfinding is proposed to provide a safe and unique connector to from Chapman Avenue to the station. The space will also integrate artful representation of water that weaves throughout the space, revealing stormwater conveyance and treatment on site and connecting the public to understanding the larger watershed. On the corner, a focal point entry plaza with integrated seating and planters will provide a place for pedestrians to gather and a threshold for the building. Lighting, enhanced planting, and bike racks conveniently located will improve the overall experience.

(8) Delivery and Loading Spaces, Hours of Operation

The Project is not located adjacent to any residential neighborhoods, but rather is located next to other commercial facilities (including other multi-family residential buildings) with similar delivery and loading needs to the Project. Notwithstanding this, delivery and loading spaces are proposed to be located adjacent to the entrance to the parking garage, at the southeast corner of the Project and generally placed opposite of the parking garage for the Escher building, across Thompson Avenue, for compatibility purposes and to efficiently serve the needs of the uses in the Project while remaining tucked out of the way for aesthetic and functionality purposes.

(9) Ancillary Uses

All of the uses proposed for the Project are permitted in the MXTD Zone.

(10) Noise Abatement

An acoustical consultant has been engaged by the Applicant, and will provide a noise mitigation plan to show compliance with applicable City noise regulations.

(11) Outdoor Lighting

The Lighting Plan included with this Application demonstrates compliance with this requirement.

(12) Landscaping

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The Landscape Plan included with this Application demonstrates compliance with this requirement.

Section 25.13.07.a – Special Design Regulations for the MXTD Zone

The Project will satisfy the "Special Design Regulations" for the MXTD zone established in Section 25.13.07.a of the Zoning Ordinance as follows:

> *(1) Building Location – In order to meet the intent of the Master Plan, buildings in the MXTD Zone should be located at the front property line(s), including corner lots, or the build-to line where established by the Plan. Access to the rear, if required, should be via alleys. If access is required from the front, the driveway entry should be a portal penetrating the façade of the building. The continuity of the building façade must be maintained above the drive entry.*

The proposed building is pulled up to the right-of-way along both the Chapman Avenue and Thompson Avenue frontages. Vehicular access into the building will be near the southeast corner of the Project from Thompson Avenue. Adjacent and to the west of the garage entrance will be the loading area. This location is appropriate as it is located across Thompson Avenue from the parking entrance to the Escher project.

> *(2) Uses by Floor – The ground floor must contain retail or public-related service uses along those streets designated in the Master Plan as major pedestrian spines. Ground floor retail is the preferred use along other streets, but is not required. The ground floor should normally have a ceiling height of at least 15 feet. At the time of site plan review or Project Plan review, the Approving Authority may consider a lower ceiling height if appropriate in the particular circumstance. The upper floors may be additional retail, office, residential, or a combination of uses. If the building contains only residential units, the ground floor may consist of residential units, but should be designed to facilitate conversion to retail or other commercial uses.*

The Project proposes approximately 5,075 square feet of ground-floor retail. It is anticipated that the floor-to-floor height of the ground floor spaces will be between 20 and 22 feet in height, allowing for 15-foot minimum ceiling height for all tenants and interior spaces. The design of the ground floor will have a high level of detail, incorporate durable, timeless materials, and instill a vibrant and memorable sense of "place."

> *(3) Facade – The façade design must be consistent with the standards set forth in subsection 25.13.05.b.2(a). Where the façade height exceeds 35 feet, the façade should include an expression line above the first floor level and a defined cornice line at the top of the façade wall.*

As discussed above, Section 25.13.05.b.2.a.i addresses building height in the MXTD Zone, and provides "[b]uilding facades should have a range of heights of between 45 feet and 65 feet at the

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street. Additional height up to 120 feet at the street may be allowed where recommended by the Plan or where approved by the Mayor and Council as part of a Project Plan under Section 25.07.07. Building facades that exceed 250 feet in length should vary the façade height by at least ten feet (10') for some distance along the length of the facade in order to avoid a monotonous, monolithic appearance." The Project's frontage along Thompson Avenue does not exceed 250 feet, but its frontage along Chapman Avenue does. There will be a series of setbacks and steps within the facade of the building perimeter along Chapman Avenue in order to break down the scale of the building. An approximately 20-foot wide portion of the building steps back at the main residential entry and provides a transition between exterior material palettes and roof heights to establish two different and distinct expressions to further enhance the pedestrian experience, visual interest, and appeal. This transition breaks the two different types of facades into lengths of approximately 173 feet and 85 feet. The 173-foot long façade has a material change and series of steps at the top two stories, and the 85-foot long façade has a dynamic angled parapet wall at the roofline, providing variation in the façade height along Chapman Avenue.

(4) Fenestration – Generally, fenestration of the stories above the ground floor should be by individual framed windows. Continuous strip windows may be allowed by the Approving Authority if they are used to maintain compatibility with existing contiguous projects.

Fenestration of the stories above the ground floor will be mostly individually framed windows with limited areas of aluminum storefront and/or window wall systems at architectural feature elements and building corners.

(5) Sidewalks – Where sidewalks must be built new or rebuilt as part of redevelopment, they should comply with the provisions of Section 25.17.05.

Section 25.17.05 provides that in Mixed Use Zones, sidewalks shall be provided pursuant to Article 13. As described above, the Chapman Avenue streetscape will be improved with hardscape, lighting, street trees, landscaping, and benches for placemaking. The Thompson Avenue frontage will also be improved with hardscape, street trees, and landscaping. Sidewalks along both frontages will be 10 feet in width, vastly improving the pedestrian experience as one travels to and from the Twinbrook Metro Station along the Property's frontage. In addition, a minimum 8-foot side sidewalk will be provided along Bouic Avenue.

(6) Parking – On-site parking must be provided in accordance with the requirements of Article 16. Parking must be located to the side or in the rear of the buildings unless ground floor retail is provided, in which case limited parking may be allowed in the front to serve the retail uses. Structured parking, either above or below grade, is preferred. Any parking structure facades visible from the street or a transitway must be treated in the same manner as the primary building facades. All parking must be screened to prevent vehicle headlights from shining into adjoining residential properties.

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Under the provisions of Section 25.16.03 of the Zoning Ordinance, a maximum of 534 parking spaces are permitted to be provided in the Project. The Project proposes to construct 437 total parking spaces, with all of the parking spaces provided in the Project's garage (comprised of one level of underground parking and two levels of fully-screened structured parking). As noted, the Project Plan approved a reduction to permit 28% fewer parking spaces than would otherwise be required, reducing the parking requirement from 600 spaces to 437 spaces.

The Project satisfies other applicable City laws.

The Project is designed to satisfy all other applicable City laws. The Project's Pre-Application Stormwater Management Concept Package (submission of which is included with this Application) satisfies the requirements of Chapter 19 of the City Code by providing environmental site design to the maximum extent practicable, utilizing green roofs and bio-planters, and stormwater management vaults and fee-in-lieu to satisfy the remainder of the stormwater management requirements. The Project will satisfy the afforestation and replacement tree requirements of Chapter 10.5 of the City Code through a mix of on-site plantings and fee-in-lieu. A Preliminary Forest Conservation Plan is being submitted concurrently with this Project Plan Application, which demonstrates compliance with these requirements. The Project will also satisfy the green building regulations and energy conservation standards contained in Chapter 5 of the City Code.

Article 18 of the Zoning Ordinance addresses signage. The Site Plan materials reflect the conceptual, illustrative signage proposed for the Project. However, the specific manner in which the Project will demonstrate compliance with the signage provisions applicable to the MXTD Zone will be demonstrated at the time that the Applicant seeks approval of sign plans and/or sign permits, as applicable.

Article 20 of the Zoning Ordinance addresses adequate public facilities. The Project Plan thoroughly addresses this and demonstrates how public facilities are adequate to serve the Project.

(e) <u>The Project will not be incompatible with the surrounding uses or properties</u>.

The Project will not be incompatible with the surrounding uses or properties. The Property is essentially surrounded by uses at intensities very similar to that proposed by the Project, and overall the Property is located in an active commercial area, which the Project will be very compatible with. Immediately north of the Property is the Twinbrook Metro Station, and immediately east of the Property are the Metro tracks and CSX/MARC rail line. The property to the west across Chapman Avenue is developed with the six-story Galvan at Twinbrook, which includes multi-family residential dwellings above ground-floor retail, a grocery store, and restaurant uses. South of the Property, across Thompson Avenue, is the six-story Escher project, which also contains multi-family residential dwellings above ground-floor retail. Notably, there are no single-family detached residential units anywhere in the vicinity of the Property, as directly across the Metro and CSX/MARC tracks from the Property is the east side of the Twinbrook Metro Station and a four-story office building just south of that located on Parklawn Drive.

WIRE GILL LLP

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CONCLUSION

The Project meets the purposes and standards of the MXTD Zone, and fulfills the Level 2 Site Plan findings established in Section 25.07.01.a.3.b of the Zoning Ordinance. This Project provides an opportunity to transform the 1800 Chapman Assemblage and the WMATA Site – whose current uses are an aging and currently vacant one-story brick building, an auto body shop, and a stormwater management pond – into a mixed-use development with vastly improved streetscape, landscape, and public use space, significantly improving the pedestrian experience to and from the Twinbrook Metro Station and enlivening the area.

Thank you for your consideration of this Application. Should you have any questions or need any additional information, please feel free to contact us.

Sincerely,

Wire Gill LLP

Heather Dlhopolsky

Heather Dlhopolsky

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www.rockvillemd.gov

June 18, 2024

Mr. Andrew McGeorge
Hines
555 13th Street NW, Suite 400 W
Washington, DC 20004

SUBJECT: 1800 Chapman Avenue – Twinbrook Commons – Water and Sewer Authorization, Capacity, and Service; PJT2022-00014, WSA2021-00002

Dear Mr. McGeorge:

The conditional water and sewer authorization issued on July 18, 2022, for the above referenced site is being revised based on the amended findings of the Twinbrook Commons Development Sewer System Modeling and Analysis, dated September 14, 2022, conducted by Hazen & Sawyer. Revisions to the model eliminate the backwater conditions previously identified as Sewer Capacity Deficiency 2 and therefore, said deficiency is no longer a mitigation requirement of this approval. This letter supersedes the previous letter referenced above. Upon this revision, the Water and Sewer Authorization (WSA) Application is granted conditional approval to utilize City of Rockville (City) water and sewer for the above referenced project.

EXISTING CONDITIONS

The development project is located at 1800 Chapman Avenue, Lots 2, 3, 4, 5, 6, and P1, Blocks 4 and B of the Halpine subdivision, within the Rock Creek sewershed. The existing buildings are currently served by a 12-inch City water main located in the Chapman Avenue Right-of-Way (ROW) and an eight-inch sewer main located in the Chapman Avenue ROW as shown on the attached exhibit (Existing Conditions Water and Sewer System Exhibit) dated July 7, 2022. The existing building connections are one one-inch and one two-inch metered water connections and two four-inch sewer connections located in the Chapman Avenue ROW.

DEVELOPMENT APPLICATION

According to your application, the development consists of the following uses:

- Existing Use:
  - Office (Transit Area) – 12,822 square feet (SF).
  - Garage (Auto Repair) – 9,070 SF.
- Proposed Use:
  - High Rise Apartment – 437 Dwelling Units.
  - Retail – 5,075 SF.

Mayor Monique Ashton | Councilmembers Kate Fulton, Barry Jackson, David Myles, Izola (Zola) Shaw, Marissa Valeri, Adam Van Grack
Acting City Manager Barack Matite | City Clerk/Director of Council Operations Sara Taylor-Ferrell | City Attorney Robert E. Dawson

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According to your site plan and WSA application, water and sewer service connections to the existing infrastructure in the Chapman Avenue ROW are proposed as follows:

- **Water** – The project proposes to abandon the existing water service connections and install a new water service connection to the existing 12-inch water main in Chapman Avenue.
- **Sewer** – The project proposes to abandon the existing sewer service connections and install a new sewer service connection to the existing eight-inch sewer main in Chapman Avenue.

FINDINGS

Adequate Public Facilities

The City's Adequate Public Facilities Ordinance (APFO) and the Rockville City Code (Code), Chapter 24, requires water and sewer infrastructure to be assessed for adequacy whenever a proposed development is being considered for approval. A finding is required that public water and sewer facilities are adequate, which may include mitigating the impacts needed to comply with the level of service established in the Water and Sewer Adequacy Standards per the Code, Section 24-12. The Department of Public Works (DPW) finding as follows:

Water

- **Treatment Capacity** – The City's water supply, less a reasonable reserve for fire flow, is adequate for the proposed development.
- **Fire Flow** – A minimum fire-flow of 1,000 gallons per minute (gpm) is available from the 12-inch water main along Chapman Avenue and is adequate for the proposed development.

Sewer

- **Treatment Capacity** – The Blue Plains Wastewater Treatment Plant has adequate treatment capacity for the proposed development and the City has adequate available treatment capacity in its allocation at the Blue Plains Wastewater Treatment Plant.
- **Transmission** – The City has determined through modeling of the sewer system that the existing Rock Creek sewershed sewerage transmission does not have adequate capacity to serve the proposed development without mitigation of capacity deficiencies. See conditions of approval for a summary of the deficiencies.

CONDITIONS OF APPROVAL

The following list of conditions must be addressed for DPW to authorize building connections to the City's water and sewer systems and/or issue City permits. The Site Plan, Detailed Engineering Plan, and Building Plan approval and permitting processes must incorporate the construction of any required mitigation.

- **Water Service Conditions** - The findings of adequacy of and the authorization to utilize the City's water system are dependent on the following:

  Water Meters

  Water meters shall comply with the Code, Chapter 24. A separate water meter shall be provided for each individual lot, including any future ownership lots. A separate water service connection and water meter shall be provided for all residential portions of mixed-use structures. Multiple service connections and meters are allowed for one lot provided the additional connections provide service for residential development.

  The water meter for the proposed building shall be located inside the building in a utility room adjacent to the Chapman Avenue ROW within an easement to the City, as approved by the Director of Public Works. Applicant shall comply with the conditions of the Inside Water Meter Request letter dated September 11, 2023. The meter's location shall provide adequate horizontal and overhead clearance for

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the City to maintain the infrastructure. The size and specific location of the water meter shall be determined during the final engineering phase. A water meter easement must be provided at no cost to the City and approved by the City Attorney. The easement must be recorded in the Montgomery County Land Records prior to DPW issuing Public Works Permit (PWK).

Water Service Connections
All water service connections for the development shall connect to water mains in Chapman Avenue. Separate water service connections to Rockville mains are required for each separate lot, and any future ownership lot. The size and location of the connections to the proposed water mains must be approved and permitted by DPW at the final engineering phase through Public Works (PWK) permits. If lots or ownership lots contain multiple buildings, each building must be sub-metered separately. The property owner shall own the sub-meter and be responsible for maintaining it and invoicing the building occupant. Water service connections (from the ROW to the buildings) shall be privately maintained in all areas that are not within public ROW or an easement to the City. The size and location of the water service connections must be approved and permitted by DPW and the Inspection Services Division (ISD) at the final engineering phase.

Water Infrastructure Location
The water mains, fire hydrants, water meters (and associated easements), and water service connection locations must be coordinated with the other public improvements within the proposed ROW, including, but not limited to, street trees, streetlights, sewer house connections, and Stormwater Management (SWM) facilities. The final location of the water mains, fire hydrants, water meters, valves, and water service connections will be reviewed, approved, and permitted by DPW and ISD at the final engineering phase.

- **Sewer Service Conditions** - The findings of adequacy of and the authorization to utilize the City's sewer system are dependent on the following:

Transmission
As noted, DPW has determined that portions of the City existing sewer system do not have adequate capacity to serve your proposed development. These deficiencies are shown on the enclosed exhibits entitled "Twinbrook Commons Sewer Deficiencies (Amended)" dated July 13, 2022, and classified as either capacity restrictions or backwater conditions.

Therefore, the authorization to connect to and utilize the City sewer system is dependent on mitigating Rockville deficiencies, as conveyed by the final Twinbrook Commons Development Sewer System Modeling and Analysis, dated September 14, 2022, conducted by Hazen & Sawyer, in the following areas:

- Sewer Capacity Deficiency 1 – Manholes R1078F4 on Halpine Road and R1411F4 on Chapman Avenue at the west side of the Twinbrook Metro Station to Manhole R1072F4 on the east side of the Twinbrook Metro Station.
- Sewer Capacity Deficiency 3 – Manhole R1030E4 downstream of Atlantic Avenue and Wainwright Avenue to Manhole R1029E5 behind the Twinbrook Community Recreational Center.

The City recognizes that there are different methods and alignments that could be employed to mitigate the deficiencies. The City will assist the Applicant to identify system improvements that mitigate each deficiency. The proposed improvements must be evaluated through hydraulic modeling to ensure the deficiency is mitigated. However, it will be the responsibility of the Applicant to identify and design

specific upgrade measures that comply with all Code and permitting requirements, to ensure adequate sewerage transmission capacity is provided for the proposed development. These deficiencies must be mitigated such that the resulting improvements have no resulting deficiencies according to City standards.

Proposed mitigations must identify locations, required upgrades, pipe sizes, pipe slopes, and limits of the impacts. Additionally, the new alignment crossing the WMATA/CSX train tracks must not have any active manholes within the WMATA or CSX ROW. The Applicant will be required to obtain approvals, permits and any easements, as necessary.

The mitigating measures must be constructed, accepted by DPW, and placed into service, prior to DPW allowing a connection to and utilization of the existing sewer system.

Additionally, the deficiencies listed above may be amended if the Sewer Study is revised due to errors found to be within its content that were previously unknown to the City.

Sewer Cleanouts
Sewer cleanouts shall comply with the Code, Chapter 24. A separate sewer cleanout shall be provided for each individual lot or connection to the public sewer system.

Sewer Service Connections
All sewer service connections for the development shall connect to the existing sewer main in Chapman Avenue. Separate sewer service connections to the City main is required for each separate lot, including any future ownership lot. The size and location of the connections to the public sewer main must be approved and permitted by DPW and ISD at the final engineering phase. Sewer service connections (from the ROW to the building) shall be privately maintained in all areas that are not within public ROW or an easement to the City.

Sewer Infrastructure Location
The sewer mains, sewer cleanouts, and sewer service connection locations must be coordinated with the other public improvements within the proposed ROW, including, but not limited to, street trees, streetlights, water house connections, water meters, fire hydrants, and SWM facilities. The final location of the sewer mains, sewer cleanouts, and sewer service connections will be reviewed, approved, and permitted by DPW and ISD at the final engineering phase.

- **Final Engineering and Permitting** - The Applicant must submit associated applications, plan review and permitting fees, and construction documents including on-site and off-site improvements to DPW for review, approval, and permitting at the final engineering stage. The Applicant must obtain permits from DPW and ISD, and any other agencies having jurisdictional authority.

- **General Conditions** - The DPW permits must be issued prior to ISD issuing building permits. Additionally, the permitted work must be constructed, accepted by DPW, and placed into service prior to ISD issuing an occupancy permit for the building.

  The PWK covers the water and sewer service connection from the water and sewer main to the ROW and the ISD Plumbing Permit covers the water and sewer service connection from the ROW to the building, including the water meter and sewer cleanout and appurtenances. The Applicant must confirm that the size of proposed water and sewer connections are acceptable to ISD.

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Easement Conditions
The Applicant will be required to provide water meter easements for all water meters and vaults serving the development. Easements must be provided for all water and sewer mains in areas not dedicated as ROW, including the off-site public improvements. The easements must be of sufficient width as deemed by DPW. The easements must be provided at no cost to the City and approved in a format acceptable the City Attorney. The easements must be recorded in the Montgomery County Land Records prior to DPW issuing PWK permits.

Capital Contribution
The Applicant will be required to pay a water and sewer Capital Contribution charges in accordance with the Code. The charges, which are based on the domestic water meter sizes, must be paid to ISD in accordance with the fee schedule in effect at the time of building permit issuance and prior to ISD's issuance of the building permits. Credit to offset Capital Contribution charges may be allowed if eligible in accordance with Code, Chapter 24.

Any substantial changes or revisions to the proposed development information may require a modification, revision, or deletion of these conditions.

If you have any questions, please contact Principal Civil Engineer Sean Murphy via email at smurphy@rockvillemd.gov or via telephone at 240-314-8535.

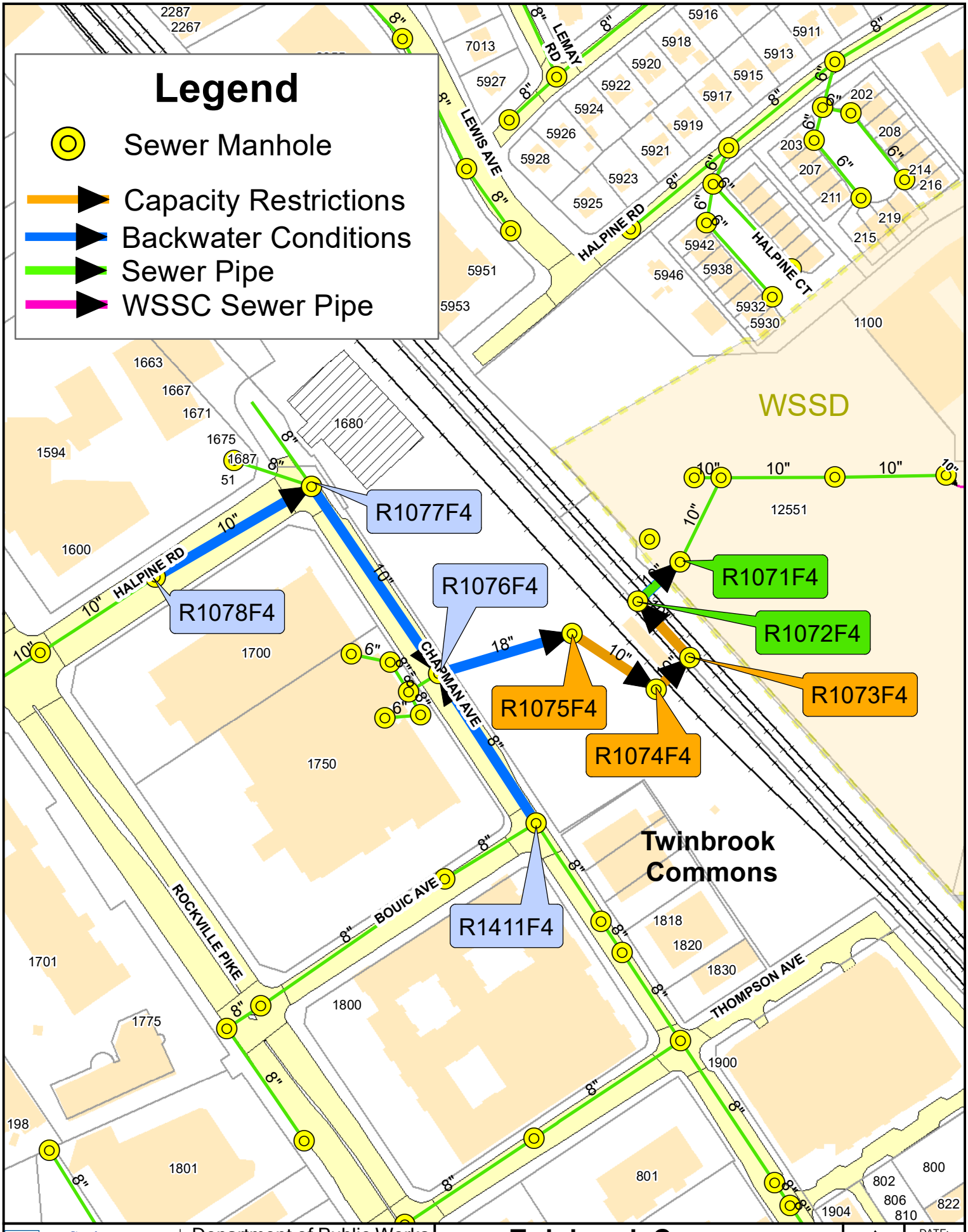
Sincerely,

John Scabis, P.E.
Chief of Engineering

JKS/SKM/kmc

Attachments: 1. Twinbrook Commons Existing Conditions Water and Sewer System Exhibit, dated July 7, 2022.
2. Twinbrook Commons Sewer Deficiencies (Amended), dated July 12, 2022.

cc: Jim Lapping, Engineering Supervisor
Nelson Ortiz, Principal Planner
Shaun Ryan, Planning Supervisor
John Foreman, Development Review Services Manager
Kina Campbell, Chief of Inspection Services
NB Ventures I, LLC, Property Owner c/o Andrew McGeorge
WMATA, Property Owner
Heather Dlhopolsky, Wire Gill, L.L.P.
Laurent Mounaud, Vika Maryland, LLC
Permit plan, PJT2022-00014, STP2022-00436, WSA2021-00002
Day file



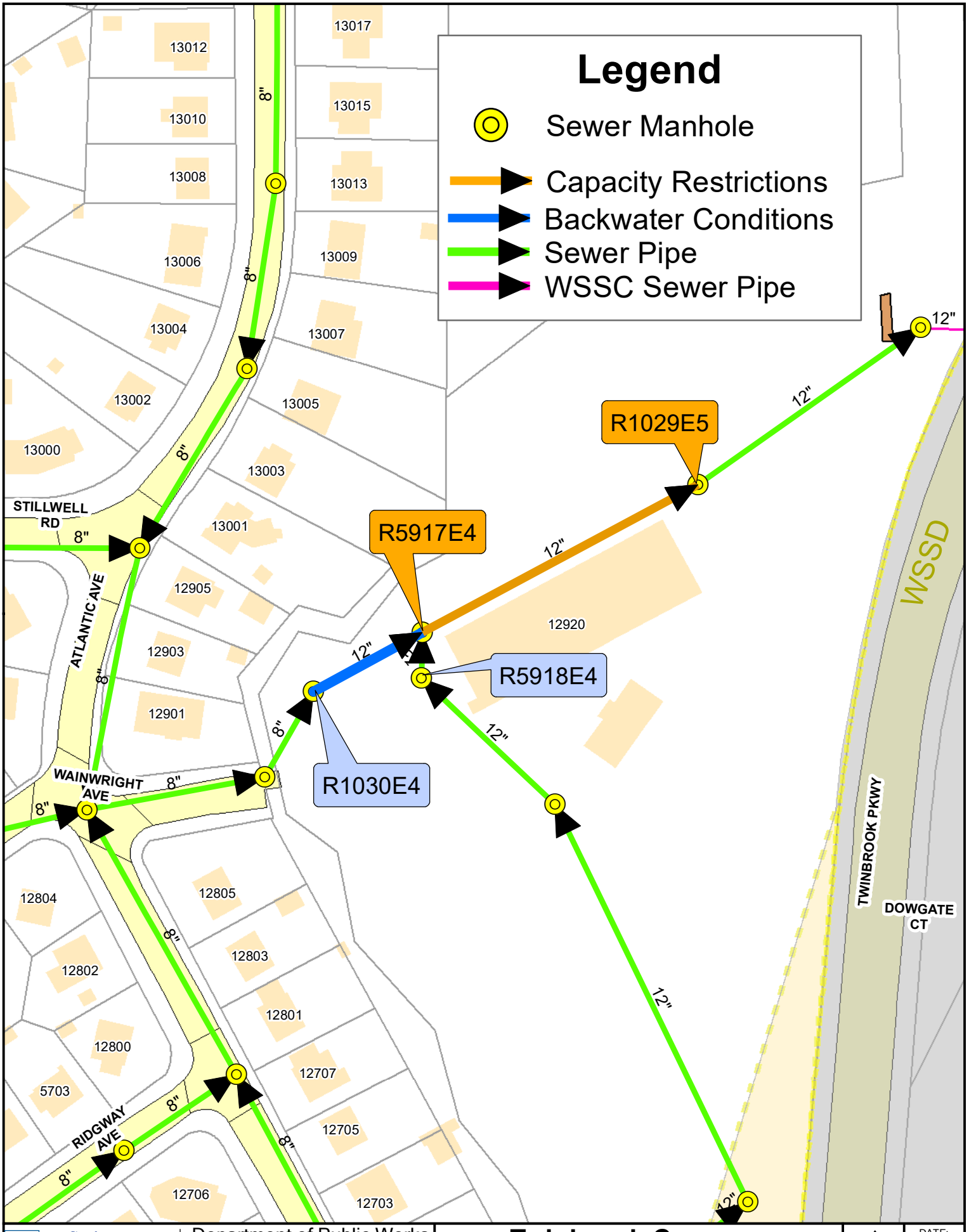
City of Rockville Get Into It

Department of Public Works
Engineering Division
111 Maryland Avenue • Rockville, Maryland 20850-2364
Phone 240.314.8500 • Fax 240.314.8539

Twinbrook Commons Sewer Defiency 1

NORTH
1 in=200 feet

DATE: 7/12/2022
AUTHOR monzay



City of Rockville — Get Into It

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Engineering Division
111 Maryland Avenue • Rockville, Maryland 20850-2364
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Twinbrook Commons Sewer Deficiency 3

NORTH
1 in=100 feet

DATE: 7/12/2022
AUTHOR monzay

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January 29, 2025

Mr. Andrew McGeorge
Hines
555 13th Street NW, Suite 400 W
Washington, District of Columbia 20004

SUBJECT: 1800 and 1818 Chapman Avenue – Twinbrook Hines – Preliminary Sediment Control Approval; SCP2021-00011; STP2022-00436

Dear Mr. McGeorge:

The Preliminary Sediment Control Plan (Plan) for the above referenced project is conditionally approved. Staff has determined that the Plan demonstrates the integration of Erosion and Sediment Control and Environmental Site Design measures into the Development Project, while protecting the natural resources, as required by the Rockville City Code (Code), Chapter 19, Section 19-97.

The site is identified as Lot 1, Block B, and Lots 2 – 6, Block 4 of the Twinbrook Station Subdivision located at 1800 and 1818 Chapman Avenue. The site is 3.42 acres and is currently improved with two one-story commercial buildings, surface parking, and a Washington Metropolitan Area Transit Authority (WMATA) stormwater management pond. The proposed development includes construction of a 437-unit multifamily residential building with ground floor retail and a new bus loop with access into the Twinbrook Metro Station. The property is in the Rock Creek Watershed and is zoned MXTD (Mixed-Use Transit District). The on-site soils are designated as Urban Land, which is classified in the D hydrologic soil group (HSG).

The Plan incorporates the 2011 Maryland Department of the Environment (MDE) Standards and Specifications for Soil Erosion and Sediment Control and includes a sequence of construction for demolition, building construction, stormwater management construction (including replacement of the existing WMATA pond with an underground vault), utilities, and construction of associated improvements. A copy of your submitted Plan is attached.

Mayor Monique Ashton | Councilmembers Kate Fulton, Barry Jackson, David Myles, Izola (Zola) Shaw, Marissa Valeri, Adam Van Grack
City Manager Jeff Mihelich | City Clerk/Director of Council Operations Sara Taylor-Ferrell | City Attorney Robert E. Dawson

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The Preliminary Sediment Control Plan associated with STP2022-00436 is approved subject to the following conditions, which must be addressed at the appropriate stage in the City of Rockville's (City) three-stage Erosion and Sediment Control process:

1. Submit a Sediment Control Permit (SCP) Application, including the application and plan review fee, which is based on the project's limits of disturbance, in conjunction with a final engineering Erosion and Sediment Control Plan for approval and permitting by the Department of Public Works (DPW) prior to any construction or site disturbance.

The submission should:

   a. Include all plans (24"x36"), computations, and supporting documentation as outlined in the Code, Chapter 19, Regulations and Sediment Control Checklist (available on the City's website).
   b. Incorporate the MDE standard methods and practices and include a sequence of construction detailing specific construction steps associated with the project.

2. Submit a sequence of construction to be approved with the SCP permit and a maintenance of traffic plan to be reviewed, approved, and permitted with a Public Works (PWK) permit during the detailed engineering phase for pedestrian access, construction access, staging, and parking. The maintenance of traffic plan for the construction period shall include, but not be limited to, the methods of maintaining pedestrian safety and access of the existing sidewalks, temporary closing of sidewalks for work in the streetscape zone, and pedestrian detours.

3. Obtain all other required permits for sediment control and site disturbance prior to any site activity, including the installation of any sediment control measures and an MDE Notice of Intent (NOI) to obtain authorization for the 2014 General Permit for Stormwater Associated with Construction Activity.

4. Post financial security based on the final approved Sediment Control construction cost estimate in a format acceptable to the City Attorney, either by cash, letter of credit or performance bond. Approval, which is coordinated through DPW staff, is required prior to permit issuance.

This Plan approval does not supersede or negate other required project approvals. The approval does not imply or infer the approval of methods or the sequence of construction. Further, the approval is contingent on meeting all other City and other governmental agency requirements including, but not limited to the requirements of Forestry, Traffic and Transportation, and Planning.

Any significant modification, revisions, or alterations to the proposed development as shown on the attached Plan may result in the requirement to submit a revised Preliminary Sediment Control Plan for approval by DPW.

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If you have any questions, please contact Senior Civil Engineer Yi Kuo via email at ykuo@rockvillemd.gov or via telephone at 240-314-8520.

Sincerely,

James Lapping

James Lapping, P.E.
Engineering Supervisor

JDL/YK/ktt

Attachment: Twinbrook Hines – Preliminary Sediment Control Plan, dated December 20, 2024.

cc: Shaun Ryan, Planning Supervisor
Nelson Ortiz, Principal Planner
Steven Segerlin, WMATA
Heather Dlhopolsky, Wire Gill LLP
Laurent Mounaud, VIKA Maryland LLC
Permit plan, SCP2021-00011; STP2022-00436
Day file

PRELIMINARY SEQUENCE OF CONSTRUCTION

GENERAL NOTES:
1) Comply with the City of Rockville's Standard Erosion and Sediment Control Notes
2) City Inspectors reserve the right to request additional measures not included on plans.
3) Changes to the approved plans require written approval from DPW Engineering and may require an approved 'redlined' plan revisions before proceeding.

PRE-CONSTRUCTION MEETING:

The following items must be completed prior to the pre-construction meeting:
- Limits of Disturbance (LOD) and tree protection measures to be marked/staked out in the field
- Contact Miss Utility @ 1-800-257-7777 or 811 and have utilities marked in the work area.

The permittee must schedule a pre-construction meeting with a minimum notice of 48 hours prior to meeting. Only one pre-construction meeting is necessary when multiple permits for the same project are issued. Failure to schedule a pre-construction meeting may result in the issuance of fines, revocation of permit(s) and/or the posting of a stop work order. The following representatives must be invited:

- City of Rockville Sediment and Erosion Control Inspector: Arthur Simpson @ 240-314-8879 (asimpson@rockvillemd.gov)
- City of Rockville Construction Inspector: Rob Queen @ 240-314-8548 (rqueen@rockvillemd.gov
- City Stormwater Management Inspector: Ethan Chappell @ 240-314-8541 (echappell@rockvillemd.gov)
- City of Rockville Forestry Inspector: Natasha Shangold @ 240-314-8205 (nshangold@rockvillemd.gov)
- Any of Agency Issuing a Permit
- Permittee, Owner, or Owners Representative
- General Contractor
- Site Engineer

The following items must be discussed, as needed, during the pre-construction meeting:
- Haul routes and maintenance of traffic
- Existing SWM facilities downstream of project
- SWM Construction Inspection and As-built process (see SWM plan)
- Water system shut downs

SITE PREPARATION:
1) With approval from the City of Rockville Sediment Control, Construction, and Forestry Inspectors, install perimeter controls, tree protection measures and stabilized construction entrance(s).

2) With Step 1 above complete, obtain approval from the City of Rockville Inspectors to begin clearing and grading and site construction.

PROJECT SEQUENCE OF CONSTRUCTION:

PRELIMINARY SEQUENCE OF CONSTRUCTION

STAGE 1 - SWM VAULT INSTALLATION AND BUILDING DEMOLITION:

1. INSTALL INLET PROTECTION ON EXISTING INLETS AS SHOWN ON PLAN. SEDIMENT CONTROL DEVICES TO STAY IN PLACE UNTIL AREA IS STABILIZED. SEDIMENT CONTROL DEVICES TO BE MAINTAINED THROUGHOUT DURATION OF CONSTRUCTION.

2. CONDUCT FOLLOWING WORK:
   - DEMOLISH EXISTING BUILDINGS AND ASSOCIATED UTILITIES AS NECESSARY WITHIN PHASE LIMITS SHOWN/CALLED OUT ON THE SEDIMENT CONTROL PLAN FOR DEMOLITION.
   - REMOVE EXISTING FENCE ALONG WMATA TRACKS AND INSTALL TEMPORARY FENCE ALONG PROPOSED FENCE ALIGNMENT.
   - DEMOLISH KISS AND RIDE AREA AND INSTALL SWM VAULT. ACCESS ACROSS WMATA BUS LOOP SHALL BE CLEANED DAILY AND MAINTENANCE OF TRAFFIC WITH FLAGGERS PROVIDED DURING ALL HOURS OF WMATA BUS OPERATIONS.

3. UPON SWM VAULT COMPLETION, INSTALL PIPE CONNECTION TO THE EXISTING STORM DRAIN SYSTEM AT PROPOSED MANHOLE D101. INSTALL MANHOLE D301 AND PIPE CONNECTION TO THE SWM VAULT FOR FUTURE CONNECTION OF PROPOSED STORM DRAIN SYSTEM.

4. UPON BACKFILL COMPLETION AND TEMPORARY STABILIZATION OF KISS AND RIDE AREA ABOVE THE SWM VAULT, AND WITH COR SEC INSPECTOR'S WRITTEN APPROVAL, BLOCK POND INFLOW BY INSTALLING MANHOLE D201 AND ACTIVATE SWM VAULT. ALL RUNOFF DIRECTED TO INLEST CONNECTED TO THE VAULT SHALL BE ROUTED THROUGH AN APPROVED SEDIMENT CONTROL MEASURE.

5. REMOVE POND RISER AND TAKE POND OFFLINE.

STAGE 2: ROUGH GRADING AND STORM DRAIN SYSTEM INSTALLATION.

1. INSPECTOR MAY REQUIRE PLACEMENT OF ADDITIONAL SILT FENCE OR OTHER SEDIMENT CONTROL MEASURES ON THE SITE OR AS DEEMED NECESSARY.

2. ALL EXCAVATED MATERIALS MUST BE HAULED OFF OFF-SITE TO AN APPROVED LOCATION WITH AN ACTIVE SEDIMENT CONTROL PERMIT.

3. OBTAIN WRITTEN PERMISSION FROM CITY OF ROCKVILLE DEPARTMENT OF PUBLIC WORKS INSPECTOR BEFORE THE REMOVAL OF ANY SEDIMENT CONTROL DEVICES.

STAGE 3: BUILDING CONSTRUCTION, STREETSCAPE IMPROVEMENTS AND UTILITY CONNECTIONS

NOTE: THE FOLLOWING STEPS ARE GUIDELINES FOR CONSTRUCTION AND DO NOT NEED TO OCCUR IN THE ORDER SHOWN, UNLESS SPECIFICALLY NOTED.

4. BEGIN PARKING AND BUILDING CONSTRUCTION.

5. INSTALL PUBLIC WATER AND SEWER SERVICE CONNECTIONS CONNECTIONS IN CHAPMAN AVENUE.

6. START CONSTRUCTION OF CHAPMAN AVE (PUBLIC), THOMPSON STREET (PUBLIC) AND PRIVATE LOOP.

7. FINE GRADE SITE. SEED OR SOD AS DIRECTED.

8. WITH PRIVATE BUS LOOP ROAD BUILT, CLOSE EXISTING BUS LOOP AND INSTALL PUBLIC SEWER.

9. FLUSH STORM DRAIN SYSTEM AND CLEAN SWM VAULT BY REMOVING ALL ACCUMULATED SEDIMENT AND DEBRIS.

10. UPON COMPLETION OF WORK, THE PERMITTEE MUST OBTAIN APPROVAL FROM CITY OF ROCKVILLE DEPARTMENT OF PUBLIC WORKS INSPECTOR PRIOR TO REMOVAL OF ANY REMAINING SEDIMENT CONTROL MEASURES AND STABILIZE AREAS DISTURBED BY THEIR REMOVAL.

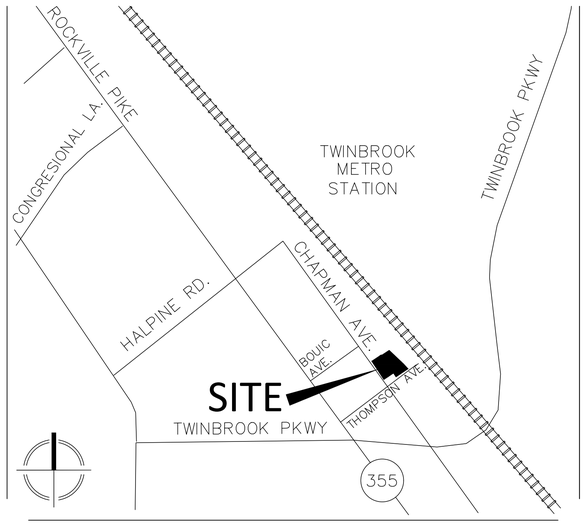
ESD FACILITIES INSTALLATION NOTES

MICRO-BIORETENTION FACILITIES :
- DRAINAGE AREAS TO FACILITIES SHALL BE PERMANENTLY STABILIZED OR RUNOFF DIVERTED TO THE SATISFACTION OF THE STORMWATER MANAGEMENT INSPECTOR .
- ON SERIES OF CLEMENT WEATHER DAYS, AND WITH PERMISSION OF THE STORMWATER MANAGEMENT INSPECTOR. BEGIN CONSTRUCTION OF MICRO-BIO STORMWATER FACILITIES:
- CONSTRUCT MICRO BIO WALLS
- INSTALL GRAVEL LAYER PER PLAN AND PERFORATED PVC UNDERDRAIN.
- INSTALL PORTION OF DRAIN BASIN AND CLEAN OUT TO EXTEND APPROXIMATELY 2' ABOVE THE GRAVEL.
- INSTALL TEMPORARY FILTER FABRIC OVER STONE WITH A 1' OVERLAP AND 1' BELOW GRAVEL ALONG THE WALLS.
- INSTALL STANDARD INLET PROTECTION AT DRAIN BASIN AND TEMPORARILY CAP CLEANOUT WITH WATERTIGHT CAP.
- DO NOT INSTALL SAND, FILTER MEDIA, ROCK PADS, MULCH OR LANDSCAPING UNTIL CONTRIBUTING DRAINAGE AREA IS STABILIZED AND WRITTEN PERMISSION TO CONTINUE INSTALLATION AS APPROVED BY THE STORMWATER MANAGEMENT INSPECTOR.
- CAREFULLY REMOVE TEMPORARY FILTER FABRIC SO THAT CONTAMINATION OF THE GRAVEL DOES NOT OCCUR.
- GRAVEL MUST BE INSPECTED AND APPROVED BY GEOTECHNICAL ENGINEER.
- WITH THE WRITTEN APPROVAL OF THE STORMWATER MANAGEMENT INSPECTOR, INSTALL THE REMAINING MEDIA EXTENDING THE DRAIN BASIN AND CLEANOUT TO THE FINAL ELEVATIONS SHOWN ON PLAN.
- INSTALL LANDSCAPING.

PRELIMINARY CONCEPT SEDIMENT AND EROSION CONTROL

TWINBROOK HINES

4TH ELECTION DISTRICT ROCKVILLE MONTGOMERY COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 1000'

SHEET INDEX

CSEC 1 OF 4	COVER SHEET
CSEC 2 OF 4	PRELIMINARY SEDIMENT CONTROL PLAN – STAGE 1
CSEC 3 OF 4	PRELIMINARY SEDIMENT CONTROL PLAN – STAGE 2
CSEC 4 OF 4	PRELIMINARY SEDIMENT CONTROL PLAN – STAGE 3

ENGINEER / PLANNER / LANDSCAPE ARCHITECT:
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN, MD 20874
PH: 301.916.4100
CONTACT: LAURENT MOUNAUD
e-mail: mounaud@vika.com

OWNER / APPLICANT:
HINES CONCEPTUAL CONSTRUCTION GROUP
2800 POST OAK BOULEVARD
HOUSTON, TX 77056
CAMERON CHRISTIAN
CAMERON.CHRISTIAN@HINES.COM

PROFESSIONAL CERTIFICATION:
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, License No. 36749, Expiration Date: JANUARY 21, 2025

LAURENT G. MOUNAUD
NAME

PROFESSIONAL SEAL

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
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CONTACT
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OR
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OR 811
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CHECKED

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CITY OF
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COVER SHEET

1818 CHAPMAN
LOT 2,3,4,5 & 6, P1 BLOCK 4 & B
SUBDIVISION 0201
ELECTION DISTRICT NO. 4 CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED:

VIKA JOB NO. VM50024J

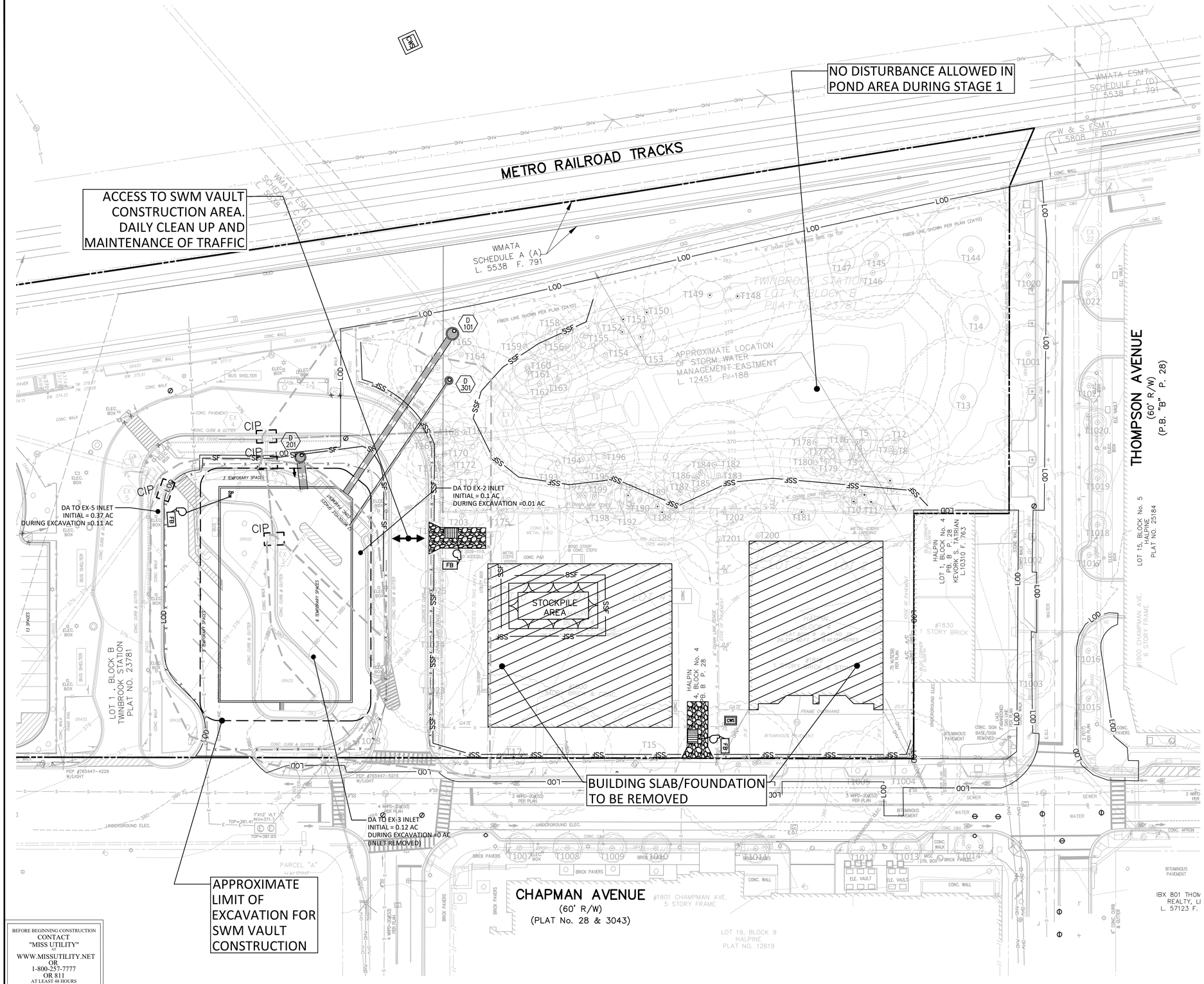
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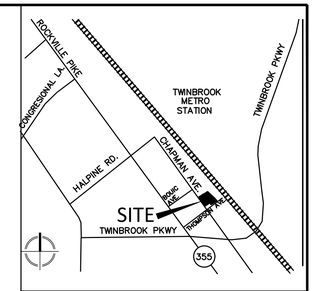
SHEET NO. CSEC-1 OF 4

FILE #

LAYOUT: CSEC-1, Plotted By: Mounaud

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VICINITY MAP
SCALE 1"=2,000'

SEC LEGEND

SF——SF——SF	PROPOSED SILT FENCE / SILT FENCE ON PAVEMENT
SSF——SSF——SSF	PROPOSED SUPER SILT FENCE
LOD——LOD——LOD	LIMIT OF DISTURBANCE
	STABILIZED CONSTRUCTION ENTRANCE WITH WASH RACK
AGIP	AT GRADE INLET PROTECTION
CIP	CURB INLET PROTECTION
x x	CONSTRUCTION FENCE
FB	FILTER BAG
SP	SUMP PIT
CWS	CONCRETE WASH STATION
PST	PORTABLE SEDIMENT TANK
	DRAINAGE AREA TO ESC MEASURES

HORIZ. DATUM = NAD 83/91
VERT. DATUM = NGVD 88

30 15 0 30 60 90
SCALE: 1"=30'

PROFESSIONAL CERTIFICATION:
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, License No. 36749, Expiration Date: JANUARY 21, 2025

LAURENT G. MOUNAUD
NAME

PROFESSIONAL SEAL
STATE OF MARYLAND · LAURENT GUY MOUNAUD · No. 36749 · PROFESSIONAL ENGINEER
12/17/2024

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THIS PLAN IS FOR SEDIMENT CONTROL ONLY

DESIGNED
DRAFTED
CHECKED

DEPARTMENT OF PUBLIC WORKS
CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND

PRELIMINARY SEDIMENT CONTROL PLAN STAGE 1

1818 CHAPMAN
LOT 2,3,4,5 & 6, P1 BLOCK 4 & B
SUBDIVISION 0201
ELECTION DISTRICT NO. 4 CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED:
VIKA JOB NO. VM50024J
SCALE
SHEET NO. CSEC-2 OF 4
FILE #

LAYOUT: CSEC-2, Plotted By: Mounaud

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STABILIZE KISS AND RIDE AREA UNTIL READY FOR RECONSTRUCTION

METRO RAILROAD TRACKS

WMATA ESMT
SCHEDULE C (D)
L. 5538 F. 791

DA TO D311 INLET = 0 AC.

DA TO D302 INLET = 0 AC.

DA TO EX4 INLET = 0.45AC.

DA TO D313 INLET = 0 AC.

FILL AREA

STOCKPILE AREA

BUILDING EXCAVATION AREA

DA TO EX-2 INLET
INITIAL = 0.1 AC

DA TO EX-5 INLET
INITIAL = 0.49 AC

THOMPSON AVENUE
(60' R/W)
(P.B. "B" P. 28)

CHAPMAN AVENUE
(60' R/W)
(PLAT No. 28 & 3043)

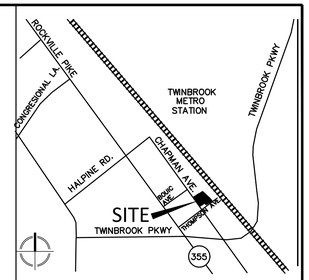
PARCEL "A"
HALPINE
PLAT NO. 13468

LOT 19, BLOCK 9
HALPINE
PLAT NO. 12619

#1830
1 STORY BRICK

#1801 CHAMPMAN AVE.
5 STORY FRAME

#1900 CHAPMAN AVE.
6 STORY FRAME



VICINITY MAP
SCALE 1"=2,000'

SEC LEGEND

SF——SF——SF	PROPOSED SILT FENCE / SILT FENCE ON PAVEMENT
SSF——SSF——SSF	PROPOSED SUPER SILT FENCE
LOD——LOD——LOD	LIMIT OF DISTURBANCE
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AGIP	AT GRADE INLET PROTECTION
CIP	CURB INLET PROTECTION
x x	CONSTRUCTION FENCE
FB	FILTER BAG
SP	SUMP PIT
CWS	CONCRETE WASH STATION
PST	PORTABLE SEDIMENT TANK
	DRAINAGE AREA TO ESC MEASURES

HORIZ. DATUM = NAD 83/91
VERT. DATUM = NGVD 88

30 15 0 30 60 90

SCALE: 1"=30'

PROFESSIONAL CERTIFICATION:
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, License No. 36749, Expiration Date: JANUARY 21, 2025

LAURENT G. MOUNAUD
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STATE OF MARYLAND
LAURENT GUY MOUNAUD
No. 36749
PROFESSIONAL ENGINEER
12/17/2024

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OR 811
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DEPARTMENT OF PUBLIC WORKS
CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND

PRELIMINARY
SEDIMENT CONTROL PLAN
STAGE 2

1818 CHAPMAN
LOT 2,3,4,5 & 6, P1 BLOCK 4 & B
SUBDIVISION 0201
ELECTION DISTRICT NO. 4 CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED:

VIKA JOB NO.
VM50024J

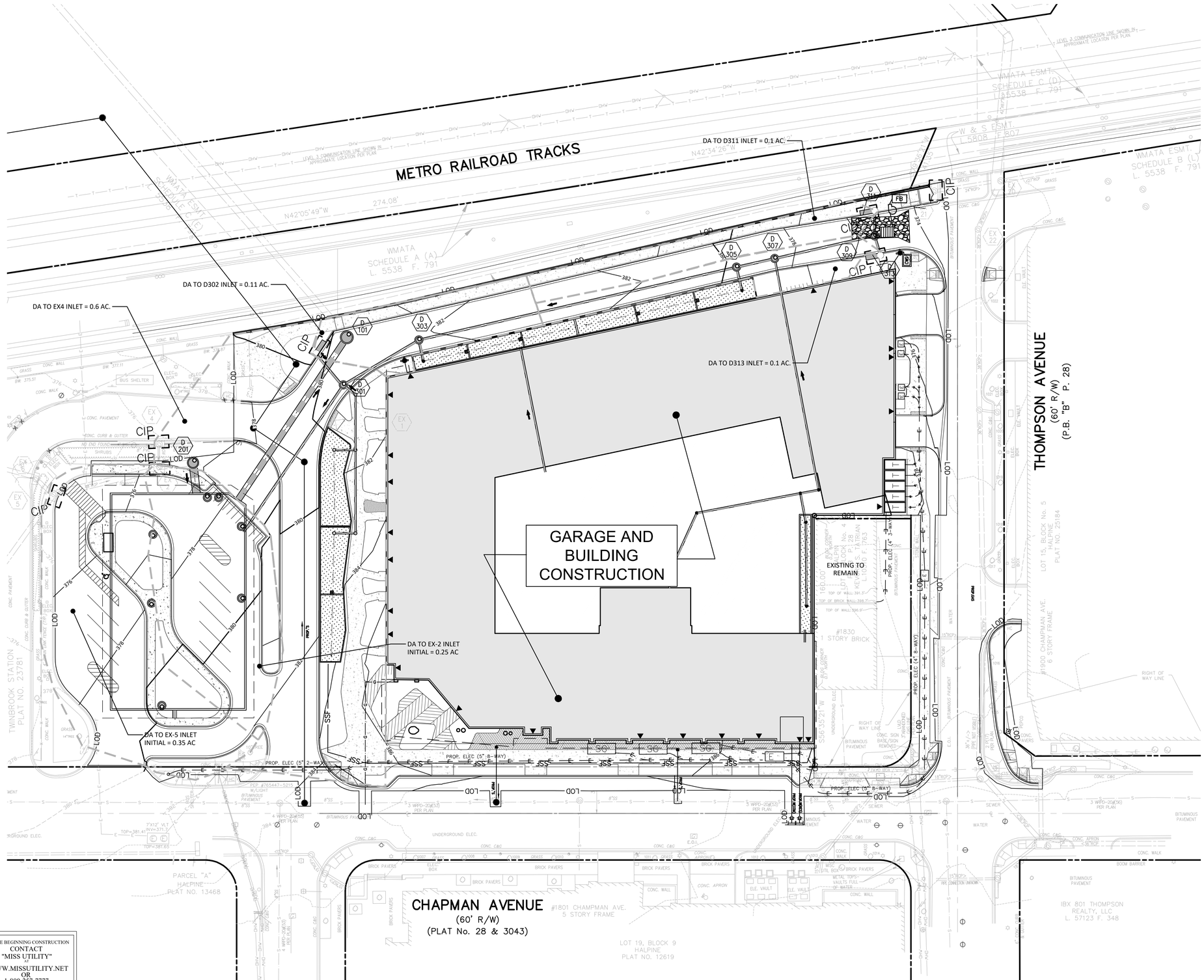
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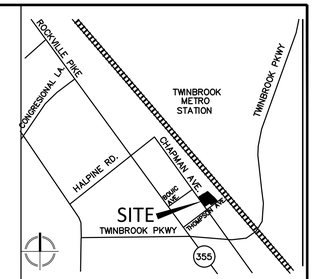
SHEET NO. CSEC-4
OF 6

FILE #

LAYOUT: CSEC-3, Plotted By: Mounaud

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VICINITY MAP
SCALE 1"=2,000'

SEC LEGEND

SF——SF——SF	PROPOSED SILT FENCE / SILT FENCE ON PAVEMENT
SSF——SSF——SSF	PROPOSED SUPER SILT FENCE
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LAURENT G. MOUNAUD
NAME

HORIZ. DATUM = NAD 83/91
VERT. DATUM = NGVD 88

30 15 0 30 60 90
SCALE: 1"=30'

PROFESSIONAL SEAL
STATE OF MARYLAND · LAURENT GUY MOUNAUD · No. 36749 · PROFESSIONAL ENGINEER
12/17/2024

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PRELIMINARY
SEDIMENT CONTROL PLAN
STAGE 3

1818 CHAPMAN
LOT 2,3,4,5 & 6, P1 BLOCK 4 & B
SUBDIVISION 0201
ELECTION DISTRICT NO. 4 CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED:
VIKA JOB NO. VM50024J
SCALE
SHEET NO. CSEC-4 OF 4
FILE #

LAYOUT: CSEC-4, Plotted By: Mounaud

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City of Rockville
Get Into It

111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

January 29, 2025

Mr. Andrew McGeorge
Hines
555 13th Street NW, Suite 400 W
Washington, District of Columbia 20004

SUBJECT: 1818 Chapman Avenue – Twinbrook Hines – Safe Conveyance Study; SMC2021-00005, STP2022-00436

Dear Mr. McGeorge:

The Safe Conveyance Study for the above referenced project is conditionally approved. Staff has determined that the existing downstream storm drain system has the capacity to safely convey the proposed 10-year runoff from this project and that no system upgrades or mitigating measures are required for this application and the proposed development.

The site is 9.37 acres and is identified as the Halpine subdivision, Lots 2, 3, 4, 5, and 6, Block 4 and Lot 1, Block B located at 1818 Chapman Avenue. The proposed development includes the construction of a mixed-use building with multi-family apartments, retail and office space, and an underground parking garage. The property is in the Rock Creek Watershed and is zoned Mixed-Use Transit District (MXTD). The on-site impervious area subject to Stormwater Management (SWM) is 3.02 acres. The total impervious area in the existing adjacent Right-of-way (ROW) of Chapman Avenue subject to SWM is 0.41 acres.

The development proposes to connect to existing public storm drain located at proposed private alley connecting Thompson Avenue and Twinbrook Metro Station. Storm drain computations submitted with the Stormwater Management Concept Plan demonstrate the existing storm drain system has adequate capacity to safely collect and convey the runoff associated with the 10-year storm for the designed contributing area, including the proposed development.

The Safe Conveyance Study is conditionally approved subject to the following conditions which must be addressed at the stages in the process as indicated below:

1. At final engineering, the Applicant shall demonstrate to the satisfaction of the Department of Public Works (DPW) that the existing public storm drain system can safely collect runoff from the 10-year event according to Montgomery County design criteria. The proposed connection will be reviewed in conjunction with the DPW Permit.
2. At final engineering, the Applicant shall demonstrate to the satisfaction of DPW that all existing and proposed public storm drain infrastructure affected by the development can safely collect and convey runoff from the 10-year event.

Mayor Monique Ashton | Councilmembers Kate Fulton, Barry Jackson, David Myles, Izola (Zola) Shaw, Marissa Valeri, Adam Van Grack
City Manager Jeff Mihelich | City Clerk/Director of Council Operations Sara Taylor-Ferrell | City Attorney Robert E. Dawson

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3. The limits of the downstream conveyance must be shown to the nearest stream or pond outfall, to a point where three consecutive storm drain pipe runs are able to convey the proposed peak design discharge without surcharging the system, or to a distance of 500 feet of conveyance, as directed by DPW.

This Plan approval does not supersede or negate other required project approvals. The approval is contingent on meeting all other City of Rockville and other governmental agency requirements including, but not limited to the requirements of forestry, traffic and transportation, and planning.

Any significant modification, revisions, or alterations to the proposed development may result in the requirement to submit a revised Safe Conveyance Study for approval by DPW.

If you have any questions, please contact Senior Civil Engineer Yi Kuo via email at ykuo@rockvillemd.gov or via telephone at 240-314-8520.

Sincerely,

John Scabis, P.E.
Chief of Engineering

JKS/YK/ktt

Attachments: Twinbrook Hines – Downstream Storm Drain Analysis, dated December 24, 2024.

cc: Jim Lapping, P.E., Engineering Supervisor
Shaun Ryan, Planning Supervisor
Nelson Ortiz, Principal Planner
NB Ventures I, L.L.C.
Heather Dlhopolsky, Wire Gill LLP
Laurent Mounaud, VIKA Maryland
Permit plan, SMC2021-00005, STP2022-00436
Day file

MATCH LINE

EXISTING DRAINAGE AREA
EX-106=12.82 ACRES
C=0.7

EXISTING DRAINAGE AREA
TO EX-52 = 2.55 ACRES.
C=0.7

EXISTING DRAINAGE AREA
TO EX-3 = 4.87 ACRES.
C=0.7

OUTFALL FOR CONVEYANCE STUDY

DRAINAGE AREA
TO EXISTING SWM VAULT AND
EX-1 = 18.24 ACRES
Used Q10 from
SMP2005-00040 Report by
Others

EXISTING SWM VAULT

EXISTING DRAINAGE AREA
TO EX-5 = 31.33 ACRES.
C=0.7

EXISTING DRAINAGE AREA
TO POI-1 (EXISTING POND)
20.98 ACRES
RCN = 95
Tc = 0.1 HR

PROPOSED DRAINAGE AREA
TO POI-1 (PROPOSED VAULT)
21.05 ACRES
RCN = 95
Tc = 0.1 HR

PROPOSED DRAINAGE AREA TO POI-2
22.21 ACRES
RCN = 95
Tc = 0.1 HR

EXISTING DRAINAGE AREA TO POI-2
22.28 ACRES
RCN = 95
Tc = 0.1 HR

POI-1

POI-2

MATCH LINE

ROCKVILLE PIKE (MD.RTE.355)

CHAPMAN AVENUE

HALPINE ROAD

BOUIE AVENUE

THOMPSON AVENUE

PARKLAWN DRIVE

TWINBROOK PARKWAY

FISHERS LANE

HIGGINS PLACE

WICOMICO AVENUE

PIER DRIVE

DRAINAGE AREA MAP LEGEND

- EXISTING DRAINAGE AREA
- PROPOSED DRAINAGE AREA
- Tc PATH
- STORM DRAIN CONVEYANCE

100 50 0 100 200 300

SCALE: 1"=100'

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
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Our Site Set on the Future.

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REVISIONS	DATE
Resubmission	9/30/2022
Resubmission	12/08/2022
Resubmission	09/08/2023
Resubmission	10/11/2024

1800 CHAPMAN

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

DRAINAGE STUDY AREA MAP

PROFESSIONAL SEAL

STATE OF MARYLAND
LAURENT G. MOUNAUD
No. 36749
PROFESSIONAL ENGINEER

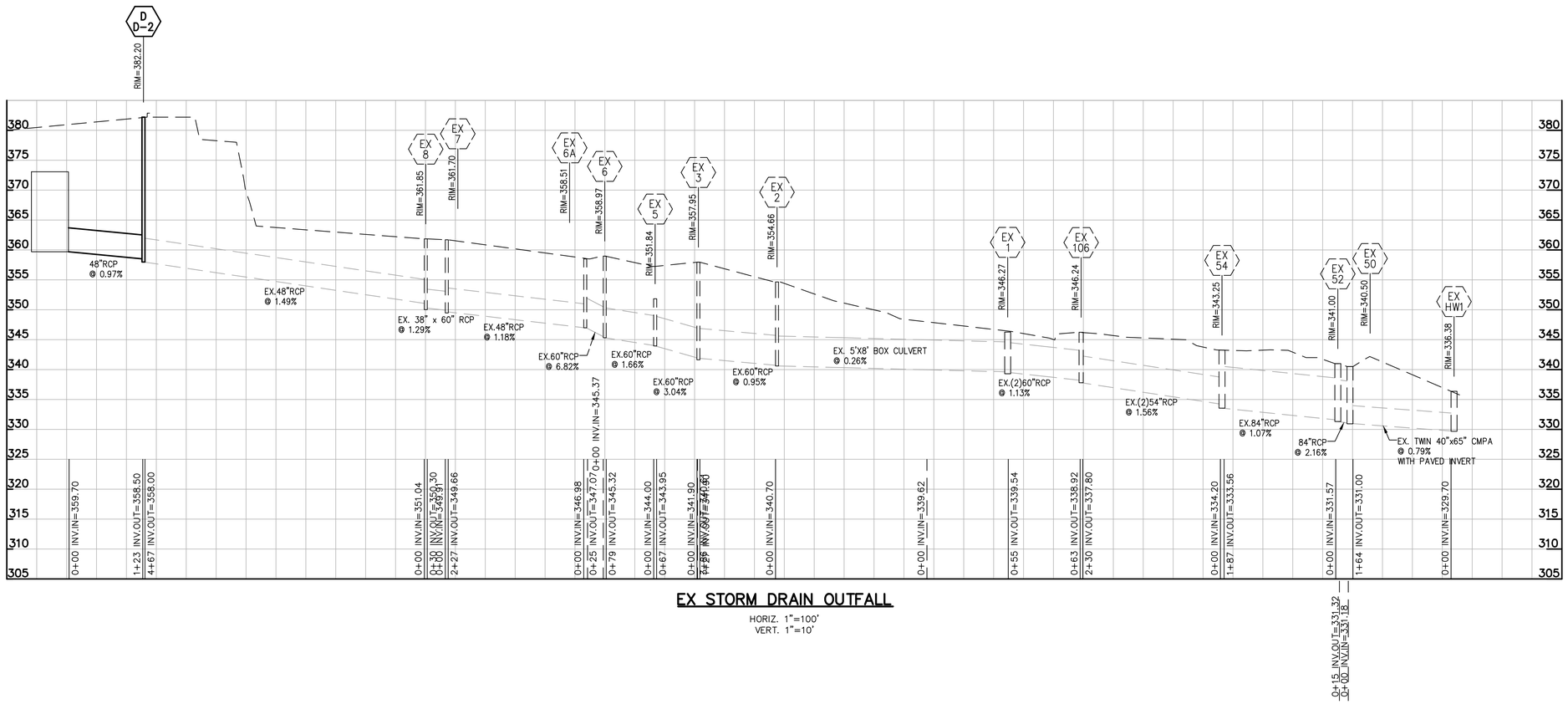
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: LAURENT G. MOUNAUD
LICENSE No.: 36749
EXPIRATION DATE: JANUARY 21, 2025

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DRAWN BY: CC
DESIGNED BY: JAE
DATE ISSUED: 11/12/2021

VIKA PROJECT: VM50024
DRAWING NO.: DAMAP
SHEET NO.: 1 OF 1



EX STORM DRAIN OUTFALL

HORIZ. 1"=100'
VERT. 1"=10'

Project Name: Twinbrook Hines | Computed: LGM | INPUT
Project No.: VM50024J | Checked: LGM | USER VERIFIED
Date: January 15, 2025

ENGINEERING ◇ PLANNING ◇ LANDSCAPE ARCHITECTURE ◇ SURVEYING/GEOMATICS

10YR. STORM DRAIN COMPUTATION (PROPOSED)

FROM	TO	INC. AREA ACRES	TOTAL AREA ACRES	C	A*C	ACUM. A*C	TC MIN. SEC	I 10 YR IN/HR	Q= CFS	MIN SLOPE %	ACT SLOPE %	n	PIPE SIZE IN	NOTE:	F.F. VEL FPS	ACT VEL FPS	LENGTH FEET	TIME IN PIPE MIN	Q CAPACITY CFS
VAULT	D-1	21.05	21.05	0.60 **	17.25	17.25	5.00	7.07	121.9	0.72	1.00	0.013	48	RCP	11.43	12.8	121	0.16	143.64
D-1	EX-8	0.00	21.05	0.00	0.00	17.25	5.16	7.02	121.1	1.45	1.50	0.013	42	RCP	12.81	14.6	463	0.53	123.22
EX-8	EX-7	0.00	21.05	0.00	0.00	17.25	5.69	6.87	118.5		1.29	0.013	38x60	RCP	12.61		30	0.04	156.33*
EX-7	EX-6A	0.00	21.05	0.00	0.00	17.25	5.73	6.86	118.3	0.68	1.18	0.013	48	RCP	12.42	13.7	235	0.29	156.04
EX-6A	EX-6	0.00	21.05	0.00	0.00	17.25	6.01	6.78	117.0	0.20	6.82	0.013	60	RCP	34.64	25.9	18	0.01	680.15
EX-6	EX-5	0.00	21.05	0.00	0.00	17.25	6.02	6.78	116.9	0.20	1.66	0.013	60	RCP	17.09	15.5	78	0.08	335.56
EX-5	EX-3	31.33	52.38	0.70	21.93	39.18	6.11	6.75	264.7	1.03	3.04	0.013	60	RCP	23.13	24.0	70	0.05	454.10
EX-3	EX-2	4.87	57.25	0.70	3.41	42.59	6.16	6.74	287.1	1.22	0.95	0.013	60	RCP	12.93	14.6	127	0.14	253.85
EX-V (SMP2005-00040)	EX-2	18.21	18.21	0.26 ***	4.81	4.81	5.00	7.07	34.0	0.03	0.62	0.013	54	RCP	9.74	7.8	141	0.30	154.84
EX-2	EX-1	0.00	75.46	0.00	0.00	47.40	6.30	6.70	317.7		0.26	0.013	5'x8'	BOX CULVERT	7.77		386	0.83	310.69*
EX-1	EX-106	1.39	76.85	0.70	0.97	48.37	7.13	6.49	314.0	1.45	0.82	0.013	60	(TWIN)	12.01	12.0	117	0.16	471.68
EX-106	EX-54	12.82	89.67	0.70	8.97	57.34	7.29	6.45	370.0	3.54	1.56	0.013	54	(TWIN)	15.44	15.4	230	0.25	491.23
EX-54	EX-52	0.00	89.67	0.60	0.00	57.34	7.54	6.39	366.5	0.33	1.07	0.013	84	RCP	17.17	17.6	187	0.18	660.81
EX-52	EX-50	2.55	92.22	0.76	1.94	59.28	7.72	6.35	376.4	0.35	2.16	0.013	84	RCP	24.40	23.1	15	0.01	938.89
EX-50	EX HW-1	0.00	92.22	0.80	0.00	59.28	7.73	6.35	376.3		0.96	0.013	4'x5.5" + 30"	CMPA (TWIN) w/ conc. Inv	11.33		164		2x160=60.28= 380.28 *
HW-NW	EX HW-1	3.00	95.22	0.80	2.00	59.28	7.73	6.35	376.3	44.15	0.96	0.013	90		12.38	16.7	93	0.09	60.28

** C VALUE SELECTED TO MATCH RESULTS FROM TR-20 VAULT ROUTING
Qp10= 121.97 CFS

*** C VALUE SELECTED TO MATCH RESULT FROM SMP2005-00040 TR-20 VAULT ROUTING FOR THE EXISTING VAULT INSTALLED IN PHASE 1A OF THE TWINBROOK STATION DEVELOPMENT.
Qp10=34 CFS

* REFER TO FLOWMASTER COMPUTATIONS

EX-8 TO EX-7

Worksheet for Elliptical Pipe - 1

Project Description	
Friction Method	Manning Formula
Solve For	Discharge

Input Data		
Roughness Coefficient	0.013	
Channel Slope	0.01290	ft/ft
Normal Depth	3.16	ft
Rise	3.16	ft
Span	5.00	ft

Results		
Discharge	156.44	ft³/s
Flow Area	12.41	ft²
Wetted Perimeter	12.97	ft
Hydraulic Radius	0.96	ft
Top Width	0.00	ft
Critical Depth	2.98	ft
Percent Full	100.0	%
Critical Slope	0.01086	ft/ft
Velocity	12.61	ft/s
Velocity Head	2.47	ft
Specific Energy	5.63	ft
Froude Number	0.00	
Maximum Discharge	170.49	ft³/s
Discharge Full	156.33	ft³/s
Slope Full	0.01288	ft/ft
Flow Type	Subcritical	

EX-2 TO EX-1

Worksheet for Box Pipe - 1

Project Description	
Friction Method	Manning Formula
Solve For	Discharge

Input Data		
Roughness Coefficient	0.013	
Channel Slope	0.00260	ft/ft
Normal Depth	5.00	ft
Height	5.00	ft
Bottom Width	8.00	ft

Results		
Discharge	310.69	ft³/s
Flow Area	40.00	ft²
Wetted Perimeter	26.00	ft
Hydraulic Radius	1.54	ft
Top Width	8.00	ft
Critical Depth	3.61	ft
Percent Full	100.0	%
Critical Slope	0.00378	ft/ft
Velocity	7.77	ft/s
Velocity Head	0.94	ft
Specific Energy	5.94	ft
Froude Number	0.61	
Discharge Full	310.69	ft³/s
Slope Full	0.00260	ft/ft
Flow Type	Subcritical	

EX-50 TO HW-1

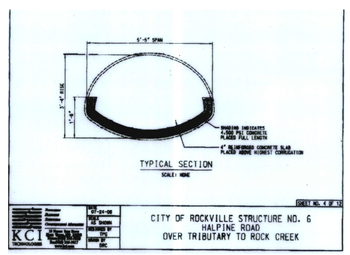
Worksheet for Elliptical Pipe - 1

Project Description	
Friction Method	Manning Formula
Solve For	Discharge

Input Data		
Roughness Coefficient	0.013	
Channel Slope	0.00960	ft/ft
Normal Depth	3.33	ft
Rise	3.33	ft
Span	5.41	ft

Results		
Discharge	160.27	ft³/s
Flow Area	14.15	ft²
Wetted Perimeter	13.91	ft
Hydraulic Radius	1.02	ft
Top Width	0.00	ft
Critical Depth	3.03	ft
Percent Full	100.0	%
Critical Slope	0.00809	ft/ft
Velocity	11.33	ft/s
Velocity Head	1.99	ft
Specific Energy	5.32	ft
Froude Number	0.00	
Maximum Discharge	174.85	ft³/s
Discharge Full	160.17	ft³/s
Slope Full	0.00959	ft/ft
Flow Type	Subcritical	

x2 (TWIN) = 320 CFS



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CONTACT: BENJAMIN BOYD

REVISIONS	DATE
Resubmission	9/30/2022
Resubmission	12/08/2022
Resubmission	09/08/2023
Resubmission	10/11/2024

1800 CHAPMAN

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

EXISTING STORM DRAIN OUTFALL PROFILES

PROFESSIONAL SEAL

STATE OF MARYLAND
LAURENT G. MOUNAUD
No. 36749
PROFESSIONAL ENGINEER

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: LAURENT G. MOUNAUD
LICENSE No.: 36749
EXPIRATION DATE: JANUARY 21, 2025

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DESIGNED BY: JAE
DATE ISSUED: 11/12/2021
VIKA PROJECT: VM50024
DRAWING NO.:
SHEET NO.

Z:\50000-50500\50024\CAD\SITE\10-01 SHEETS\50024500_P_ANAMP-SHEETS_DA STUDY.dwg — Thursday, November 21, 2024 10:22:04 AM

LAYOUT: PROFILES, Plotted By: Mounaud

Docusign Envelope ID: 09A699D4-83CC-4166-B8C5-83D77DAE6A8D

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www.rockvillemd.gov

January 29, 2025

Mr. Andrew McGeorge
Hines
555 13th Street NW, Suite 400 W
Washington, District of Columbia 20004

SUBJECT: 1818 Chapman Avenue – Twinbrook Hines –Development Stormwater Management Concept Approval; SMC2021-00005, STP2022-00436

Dear Mr. McGeorge:

The Development Stormwater Management (SWM) Concept (Concept) received on January 15, 2025, for the above referenced site is conditionally approved. Staff has determined that the Development SWM Concept, as described below, achieves the required level of on-site Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP), P_E = 1.42-inches, equivalent to 79 percent of the required ESD volume (ESD_V). This letter supersedes the ESD to MEP established by the Pre-Application SWM Concept letter dated July 1, 2022.

This site is 9.37 acres and is identified as the Halpine subdivision, Lots 2, 3, 4, 5, and 6, Block 4 and Lot 1, Block B situated at 1818 Chapman Avenue north of the intersection of Chapman Avenue and Thompson Avenue. The proposed development includes the construction of a mixed-use building with multi-family apartments, retail and office space, an underground parking garage, and the removal and replacement of a portion of the Washington Metropolitan Area Transit Authority's (WMATA) Kiss & Ride. The property is located in the Rock Creek Watershed and is zoned Mixed-Use Transit District (MXTD). The on-site soils are predominately Urban Land which is classified as hydrologic soil group (HSG) D.

According to the Rockville City Code (Code), Chapter 19, Section 19-2 Definitions, the Site qualifies as Redevelopment because it proposes construction on a property where existing imperviousness is greater than 40 percent of the site. The property is currently 63 percent impervious.

In accordance with the Code, Chapter 19, Section 19-45, SWM is required for all new and replacement impervious area within the disturbed area because the land disturbing activity involves less than 50 percent of the site. According to the submitted Concept, the total limit of disturbance is 3.42 acres which is 36 percent of the site, and the on-site impervious area subject to SWM is 3.02 acres.

Per the Code, Chapter 19, Section 19-46, SWM also must be provided for imperviousness in a portion of the adjacent Chapman Avenue Right-of-way (ROW). According to the submitted Concept, the total impervious area in the adjacent ROW subject to SWM is 0.41 acres.

Mayor Monique Ashton | Councilmembers Kate Fulton, Barry Jackson, David Myles, Izola (Zola) Shaw, Marissa Valeri, Adam Van Grack
City Manager Jeff Mihelich | City Clerk/Director of Council Operations Sara Taylor-Ferrell | City Attorney Robert E. Dawson

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Your proposed Development SWM Concept, as shown on the attachment, is summarized as follows:

ON-SITE SUMMARY

Proposed new or replacement impervious areas are summarized as:

- A 437-unit multi-family residential building with an underground parking garage, retail, and office space.

Total on-site impervious area subject to SWM = 3.02 acres.

ESD Measures

- The Concept proposes to provide a minimum P_E = 1.42-inches equivalent to 79 percent of the required ESD_V in the following on-site measures:
  - Five On-Site Micro-Bioretention Planter Box Facilities.
  - Green Roof.

- Summary of ESD:
  - Total ESD_V provided = 14,845 cubic feet (cf.).
  - Total ESD_V required = 18,884 cf.
  - Percentage of ESD_V provided = 14,845 cf./18,884 cf. = 79 percent.

Structural Measures and/or Alternative Measures – Monetary Contribution

- Alternative Measures – Monetary Contribution in-lieu of providing full ESDv and Qp_{10} for the 3.02 acres of on-site impervious area.

ROW SUMMARY

Structural Measures and/or Alternative Measures – Monetary Contribution

- Alternative Measures – Monetary Contribution in-lieu of providing WQ_V, Cp_V, and Qp_{10} for the 0.41 acres of impervious area in the adjacent ROW of Chapman Avenue.

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CONDITIONS OF APPROVAL

Staff has determined that ESD to the MEP has been met.

The next step in the City of Rockville (City) SWM approval process is submission of a SWM Construction Plan for review and approval by the Department of Public Works (DPW) prior to permit issuance. In accordance with the Code, Chapter 19, Section 19-44, SWM must be provided by one of the following methods, which are listed in order of priority respectively: on-site ESD measures, on-site structural measures, and alternative measures which may include a monetary contribution.

This Development SWM Concept is conditionally approved subject to the following conditions, which must be addressed at the stages in the process as indicated below:

1) Submit a Stormwater Management Permit (SMP) Application, including the application and plan review fee, which is based on an initially submitted SWM construction estimate, in conjunction with detailed SWM plans (24"x36") and computations signed and sealed by a Professional Engineer (PE) licensed in the State of Maryland, except as otherwise noted, for review and approval by DPW.
2) The submitted material must:
   a) Demonstrate compliance with this Concept including locations, types, and sizing of ESD measures.
   b) Include computations and construction details for review and approval by DPW:
      i) Design shall be in conformance with the latest version of the Montgomery County Department of Permitting Services Design Specifications for Micro-Bioretention Planter Box facilities and Green Roof. Deviations from the specification must be approved by DPW.
      ii) Computations and plans must show the ESD_V water surface elevation.
      iii) Overflow structures, underdrains, and tee configurations within the Micro-Bioretention Planter Box facilities must be shown on the SWM construction plans and approved by DPW.
      iv) Where proximity of the Micro-Bioretention Planter Box facilities to the building is less than 10-feet, a licensed professional engineer in the State of Maryland must determine if any special treatment, including impermeable liners, is required. Evidence of such investigation and recommendation must be provided with the final engineering.
      v) The on-site underground structural measure shall be designed provide Cp_V for the same drainage area as previously provided by the pond. Plans must include structural drawings for the underground SWM facility with appropriate details and notes, sealed by a qualified PE licensed in the State of Maryland. (PE seal for structural components cannot be on the same sheet as PE seal for SWM unless it is the same engineer sealing both aspects of the design)
      vi) Include the design, construction specifications, plant media depth, plant media specifications, planting schedule with types, sizes, and quantities of planting material for the Micro-Bioretention Planter Box facilities and Green Roof.
      vii) SWM practices adjacent to pedestrian and parking uses shall meet Montgomery County Department of Permitting Services, Water Resources Technical Policy (MCDPS WRTP)-8 design guidelines for safe placement and fall prevention barriers.
      viii) Architectural/plumbing plans for the building must clearly detail the routing of roof runoff through the building to the Micro-Bioretention Planter Box facilities and must be provided for review to DPW.
      ix) Include a landscape design that has been coordinated with the Forest Conservation Plan (FCP), where applicable. The plan should include a planting schedule with types, sizes, and quantities of planting material, planting details, and notes, signed and sealed by a Landscape Architect licensed in the State of Maryland. The plan should differentiate between what planting material will be approved, bonded, and permitted with the SWM plan and what will be part of the Forestry Permit. The Landscape plan must show all stormwater appurtenances including pipes, overflow structures, inflow protection, etc. to ensure there are no conflicts.

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c) Identify paths for safe overland flow of the 100-year storm event with flow arrows.
d) Demonstrate that all components of the SWM system drain by gravity. Pumping of stormwater will not be permitted.

Storage provided exceeding the amount require to treat the one year, 24-hour design storm shall not be credited towards the total water quality (ESD or structural) volume provided.

3) The Applicant shall make a monetary contribution to the City Stormwater Fund as an Alternative to providing Cp_V and Qp_{10} for any new or replacement impervious area created by the construction of the development not treated on-site; and as an Alternative to providing Cp_V, WQ_V, and Qp_{10} for the contiguous ROW. Calculations for the contribution shall be submitted with the SMP application utilizing the final engineering impervious area and the monetary contribution rate in effect at that time. The contribution must be paid prior to SMP permit issuance.

   Monetary contribution is required for the following: Partial Cp_V and full Qp_{10}. Impervious area used is based on the prorated area that is not treated by ESD practices. On-site ESD is provided for 79 percent of the required volume; therefore, 79 percent of the 3.02 acre (0.63 acre) must be provided by a SWM alternative (Monetary Contribution).
   Partial Cp_V is calculated at 100 percent of the Cp_V rate applied to the impervious area not treated.
   a) Partial Cp_V for 0.63 acres.
   b) Full On-site Qp_{10} for 3.02 acres.
   c) Full Contiguous ROW Cp_V, WQ_V, and Qp_{10} for 0.41 acres.
4) The SWM facilities on-site shall be privately maintained. Submit to DPW staff a SWM Easement, Inspection, and Maintenance Agreement for the proposed SWM measures. The SWM Agreement is subject to review and approval by DPW and the City Attorney's Office and is to be executed by the property owner and other parties of interest. Access to the SWM facilities will be determined in conjunction with final engineering and must be included in the SWM Agreement. The SWM Agreement must be recorded in the Montgomery County Land Records prior to SMP permit issuance. Plans must delineate and label SWM easements.
5) The existing pond must be replaced with on-site underground structural measure. Additionally, the underground structural measure must provide the same treatment as previously provided by the pond. Concurrence from WMATA must be provided for the removal of the existing pond and the required treatment prior to the issuance of a Stormwater SMP.
6) Submit on-site Storm Drain plans (24"x36") and computations signed and sealed by a PE licensed in the State of Maryland, except as otherwise noted, for review by DPW.
7) Post financial security based on the final approved SWM construction cost estimate in a format acceptable to the City Attorney, either by letter of credit or performance bond. Approval, which is coordinated through DPW staff, is required prior to SMP permit issuance. Obtain approval of an FCP from the City Forester prior to DPW issuance of the SMP permit.
8) Required approvals and permits for drainage connections to existing storm drains in WMATA easements and ROWs must be obtained prior to the issuance of a SMP. Additionally, DPW Permits will not be issued prior to issuance of WMATA's Real Estate Permit.

This SWM approval does not supersede or negate other required project approvals. The Concept approval is contingent upon compliance of all other City and other governmental agency requirements including, but not limited to, City Forestry, Traffic and Transportation, and Planning and Development Services.

Docusign Envelope ID: 09A699D4-83CC-4166-B8C5-83D77DAE6A8D

Any significant changes to the proposed development may result in the requirement to submit a revised Development SWM Concept with review fee for approval by DPW.

If you have any questions, please contact Senior Civil Engineer Yi Kuo via email at ykuo@rockvillemd.gov or via telephone at 240-314-8520.

Sincerely,

John Scabis, P.E.
Chief of Engineering

JKS/YK/ktt

Attachments: 1818 Chapman Avenue – Twinbrook Commons – Development SWM Concept Plan, dated January 15, 2025.

cc: Jim Lapping, P.E., Engineering Supervisor
John Foreman, Planning and Development Services Manager
Sean Murphy, P.E, Principal Engineer
Shaun Ryan, Planning and Development Supervisor
Nelson Ortiz, Principal Planner
NB Ventures I, L.L.C.
Heather Dlhopolsky, Wire Gill LLP
Laurent Mounaud, VIKA Maryland
WMATA
Permit plan, SMC2021-00005, STP2022-00436
Day file

STORMWATER MANAGEMENT CONCEPT
SMC#: SMC2021-00005
TWINBROOK HINES
4TH ELECTION DISTRICT ROCKVILLE
MONTGOMERY COUNTY, MARYLAND

SHEET INDEX

CSWM	1 OF 5	CONCEPT STORMWATER MANAGEMENT COVER SHEET
CSWM	2 OF 5	CONCEPT STORMWATER MANAGEMENT DRAINAGE AREA MAP
CSWM	3 OF 5	CONCEPT STORMWATER MANAGEMENT PLAN
CSWM	4 OF 5	CONCEPT STORMWATER MANAGEMENT DETAILS
CSWM	5 OF 5	CONCEPT STORMWATER MANAGEMENT DETAILED SECTIONS

STORMWATER MANAGEMENT CONCEPT GENERAL NOTES

1. ALL STORM DRAIN PIPES PROPOSED ARE EITHER REINFORCED CONCRETE PIPE (RCP), HIGH PERFORMANCE POLYPROPYLENE (HP) OR POLYVINYL CHLORIDE (PVC).
2. STORM DRAIN PIPE SIZES SHOWN ARE ESTIMATED AND ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING DESIGN.
3. QUANTITY AND LOCATION OF ENVIRONMENTALLY SENSITIVE DESIGN (ESD) MEASURES ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING DESIGN.
4. ALL WATER AND SEWER LINES SHOWN ARE APPROXIMATE AND ARE SUBJECT TO CHANGE UPON FINAL ENGINEERING DESIGN.
5. ALL UTILITY LAYOUTS SHOWN ON THIS CONCEPT PLAN ARE SUBJECT TO ADJUSTMENT IN LOCATION, SIZE AND CONFIGURATION DURING FINAL ENGINEERING TO ACCOMMODATE LOCATIONS OF TREES, DRY UTILITIES, STREET LIGHTS AND OTHER CONFLICTING FEATURES. LAYOUTS SHOWN HEREON ARE CONCEPTUAL AND NOT INTENDED TO REFLECT FINAL LOCATION OF THESE UTILITIES.

SWM CONCEPT SUMMARY TABLE
General Property Information
SMC# 2021-00005
Type of Concept: *SWM Concept*
Development Review Process/Case No.: *STP2022-00436*
Property Address: *1818 Chapman Ave, Rockville MD 20852*
Property Legal Description: *Twinbrook Station Lot 1, Block B Plat No. 23781 and Lot 2,3,4,5,6 Block 4*
Property Size (ac./sq.ft.): *9.37 Ac /408,194 Sqft*
Total Concept Area (ac./sq.ft.): *3.42 acres/ 149,109 square feet* (On Site after ROW Dedication)
Watershed: *Rock Creek Watershed*
100 YR Floodplain: *n/a*
Ex. % impervious/Redevelopment or New Development: *40% Redevelopment*
SWM Summary
Total On-Site Impervious Area subject to SWM: *3.02 acres (131,594 sq.ft.)*
Target ESDv/Provided ESDv. *18,884 cu.ft./ 14,845 cu.ft.*
ESD Measures: *5 Micro Bioretention Facilities and Green Roof*
Structural Storage Required/Provided: *5,716 cu.ft./ 0 cu.ft.*
Structural Measures: *Monetary Contribution*
Qp10 (10-Year Quantity Control) Measures: *Monetary Contribution*
Contiguous Right-of-Way Impervious Area subject to SWM: 0.41 acres *(0.13 acres in Thompson and 0.28 acres in Chapman)*
Contiguous Right-of-Way Cpv (Channel Protection Volume) & WQv (Water Quality Volume) Measures: *Monetary Contribution*
Contiguous Right-of-Way Qp10 (10-Year Quantity Control) Measures: *Monetary Contribution*

	Area	Impervious	Type of	PE (inch)		ESDv (cuft)	
	a.c.	a.c.	Measure	Req	Provided	Req	Provided
MBF #1	0.16	0.16	Bio	1.80	2.52	1,010	1,417
MBF #2	0.35	0.35	Bio	1.80	2.53	2,188	3,080
MBF #3	0.35	0.35	Bio	1.80	2.16	2,150	2,576
MBF #4 + GR	0.45	0.45	Bio + GR	1.80	2.40	2,801	3,741
MBF #5	0.45	0.45	Bio	1.80	2.42	2,793	3,752
GR	0.05	0.05	GR	1.80	1.69	298	280
Untreated Area	1.61	1.21	None	1.80	0.00	7,644	-
Total	3.42	3.02		1.80	1.42	18,884	14,845

ENGINEER / PLANNER / LANDSCAPE ARCHITECT:
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN, MD 20874
PH: 301.916.4100
CONTACT: LAURENT MOUNAUD
e-mail: mounaud@vika.com

OWNER / APPLICANT:
HINES CONCEPTUAL CONSTRUCTION GROUP
2800 POST OAK BOULEVARD
HOUSTON, TX 77056
CAMERON CHRISTIAN
CAMERON.CHRISTIAN@HINES.COM

PROFESSIONAL CERTIFICATION:
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, License No. 36749, Expiration Date: JANUARY 21, 2027

LAURENT G. MOUNAUD
NAME

PROFESSIONAL SEAL



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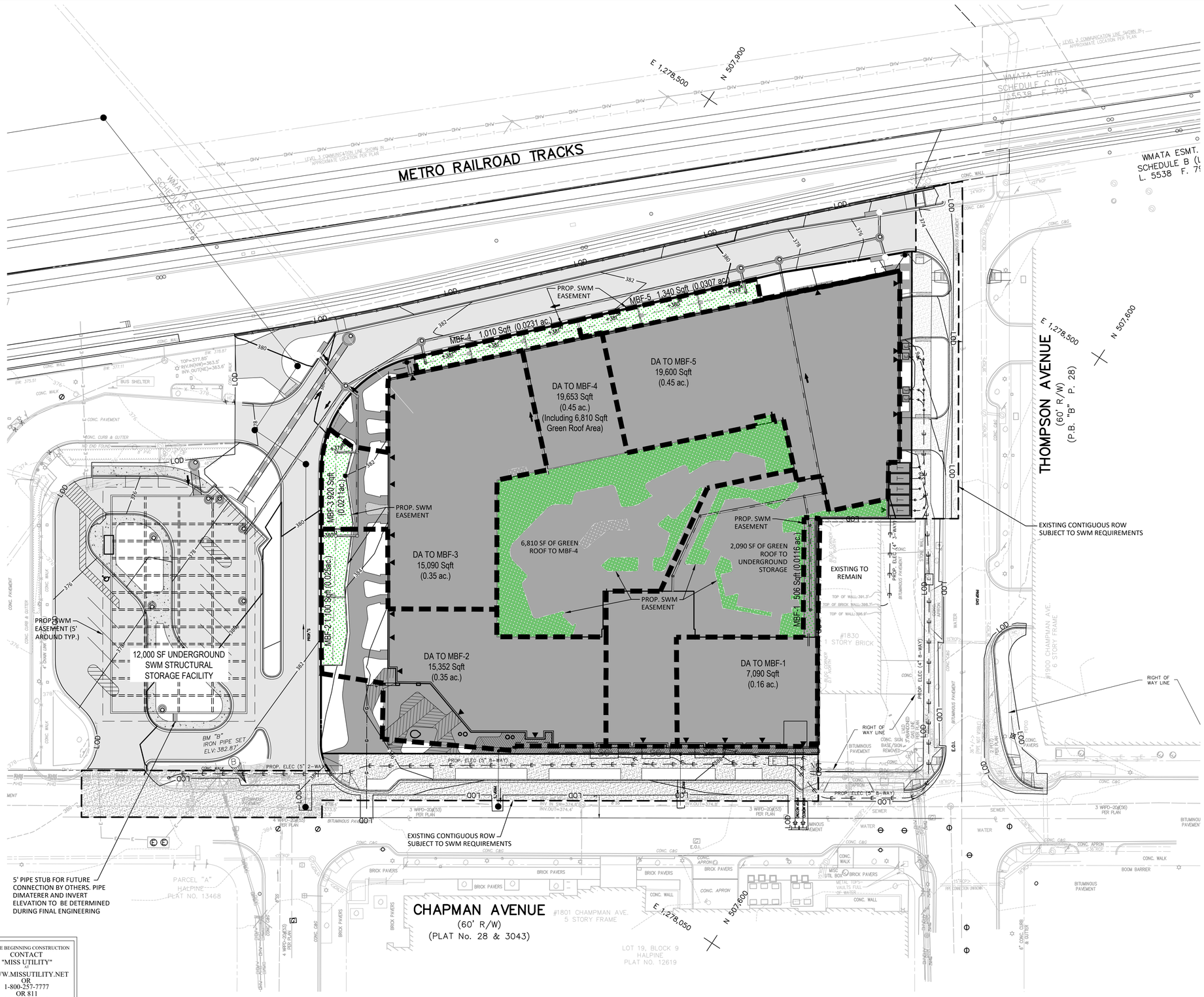
COVER SHEET

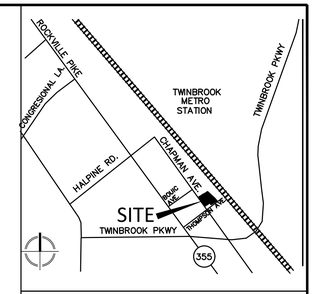
1818 CHAPMAN
LOT 2,3,4,5 & 6, P1 BLOCK 4 & B
SUBDIVISION 0201
ELECTION DISTRICT NO. 4 CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED:
VIKA JOB NO. VM50024J
SCALE
SHEET NO. CSWM-1 OF 5
FILE #

LAYOUT: CSWM-1, Plotted By: Mounaud

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VICINITY MAP
SCALE 1"=2,000'

LEGEND:

- GREEN ROOF
- MICRO-BIORETENTION PLANTER
- WATER LINE
- SEWER LINE
- UNDERGROUND STORMWATER STRUCTURE
- DRAINAGE DIVIDE
- PROPOSED ONSITE IMPERVIOUS
- PROPOSED WMATA SITE IMPERVIOUS
- IMPERVIOUS AREA WITHIN CONTIGUOUS ROW

HYDROLOGIC SOIL GROUP NOTE:

ENTIRE SITE IS COMPRISED OF URBAN LAND (MAP UNIT 400)
HYDROLOGIC SOIL GROUP D.

HORIZ. DATUM = NAD 83/91
VERT. DATUM = NGVD 88

30 15 0 30 60 90
SCALE: 1"=30'

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LAURENT G. MOUNAUD
NAME

PROFESSIONAL SEAL

STATE OF MARYLAND — LAURENT GUY MOUNAUD — No. 36749 — PROFESSIONAL ENGINEER
01/15/2025

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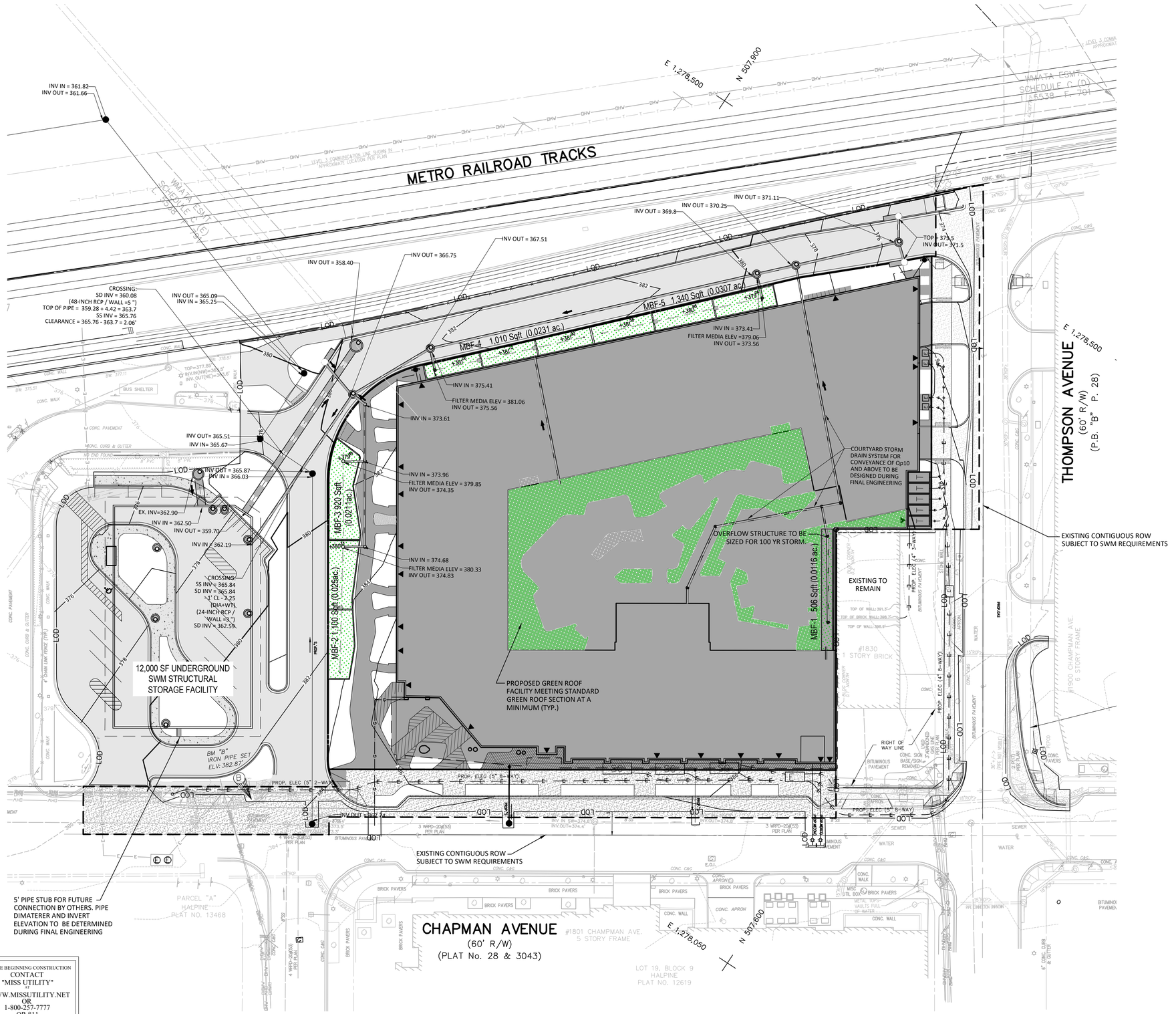
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DRAINAGE AREA MAP

1818 CHAPMAN
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ELECTION DISTRICT NO. 4 CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED:
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SCALE
SHEET NO. CSWM-2 OF 5
FILE #

LAYOUT: CSWM-2, Plotted By: Mounaud



LEGEND:

- GREEN ROOF
- MICRO-BIORETENTION PLANTER
- WATER LINE
- SEWER LINE
- UNDERGROUND STORMWATER STRUCTURE
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01/15/2025

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STORMWATER MANAGEMENT PLAN

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VIKA JOB NO. VM50024J

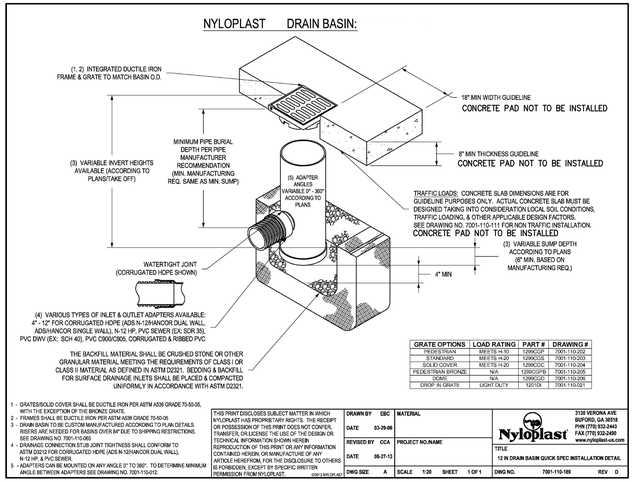
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SHEET NO. CSWM-3 OF 5

FILE #

LAYOUT: CSWM-3, Plotted By: Mounaud

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GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1299CGP	7001-110-202
STANDARD	MEETS H-20	1299CGS	7001-110-203
SOLID COVER	MEETS H-20	1299CGC	7001-110-204
PEDESTRIAN BRONZE	N/A	1299CGPB	7001-110-205
DOME	N/A	1299CGD	7001-110-206
DROP IN GRATE	LIGHT DUTY	1201DR	7001-110-021

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR RAISING OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-013

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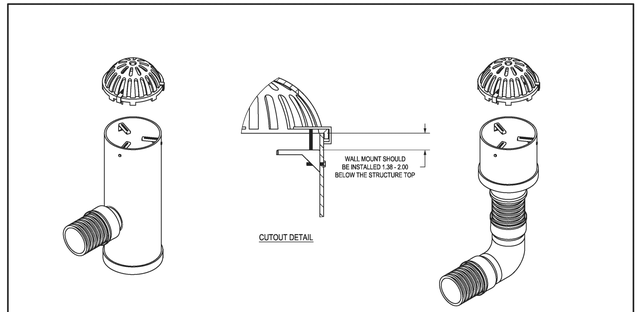
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DATE	03-29-06		
REVISED BY	CCA	PROJECT NO./NAME	
DATE	08-27-13		
DWG SIZE	A	SCALE 1:20 SHEET 1 OF 1	

Nyloplast 3126 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2489 www.nyloplast-us.com

TITLE: 12 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-189 REV D

MICRO-BIOFILTER DRAIN BASIN



STAINLESS STEEL ADJUSTABLE LOCKING MECHANISM AVAILABLE FOR 12" - 30" DOME GRATES (PART # 1230DOMELOCK).

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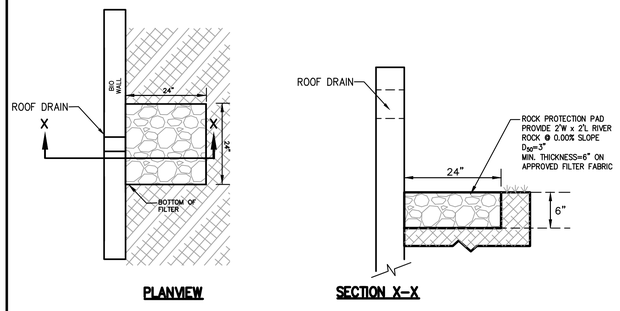
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DATE	3-11-11		
APPD BY	EBC	PROJECT NO./NAME	
DATE	3-11-11		
DWG SIZE	A	SCALE 1:16 SHEET 1 OF 1	

Nyloplast 3126 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2489 www.nyloplast-us.com

TITLE: 12 IN -30 IN DOME LOCKING GRATE ASSEMBLY

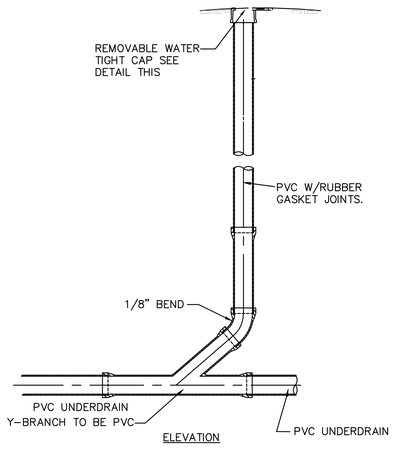
DWG NO. 7001-110-421 REV C

MICRO-BIOFILTER DRAIN BASIN GRATE ASSEMBLY



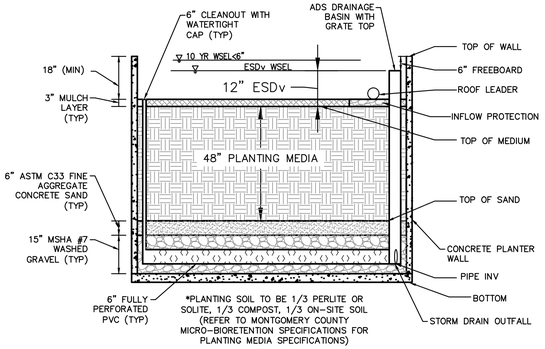
ROCK PROTECTION PAD DETAIL

NOT TO SCALE

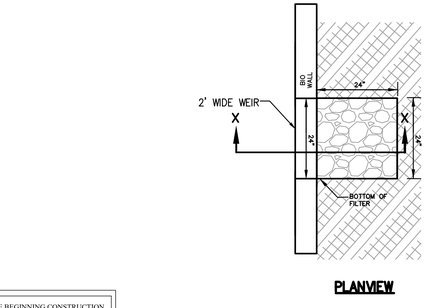


TYPICAL MICRO-BIOFILTER CLEANOUT DETAIL

NOT TO SCALE

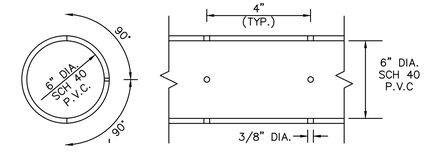


MICRO-BIORETENTION PLANTER BOX TYPICAL SECTION



WEIR AND ROCK PROTECTION PAD DETAIL

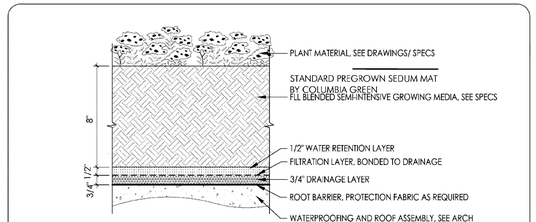
NOT TO SCALE



NOTE: PERFORATIONS WILL BE 3/8" DIAMETER AT 4" ON CENTER EVERY 90°

P.V.C PERFORATION DETAIL

N.T.S.



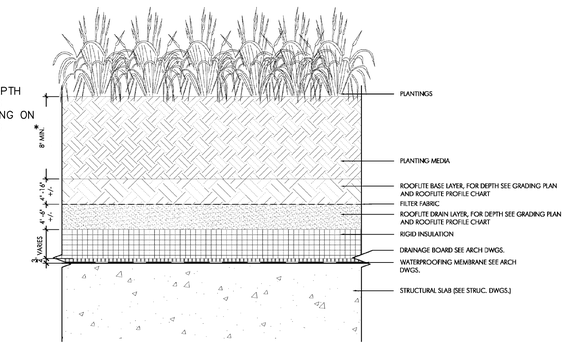
NOTE:
1. SYSTEM COMPONENTS ARE SHOWN AT NOMINAL SIZE. COMPRESSION WILL OCCUR AT RETENTION LAYER BASED ON AMOUNT (HEIGHT/VOLUME) OF GROWING MEDIA PLACED ON SYSTEM. MAXIMUM COMPRESSION ½" ±.

COLUMBIA GREEN TECHNOLOGIES® | LGR1.02b | 8" DEPTH SEMI-INTENSIVE LAYERED GREEN ROOF | LAYERED SYSTEM | DETAIL SCALE: 3"=1'-0"

Corporate Office: 79 SE Taylor Street, Suite 201 Portland, OR 97214
Telephone: (503) 327-8723 · www.columbia-green.com

01 EXTENSIVE PLANTING AREA

1 1/2" = 1'-0"



02 INTENSIVE PLANTING AREA

1 1/2" = 1'-0"

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CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND

STORMWATER MANAGEMENT DETAILS

1818 CHAPMAN
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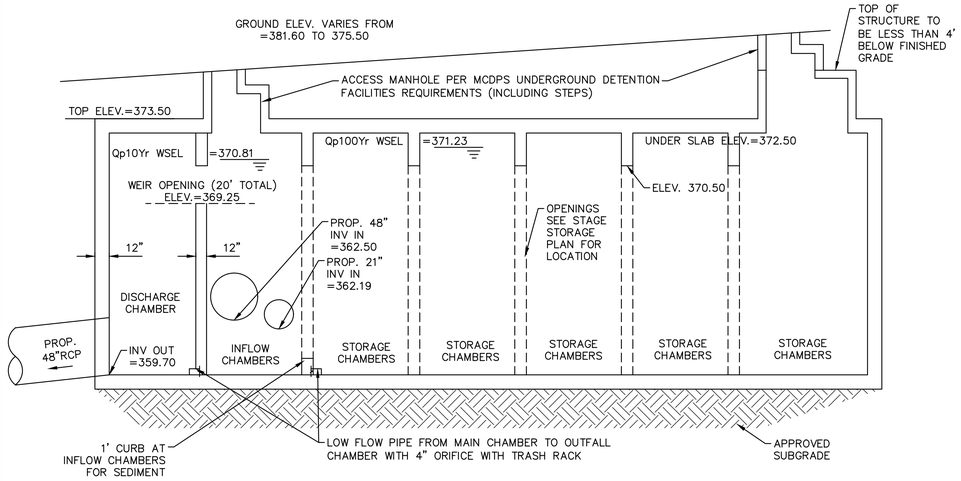
SCALE

SHEET NO. CSWM-4 OF 5

FILE #

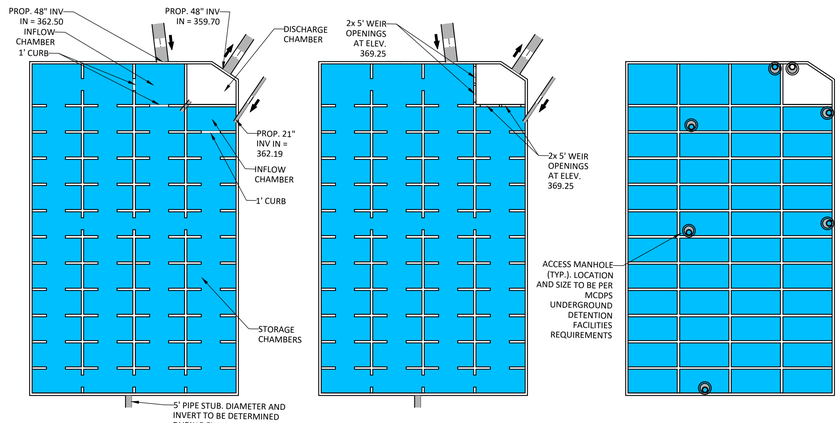
LAYOUT: CSWM-4, Plotted By: Mounaud

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UNDERGROUND SWM STORAGE VAULT CONCEPTUAL SECTION

NTS



UNDERGROUND SWM STORAGE VAULT VOLUME STAGE STORAGE PLAN

SCALE: 1"=30'

MCDPS UNDERGROUND DETENTION FACILITIES REQUIREMENTS

UNDERGROUND DETENTION FACILITIES

A. Design Considerations

1. Applicability

These specifications are appropriate for all underground pipe or vault detention, whether intended to detain channel protection flow attenuation volume, or temporarily store a portion of the water quality ESD treatment volume prior to releasing it to a quality BMP. Pipes or vaults may be located below vehicular or non-vehicular areas, and must be a minimum of 10-feet horizontally from other utilities.

2. Design Storm

The facility must be sized to provide storage for the required treatment volume, with safe conveyance of larger flows through the facility. The facility must be designed to safely pass a 10-year storm flow, at a minimum. Where the facility is located below a flow splitter, it must be sized to safely pass whatever portion of the 10-year event is delivered to it via the splitter.

3. Groundwater

In general, underground storage should not be located in areas of shallow groundwater. In situations where groundwater is encountered, additional design requirements may be necessary.

4. Geotechnical Analysis

Soil borings must be performed in the location of the proposed detention facility in order to determine presence and location of fill materials, rock, or groundwater. Borings must extend to a minimum of 2 feet below the facility.

B. Specifications and Details

1. Control Structure (for flow attenuation systems only)

The control structure shall be composed of cast in place concrete, and must be rectangular. The minimum inside dimensions of each internal cell must be 4-feet by 4-feet. Control structures for underground detention facilities may not be pre cast. Structures must be designed for H-20 loading at a minimum. Structural computations, signed and sealed by the designing structural engineer, must be submitted concurrent with detailed plan review. Direct access to both sides of the control structure is required.

2. Overflow Weir Sizing Criteria

The overflow weir in the control structure must be designed to safely pass larger flows through the facility.

3. Low Flow Control Orifice

The low flow orifice may be no smaller than 2-inches in diameter without specific approval from DPS, and must be protected by a trash rack. All trash racks must be removable. The trash rack dimensions overall must allow it to pass thru the access manhole opening. The open area of the trash rack must exceed the low flow orifice area by a ratio of at least 10 to 1. The trash rack must be made of expanded metal or perforated half round HDPE pipe. The perforations must be 1 inch in diameter and spaced 4 in on center. Trash racks must be attached to the walls of the concrete structure by use of stainless steel anchor bolts.

4. Storage Pipe

Except as noted below, all storage pipes must be circular, and must be a minimum of 48-inches in diameter. Metal, HDPE, or reinforced concrete may be used. Crossover connections must be provided between storage pipes, and these must be a minimum of 48-inches in diameter, also. Pipes may not be closer together than ½ the inside pipe diameter, or 3-feet, whichever is greater. This dimension may be reduced when flowable fill is used as pipe bedding. Spacing for reinforced concrete pipes may be Outer Pipe Diameter / 6 or a minimum of 1-foot in order to get compaction. Minimum earth cover must be per the manufacturer's specifications, based on the design load and considering flotation where required. Ph and resistivity tests may be required on a case by case basis, wherever soil acidity is a concern.

a. Metal Pipe

Metal storage pipes must be circular, aluminized, Type 2, and must be designed for the appropriate loading (pipes may not be less than 14-guage). Pipe ends must be re rolled, matched and numbered by the manufacturer. Connecting bands must be corrugated, and sleeve gaskets must be used. All connections must be per the latest DPS band detail. A 24-inch connecting band and 24-inch flat neoprene or rubber sleeve gasket, with four rods and lugs, must be used for all pipe connections.

b. Concrete Pipe

Gasketed concrete pipe must be used. Pipe shall meet ASTM C-76. ASTM C-361 is also acceptable. Gaskets must meet ASTM C-443. Pipe must be cast without lift holes. Pipe may be *circular* or elliptical. Elliptical pipes must have a minimum vertical inside dimension of 48-inches. All pipe joints must be soil tight when used for flow attenuation, and must be water tight when used to store the water quality volume.

c. HDPE Pipe

Circular High Density Polyethylene pipe is acceptable for use in underground storage facilities. Joints must be silt tight when used for flow attenuation, and must be water tight when used to store the water quality volume. Concrete manholes must be used at all HDPE pipe connections. Pipe installation must comply with ASTM D2321.

d. Concrete Vaults

Concrete vaults may be used for underground detention, with special design approved by the Department on a case by case basis. Proprietary structures must be specifically approved by DPS in advance of submission. Concrete design shall meet the requirements of ACI 350, Environmental Engineering Concrete Structures, with freezing and thawing exposures. Concrete shall be a Type II or IIA cement, with a 28 day compressive strength of 4500 psi for cast in place and 5000 psi for pre-cast structures. Type III cement is also acceptable so long as tricalcium aluminate is limited to 8%. Concrete shall also meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 420, Mix No. 6. All joints must be soil tight when used for flow attenuation, and must be water tight when used to store the water quality volume.

5. Pipe Bedding

Bedding must extend a minimum of 6-inches below the bottom of the pipe, and shall extend to the springline. Bedding stone shall be well graded granular material meeting AASHTO M-43. Flowable fill is also acceptable, with proper anchorage during installation. For flexible pipe (CMP, HDPE), flowable fill must extend to the top of the pipe.

6. Access

All facility access manhole openings must be 28-inch diameter. There must be at least one manhole for every 100-feet of pipe. There must be a minimum of two manholes per pipe run. Where required, access ladders must be used, rather than manhole steps. Manhole covers must be bolted. Concrete manholes must be used for access to HDPE pipes. Manhole access is required at the terminal end of all pipe runs.

a. At all access points to underground stormwater structures where more than nine inches of adjustment rings are required to match final grade, a concrete riser that is a minimum of forty eight inches in diameter must be used. Corrugated metal pipe (CMP) storage systems may have a CMP riser with a minimum of forty eight inches inside diameter.

b. The top of underground stormwater management structures cannot be located more than four feet below proposed and/or final grade. If, in the as-built stage, it is revealed that the top of an underground structure is more than four feet below final grade, a plan revision will be required to provide safe and acceptable egress and ingress into the structure.

c. All interior structure access openings must be a minimum of twenty-eight (28) inches in diameter or thirty-six inches square. Removal manhole covers, access doors, grates, etc. shall be magnetic and not weight more than 600 pounds. (Grates with openings at least two inches square need not be magnetic.) Access covers need not be magnetic and may weigh more than 600 pounds if they are hinged and counterbalanced so one person can easily open the cover; open and lock to a 90° angle; and, fitted with lift assistance mechanisms and safety bar(s) to secure cover(s) in an open position. All covers, hinges, lift assistance mechanisms and safety bars shall be manufactured as a single unit. Hinged covers shall have recessed hinges that do not protrude above the surface of the cover. The surface of all covers shall not be smooth. The surface of all covers shall be slip resistant. All castings in traffic bearing areas shall meet H-20 loading requirements. All castings shall meet AASHTO M105 and M306 specifications.

d. The following will apply when a concrete riser is required for access. The manhole riser must be pre-cast concrete and may be square or round. It must be at least forty eight inches in diameter. If a round manhole riser is used it must be forty eight inches inside diameter for the entire height, it cannot be necked down to accommodate the manhole frame. A top slab must be used. The opening in the top of the underground structure must match the inside dimensions of the riser.

e. Solid concrete adjustment rings may be used to raise the manhole a maximum of nine inches to match the final grade.

f. Steps in the manhole risers and structures must comply with Standard Details No. MC-520.01 for spacing and No. MD-383.92 for the step material requirements.

BEFORE BEGINNING CONSTRUCTION
CONTACT
"MISS UTILITY"
AT
WWW.MISSUTILITY.NET
OR
1-800-257-7777
OR 811
AT LEAST 48 HOURS
PRIOR TO EXCAVATION

THIS PLAN IS FOR STORMWATER MANAGEMENT ONLY

VAULT ELEVATION – DISCHARGE TABLE

Inputs:

Opening$_1$ Dia., in/elev:	4.00	359.70	Opening$_2$: Elevation:	369.25	Length:	20.00 FT
Opening$_1$ Area (SF)	0.0873		Orifice "C" factor:	0.60	Area:	26.00
Opening$_1$ "C" factor:	0.60		Weir "C" factor:	3.10	Weir Height	1.30 FT

TR-20 RESULTS
Q100 = 173.58 CFS
Q10 = 121.97 CFS

	WSEL	opening1 Orifice h (ft)	opening1 Orifice Q (cfs)	opening2 Orifice h (ft)	opening2 Orifice Q (cfs)	opening2 Weir h (ft)	opening2 Weir Q (cfs)	Total Riser Flow Q (cfs)	48" RCP BARREL ORIFICE WSEL-INV	ORIFICE Orifice Cond.	ORIFICE h (ft)	ORIFICE Q (cfs)	PIPE h (ft)	PIPE Q (cfs)	Outfall Control Q (cfs)
	359.70	0.00	0.00			0.00	0.00	0.00	0.00	Not submerged	0	0.00	1.20	65.07	0.00
	361.00	1.13	0.45			0.00	0.00	0.45	1.30	Not submerged	0	0.00	2.50	93.92	0.45
	369.25	9.38	1.29			0.00	0.00	1.29	9.55	Orifice-->	7.55	166.26	10.75	194.76	1.29
	369.50	9.63	1.30			0.25	7.75	9.05	9.80	Orifice-->	7.80	168.99	11.00	197.01	9.05
	370.00	10.13	1.34			0.75	40.27	41.61	10.30	Orifice-->	8.30	174.32	11.50	201.44	41.61
	370.18	10.31	1.35			0.93	55.52	56.86	10.48	Orifice-->	8.48	176.19	11.68	203.00	56.86
	370.50	10.63	1.37			1.25	86.65	88.02	10.80	Orifice-->	8.80	179.49	12.00	205.77	88.02
WSEL Q10	370.808	10.94	1.39	0.91	119.29	1.56	120.57	121.96	11.11	Orifice -->	9.11	182.61	12.31	208.40	121.96
	371.00	11.13	1.40	1.10	131.30	1.75	143.53	144.93	11.30	Orifice-->	9.30	184.52	12.50	210.02	144.93
WSEL Q100	371.225	11.36	1.42	1.33	144.10	1.98	172.08	173.50	11.53	Orifice -->	9.53	186.74	12.73	211.90	173.50
	371.50	11.63	1.43	1.60	158.35	2.25	209.25	210.68	11.80	Orifice-->	9.80	189.42	13.00	214.18	189.42
	372.00	12.13	1.46	2.10	181.42	2.75	282.74	284.21	12.30	Orifice-->	10.30	194.19	13.50	218.26	194.19
	372.50	12.63	1.49	2.60	201.86	3.25	363.26	364.75	12.80	Orifice-->	10.80	198.85	14.00	222.26	198.85

General Equations

Orifice$_1$: Q = C * A * (2 * g * h)^ 1/2
Q=(H^0.5)* 0.42

Weir$_2$: Q = C * L * (h)^3/2
Q=(H^1.5)* 62

Orifice$_2$: Q = C * A * (2 * g * h)^ 1/2
Q=(H^0.5)* 125.19

Barrel Equations

INV. =	359.70	INV. OUT =	358.50
CL =	361.70	CL OUT =	360.50
c=	0.60	L =	122
A=	12.57	K_{ot} =	1

Q = CA (2gH)^ 0.5 KP= 0.00723 (from chart)
Q = (H^ 0.5)* 60.51 A = 12.57
Q= A(2gH/ 1+K_o+K_F *L)^0.5
Q=(H)^ 0.5 * 59.40

VAULT STAGE – STORAGE TABLE

VAULT STORAGE								
elevation	surface area	avg surf area	dy	storage volume at stage	cummulative volume	acre-ft		cummulative volume above Cpv (acre-ft)
359.70	10,489	△	△	0	0	0.00000		
360.70	10,489	10,489	1.00	10,489	**10,489**	0.24079		
360.70	10,510	10,500	0.00	0	**10,489**	0.24079		
369.25	10,510	10,510	8.55	89,861	**100,350**	2.30371	CpV/Weir Elev	**0.00000**
370.00	10,510	10,510	0.75	7,883	**108,232**	2.48466		**0.18096**
370.50	10,510	10,510	0.50	5,255	**113,487**	2.60530		**0.30160**
370.50	10,126	10,318	0.00	0	**113,487**	2.60530		**0.30160**
372.50	10,126	10,126	2.00	20,252	**133,739**	3.07022		**0.76652**

TR-20 RESULTS

Prop Vault Routing to POI
Rockville Montgomery County

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 10-year (cfs)	100-year (cfs)
DA	0.033	133.49	191.28
To Vault	0.033	133.49	191.28
DOWNSTREAM	0.033	121.97	173.58
OUTLET	0.033	121.97	173.58

Q10 (cfs) =	121.97	WSEL =	370.808
Q100 (cfs) =	173.58	WSEL =	371.225

TR-55 PEAK DISCHARGE FLOWS TO VAULT

WinTR-55 Current Data Description

--- Identification Data ---

User: LGM
Project: Twinbrook Hines
SubTitle: Proposed Conditions
State: Maryland
County: Montgomery NOAA_C

Date: 12/17/2024
Units: English
Areal Units: Acres

Storm Data

Rainfall Depth by Rainfall Return Period

10-Yr (in)	100-Yr (in)
5.1	7.2

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 10-Yr (cfs)	100-Yr (cfs)
SUBAREAS		
SP1 Vault	133.49	191.20

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Manning's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
SP1 Vault							
SHEET	9	0.1000	0.150				0.013
SHALLOW	79	0.0100	3.1				0.011
CHANNEL	1896				7.000		0.075
						Time of Concentration	0.1

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
SP1 Vault	Commercial & business	D	21.05	95
	Total Area / Weighted Curve Number		21.05	95

CPv COMPUTATION

The following procedure shall be used to design the channel protection storage volume (Cpv). The method is based on the Design Procedures for Stormwater Management Extended Detention Structures (MDE, 1987) and utilizes the NRCS, TR-55 Graphical Peak Discharge Method (USDA, 1986).

- Compute the time of concentration (t_c) and the one-year post-development runoff depth (Q_a) in inches. t_c = 0.1 hr and Q_a = 2.0 in P=2.6
- Compute the initial abstraction (I_a) [$I_a = \frac{200}{CN} - 2$] and the ratio I_a/P where P is the one-year rainfall depth (see Table 2-2). I_a = 200/95 - 2 = 0.105 I_a / P = 0.105 / 2.6 = 0.04048
- With t_c and I_a/P, find the unit peak factor (q_u) from Figure D.11.1 and compute the one year post-development peak discharge $q_i = q_u A Q_a$ where A is the drainage in square miles. q_i = 1020x(21.05x0.0015625)x2=67.09 cfs
- If $q_i \leq 2.0$ cfs, Cpv is not required. Provide for water quality (WQ_v) and groundwater recharge (Re_v) as necessary. q_i > 2 cfs so Cpv Required
- With q_o, find the ratio of outflow to inflow (q_o/q_i) for T = 24 hours from Figure D.11.2 (use T=12 hours in USE III/IV waters). q_o/q_i= 0.02
- Compute the peak outflow discharge $q_o = \frac{q_o}{q_i} \times q_i$ q_o= 0.02 x 67.09 = 1.34 cfs
- With q_o/q_i, compute the ratio of storage to runoff volume (V_s/V_r).

$$\frac{V_s}{V_r} = 0.683 - 1.43\left(\frac{q_o}{q_i}\right) + 1.64\left(\frac{q_o}{q_i}\right)^2 - 0.804\left(\frac{q_o}{q_i}\right)^3$$

0.683-0.0286+0.000656-0.000006432=0.65505

- Compute the extended detention storage volume $V_s = \left(\frac{V_s}{V_r}\right) \times V_r$ (note: $V_r = Q_a$); Vs=0.65505xQa=1.3101

Convert V_s to acre-feet by $\frac{V_s}{A}$, where V_s is in inches and A is in acres.
Cpv=1.3101x21.05 / 12 = 2.29ac-ft = 100,106 cuft

- Compute the required orifice area (A_o) for extended detention design:

$$A_o = \frac{q_o}{C\sqrt{2gh_o}} = \frac{q_o}{4.81\sqrt{h_o}}$$ = 1.34 / (4.81 sqrt (9.55)) = 0.0901

where h_o is the maximum storage depth associated with V_s.

- Determine the required maximum orifice diameter (d_o) $d_o = \sqrt{\frac{4A_o}{\pi}}$. = sqrt (4x 0.0901/3.14) = 0.3387 ft or 4.06 in

A d_o of less than 3.0" is subject to local jurisdictional approval, and is not recommended unless an internal control for orifice protection is used (App. D.8).

D.11.1

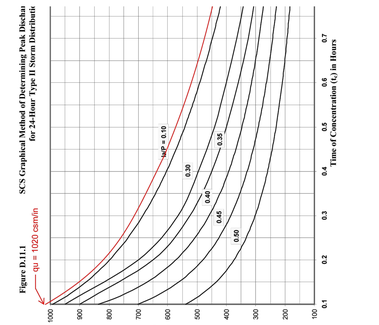
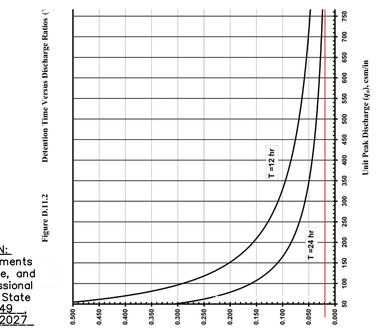


Figure D.11.2



PROFESSIONAL CERTIFICATION:
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, License No. 36749 , Expiration Date: JANUARY 21, 2027

LAURENT G. MOUNAUD
NAME

PROFESSIONAL SEAL



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

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NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE

APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVAL

DESIGNED _____
DRAFTED _____
CHECKED _____

DEPARTMENT OF PUBLIC WORKS
CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND

STORMWATER MANAGEMENT DETAILS

1818 CHAPMAN
LOT 2,3,4,5 & 6, P1 BLOCK 4 & B
SUBDIVISION 0201
ELECTION DISTRICT NO. 4 CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED:

SCALE

SHEET NO. CSWM-5 OF 5

FILE #

VIKA JOB NO. VM50024J

LAYOUT: CSWM-5, Plotted By: Mounaud

Z:\50000-59999\50024\CAD\SITE\PLOT SHEETS\50024000_P_CSWM.dwg - Wednesday, January 15, 2025 11:02:54 AM

GENERAL NOTES

1. THE SUBJECT PROPERTY IS 3.15 ACRES.

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

2. THE SUBJECT PROPERTY IS ZONED MXTD AND WMATA PORTION (THE SWM FACILITY AT THE NORTH).
3. 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.
4. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA OF LESS THAN 0.2% ANNUAL CHANCE OF FLOOD) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 24031C0361D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.
5. 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.
6. PER U.S.FISH & WILDLIFE SERVICES' NATIONAL WETLANDS INVENTORY ON-LINE MAPPER (HTTP://WWW.FWS.GOV/WETLANDS/DATA/MAPPER.HTML), MARYLAND'S ENVIRONMENTAL RESOURCES AND LAND INFORMATION NETWORK (MERLIN) (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.
7. THE WILDLIFE AND HERITAGE DIVISION OF THE MD DNR HAS BEEN CONTACTED TO DETERMINE IF THERE ARE ANY FEDERAL OR STATE RECORDS OF RARE, THREATENED OR ENDANGERED SPECIES WITHIN THE NRI STUDY AREA. NO RARE, THREATENED OR ENDANGERED SPECIES WERE NOTED DURING FIELD WORK.
8. A 'D' TAPE WAS USED TO MEASURE TREES.
9. THERE ARE NO STATE CHAMPION TREES OR 75% OF ANY STATE CHAMPION TREE.
10. THERE ARE NO EXISTING BUILDING WITHIN THE INVENTORY AREA IDENTIFIED IN THE CITY OF ROCKVILLE HISTORIC BUILDINGS CATALOGUE MAP. THE CITY OF ROCKVILLE ONLINE GIS DATA WAS ACCESSED ON NOVEMBER 6, 2020.
11. FIELD WORK WAS CONDUCTED BY VIKA MARYLAND, LLC STAFF, DOUGLAS KOESER, RLA, ISA, ON NOVEMBER 5, 2020.
12. THE HORIZONTAL DATUM IS NAD83/2011, VERTICAL DATUM IS BASED ON NGVD29 DATUM. TOPOGRAPHIC AND BOUNDARY SURVEY WAS PERFORMED BY VIKA MARYLAND, LLC, NOVEMBER 5, 2020.
13. THE VERTICAL DATUM IS BASED ON THE FOLLOWING WSSC BENCHMARKS (NAVD88). BM #4108 - MCBCS BRASS DISK FOUND IN TOP OF CONCRETE CURB AT THE NORTHWEST CORNER OF SHOPPING CENTER SOUTH SIDE OF MONTROSE ROAD. ELEVATION = 397.716. BM #2920 - STAMPED USC&GS BRASS DISK FOUND ON SOUTHEAST SIDE OF CSX RAIL ROAD TRACK IN FACE OF SOUTHEAST PILLAR, 400 FEET NORTHWEST OF RANDOLPH ROAD. ELEVATION = 368.949
14. TREES SHOWN WERE EITHER SURVEY LOCATED OR ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON VISUAL OBSERVATIONS. CTLA TREE RATING DATA SUMMARY SHEETS WERE PREPARED AND SUBMITTED WITH THIS PLAN. SEE TREE TABLE.
15. THERE ARE ZERO (0) ACRES OF EXISTING FOREST ON THE SUBJECT PROPERTY OR WITHIN THE NRI STUDY AREA.
16. AN EXISTING FOREST CONSERVATION EASEMENT FROM FTP2018-00016 MAY EXIST ON THE WMATA PROPERTY. VERIFICATION WILL BE NEEDED AT TIME OF FOREST CONSERVATION PLAN.

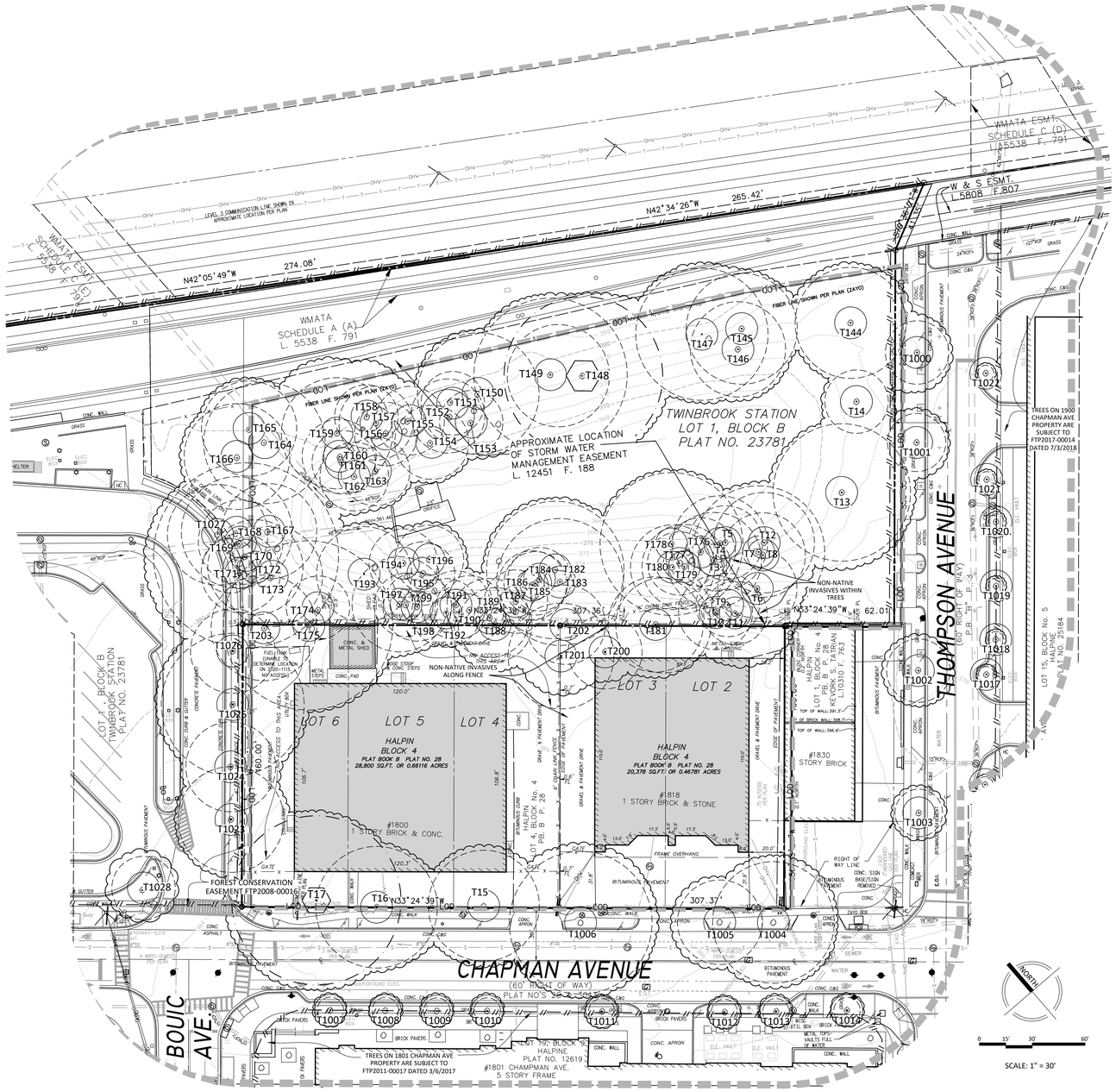
SITE DESCRIPTION

THE 3.15 ACRE SITE IS LOCATED OFF OF CHAPMAN AVENUE IN ROCKVILLE, MD, AND IS BOUND TO THE NORTHEAST BY EXISTING METRO TRAIN TRACKS, TO THE NORTHWEST BY THE TWINBROOK METRO STATION AND PARKING LOT, TO THE SOUTHWEST BY CHAPMAN AVENUE, AND TO THE SOUTHEAST BY THOMPSON AVENUE.

THERE IS AN APARTMENT BUILDING TO THE EAST OF THE SITE ACROSS THOMPSON AVENUE; A MIXED-USE BUILDING WITH GROCERY STORE AND APARTMENTS TO THE SOUTH ACROSS CHAPMAN AVENUE; TWINBROOK METRO STATION TO THE WEST AND TWINBROOK METRORAIL TRACKS TO THE NORTH.

THE SITE TOPOGRAPHY IS RELATIVELY FLAT IN THE SOUTHERN, EASTERN, AND WESTERN ENDS OF THE SITE. THERE ARE STEEP SLOPES IN THE CENTER OF THE SITE.

THERE IS ONLY ONE TYPE OF SOIL (400 - URBAN LAND) IN THE STUDY AREA AS DETAILED IN THE SOILS TABLE. ALL TREES GREATER THAN 12" DBH HAVE BEEN IDENTIFIED AND WERE SCORED PER THE CTLA GUIDE FOR JUDGING THE CONDITION OF LANDSCAPE TREES. THERE WERE FEW NON-NATIVE INVASIVE (NNI) PLANT MATERIAL OBSERVED WITHIN THE INVENTORY AREA. THESE ARE NOTED ON THE PLAN



VICINITY MAP
SCALE: 1" = 2000'

FC WORKSHEET

CITY OF ROCKVILLE FOREST CONSERVATION WORKSHEET
Twinbrook Hines (500024G)

NET TRACT AREA:

A. Total tract area ...			3.15
B. Deductions (land dedication not in construction on this plan, other deductions - specify)			0.00
C. Net Tract Area ... =			3.15

LAND USE CATEGORY:

ZONING: Place a "1" under the column corresponding to the correct zone of the site Zone: (choose only one)	R-400, R-200	R-90, R-75, R-60, R-150	RMD10, RMD15, RMD25	I-L, I-H, RPR, RPC, MXT, MXG, MXNC, MXB, MXE, MXCD, MXTD, PD	Park
	0	0	0	1	0

D. Afforestation Threshold ...	15%	x C =	0.47
E. Conservation Threshold ...	15%	x C =	0.47

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 ... =	0.47
R. Total planting requirement ... =	0.47

MINIMUM TREE COVER

MINIMUM TREE COVER			
TRACT AREA SF	ZONING	MTC REQUIRED %	MTC SF REQUIRED
111,087	MXTD AND PD-T	10	11,109

RESOURCE DATA TABLE

ACREAGE OF TRACT (GROSS AREA)	3.15
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'

SOILS TABLE

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 THE MONTGOMERY COUNTY, MARYLAND SOIL SURVEY PAGE 140 TABLE 5
*** PAGE 67 APPENDIX C ERODIBLE SOILS LIST M-NCPPC MONTGOMERY COUNTY ENVIRONMENTAL GUIDELINES
****PAGE 120 MONTGOMERY COUNTY, MARYLAND SOIL SURVEY
*****TABLE 16 PAGE 212 MONTGOMERY COUNTY, MARYLAND SOIL SURVEY

NON NATIVE INVASIVE (NNI) CHART

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

RESOURCES DATA TABLE

ACREAGE OF TRACT (GROSS AREA)	3.15
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'

LEGEND

LIMITS OF SUBJECT PROPERTY
ADJACENT PROPERTY LINES
EX. TREE <24" DBH
EX. SHRUB
EX. TREE CANOPY EDGE (NOT FOREST)
SLOPES 25%
EX. SPECIMEN TREE ≥ 30" DBH AND CRITICAL ROOT ZONE

EX. WATER LINE
EX. CABLE TV CONDUIT
EX. ELECTRICAL CONDUIT
EX. EDGE OF PAVEMENT
EX. FENCE LINE
EX. NATURAL GAS CONDUIT
EX. OVERHEAD WIRES
EX. FIBEROPTIC CONDUIT
EX. TELEPHONE/COMM. CONDUIT
EX. PUBLIC UTILITIES EASEMENTS
EX. SANITARY SEWER
EX. STORM DRAIN
SOIL BOUNDARY & TYPE
100' PROPERTY OFFSET
LIMITS OF DISTURBANCE
FOREST CONSERVATION EASEMENT
EX. SIGNIFICANT TREE ≥ 12"-29.9" DBH AND CRITICAL ROOT ZONE

EX. SANITARY CLEANOUT
EX. STORM DRAIN MANHOLE
EX. ELECTRICAL JUNCTION BOX
EX. ELECTRICAL MANHOLE
EX. FIRE DEPT. CONNECTION
EX.FIRE HYDRANT
EX. GAS MANHOLE
EX. GUY POLE
EX. GAS VALVE
EX. LIGHT POLE
EX. PHONE PEDESTAL
EX. PHONE MANHOLE
EX. UTILITY POLE
EX. SANITARY MANHOLE
EX. TRAFFIC CONTROL BOX
EX. WATER METER
EX. GAS MANHOLE

EX. WATER VALVE
EX. BOLLARD
EX. SIGN POST
EX. WOOD POST
EX. INLETS
EX. CURB INLET
EX.....EXISTING
CONC.....EX. CONCRETE
C&G.....EX. CURB AND GUTTER
BLDG.....EX. BUILDING
STY.....EX. STORY
TRV.....EX. ELEC. TRANSFORMER
ASPH.....EX. ASPHALT
ESMT.....EX. EASEMENT
RCP.....EX. REINFORCED CONC. PIPE
CMP.....EX. CORRUGATED METAL PIPE
BRL.....EX. BLDG. RESTRICTION LINE
R/W.....EX. RIGHT-OF-WAY

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Our Site Set on the Future.

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DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER
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DOUGLAS KOESER, RLA, ISA

REVISIONS	DATE
INITIAL SUBMISSION	3/5/2021
2ND SUBMISSION	7/6/2021

TWINBROOK MULTI-FAMILY
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW06
TAX MAP:GQ63

#FTP2021-00033

SIMPLIFIED NRI-FSD PLAN

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT AND CERTIFIED ARBORIST UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: DOUGLAS KOESER, RLA, ISA
MARYLAND REGISTRATION NO. 3001 DATE: JANUARY 24, 2022
ISA LICENSE NUMBER MA-4013A EXP. DATE: DECEMBER 27, 2021

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DRAWN BY: DLK
DESIGNED BY: DLK
DATE ISSUED: 3/5/2021

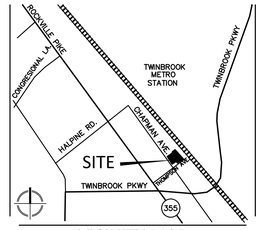
VIKA PROJECT NO. VM50024G

DRAWING NO. NRI 100

CASE NUMBER: FTP2021-00033
APPROVED BY CITY OF ROCKVILLE PLANNING AND DEVELOPMENT SERVICES
7/26/2021 DATE SIGNED
7/26/2021 DATE APPROVED
AS DIRECTED

LAYOUT: NRI-100, Plotted By: Koeser

Z:\5000-50500\50024\CAD\EXISTING CONDITIONS\VP\ SHEETS\50024100_P_NRI PLAN.dwg ~ Tuesday, July 6, 2021 10:30:30 AM



VICINITY MAP
SCALE: 1" = 2000'

SIGNIFICANT TREE TABLE

PROPOSED TREE SUMMARY CHART

PFCP/TFCP

#	SCIENTIFIC NAME	COMMON NAME	DBH	Area CRZ	CTLA %	COR CTLA %	Remarks	PREVIOUS FTP PLAN #	PREV.CREDIT	DISPOSITION	OWTD	REPLACEMENT TREES NEEDED:	CREDIT TYPE	MAXIMUM CREDIT AMOUNT
LANDSCAPE SETTING >/= 12" DBH (NO EXISTING CREDIT)														
3	Robinia pseudoacacia	Black Locust	17	2043	75							1	LG SHADE	FALSE
4	Robinia pseudoacacia	Black Locust	18	2290	75							1	LG SHADE	FALSE
5	Robinia pseudoacacia	Black Locust	14	1385	75							1	LG SHADE	FALSE
6	Robinia pseudoacacia	Black Locust	15	1590	75							1	LG SHADE	FALSE
7	Robinia pseudoacacia	Black Locust	25	4418	68							3	LG SHADE	FALSE
8	Robinia pseudoacacia	Black Locust	16	1810	78							1	LG SHADE	FALSE
9	Robinia pseudoacacia	Black Locust	12	1018	72							1	LG SHADE	FALSE
10	Robinia pseudoacacia	Black Locust	14	1385	68							1	LG SHADE	FALSE
11	Robinia pseudoacacia	Black Locust	12	1018	72							1	LG SHADE	FALSE
12	Robinia pseudoacacia	Black Locust	19	2552	78							2	LG SHADE	FALSE
13	Robinia pseudoacacia	Black Locust	26	4778	75							3	LG SHADE	FALSE
14	Juniperus virginiana	Redcedar	12	1018	75							1	LG EVG	FALSE
15	Acer rubrum	Red Maple	21	3117	56							2	LG SHADE	FALSE
16	Acer rubrum	Red Maple	23	3739	41							2	LG SHADE	FALSE
17	Acer rubrum	Red Maple	32	7238	50							6	LG SHADE	FALSE
144	Pinus strobus	White Pine	21	3117	72							2	LG EVG	FALSE
145	Robinia pseudoacacia	Black Locust	21	3117	66							2	LG SHADE	FALSE
146	Pinus strobus	White Pine	18	2290	75							1	LG EVG	FALSE
147	Pinus strobus	White Pine	25	4418	75							3	LG EVG	FALSE
148	Pinus strobus	White Pine	30	6362	78							6	LG EVG	FALSE
149	Pinus strobus	White Pine	29	5945	78							3	LG EVG	FALSE
150	Robinia pseudoacacia	Black Locust	23	3739	81							2	LG SHADE	FALSE
151	Robinia pseudoacacia	Black Locust	12	1018	81							1	LG SHADE	FALSE
152	Robinia pseudoacacia	Black Locust	14	1385	81							1	LG SHADE	FALSE
153	Robinia pseudoacacia	Black Locust	12	1018	81							1	LG SHADE	FALSE
154	Robinia pseudoacacia	Black Locust	14	1385	88							1	LG SHADE	FALSE
155	Robinia pseudoacacia	Black Locust	13	1195	84							1	LG SHADE	FALSE
156	Robinia pseudoacacia	Black Locust	12	1018	88							1	LG SHADE	FALSE
157	Pinus strobus	White Pine	14	1385	81							1	LG EVG	FALSE
158	Pinus strobus	White Pine	12	1018	72							1	LG EVG	FALSE
159	Pinus strobus	White Pine	21	3117	75							2	LG EVG	FALSE
160	Robinia pseudoacacia	Black Locust	14	1385	72							1	LG SHADE	FALSE
161	Robinia pseudoacacia	Black Locust	12	1018	69							1	LG SHADE	FALSE
162	Robinia pseudoacacia	Black Locust	13	1195	69							1	LG SHADE	FALSE
163	Robinia pseudoacacia	Black Locust	13	1195	84							1	LG SHADE	FALSE
164	Pinus strobus	White Pine	23	3739	59							2	LG SHADE	FALSE
165	Pinus strobus	White Pine	18	2290	69							1	LG EVG	FALSE
166	Pinus strobus	White Pine	20	2827	75							2	LG EVG	FALSE
167	Pinus strobus	White Pine	18	2290	75							1	LG EVG	FALSE
168	Populus deltoides	Cottonwood	21	3117	75							2	LG SHADE	FALSE
169	Populus deltoides	Cottonwood	25	4418	72							3	LG SHADE	FALSE
170	Populus deltoides	Cottonwood	35	8659	72							6	LG SHADE	FALSE
171	Mours alba	White Mulberry	15	1590	69							1	LG SHADE	FALSE
172	Pinus strobus	White Pine	18	2290	75							1	LG SHADE	FALSE
173	Pinus strobus	White Pine	19	2552	75							2	LG SHADE	FALSE
174	Ulmus rubra	Slippery Elm	12	1018	75							1	LG SHADE	FALSE
175	Acer saccharinum	Silver Maple	32	7238	78							6	LG SHADE	FALSE
176	Robinia pseudoacacia	Black Locust	13	1195	81							1	LG SHADE	FALSE
177	Robinia pseudoacacia	Black Locust	12	1018	72							1	LG SHADE	FALSE
178	Robinia pseudoacacia	Black Locust	27	5153	78							3	LG SHADE	FALSE
179	Robinia pseudoacacia	Black Locust	16	1810	75							1	LG SHADE	FALSE
180	Robinia pseudoacacia	Black Locust	16	1810	75							1	LG SHADE	FALSE
181	Robinia pseudoacacia	Black Locust	18	2290	69							1	LG SHADE	FALSE
182	Populus deltoides	Cottonwood	26	4778	69							3	LG SHADE	FALSE
183	Populus deltoides	Cottonwood	24	4072	75							2	LG SHADE	FALSE
184	Robinia pseudoacacia	Black Locust	12	1018	75							1	LG SHADE	FALSE
185	Robinia pseudoacacia	Black Locust	12	1018	72							1	LG SHADE	FALSE
186	Robinia pseudoacacia	Black Locust	13	1195	75							1	LG SHADE	FALSE
187	Robinia pseudoacacia	Black Locust	12	1018	78							1	LG SHADE	FALSE
188	Robinia pseudoacacia	Black Locust	14	1385	81							1	LG SHADE	FALSE
189	Robinia pseudoacacia	Black Locust	15	1590	81							1	LG SHADE	FALSE
190	Robinia pseudoacacia	Black Locust	13	1195	75							1	LG SHADE	FALSE
191	Robinia pseudoacacia	Black Locust	13	1195	78							1	LG SHADE	FALSE
192	Robinia pseudoacacia	Black Locust	13	1195	78							1	LG SHADE	FALSE
193	Robinia pseudoacacia	Black Locust	18	2290	75							1	LG SHADE	FALSE
194	Robinia pseudoacacia	Black Locust	13	1195	75							1	LG SHADE	FALSE
195	Robinia pseudoacacia	Black Locust	12	1018	78							1	LG SHADE	FALSE
196	Robinia pseudoacacia	Black Locust	13	1195	78							1	LG SHADE	FALSE
197	Robinia pseudoacacia	Black Locust	18	2290	72							1	LG SHADE	FALSE
198	Robinia pseudoacacia	Black Locust	12	1018	75							1	LG SHADE	FALSE
199	Robinia pseudoacacia	Black Locust	13	1195	72							1	LG SHADE	FALSE
200	Morus alba	White Mulberry	14	1385	56							1	LG SHADE	FALSE
201	Pyrus calleryana	Callery Pear	20	2827	59							2	LG SHADE	FALSE
202	Prunus serotina	Black Cherry	15	1590	50							1	LG SHADE	FALSE
203	Morus alba	White Mulberry	20	2827	63							2	LG SHADE	FALSE
												123		0
STREET TREES OF ANY SIZE; STREET TREES MAY HAVE PRIOR FC CREDIT (Tree number must include F if previous FC credit was assigned)														
1000	Platanus x. acerifolia	American Sycamore	12	1017	84					FALSE	1			FALSE
1001	Platanus x. acerifolia	American Sycamore	11	855	81					FALSE	1			FALSE
1002	Platanus x. acerifolia	American Sycamore	12	1017	81					FALSE	1			FALSE
1003	Platanus x. acerifolia	American Sycamore	9	572	81					FALSE	1			FALSE
1004	Prunus spp.	Ornamental Cherry	23	3737	44					FALSE	1			FALSE
1005	Prunus spp.	Ornamental Cherry	16	1809	44					FALSE	1			FALSE
1006	Prunus spp.	Ornamental Cherry	27	5150	47					FALSE	1			FALSE
1007	Quercus imbricaria	Shingle Oak	5	177	91					FALSE	1			FALSE
1008	Quercus imbricaria	Shingle Oak	5	177	88					FALSE	1			FALSE
1009	Quercus imbricaria	Shingle Oak	5	177	88					FALSE	1			FALSE
1010	Quercus imbricaria	Shingle Oak	5	177	88					FALSE	1			FALSE
1011	Quercus imbricaria	Shingle Oak	5	177	88					FALSE	1			FALSE
1012	Quercus imbricaria	Shingle Oak	5	177	88					FALSE	1			FALSE
1013	Quercus imbricaria	Shingle Oak	5	177	88					FALSE	1			FALSE
1014	Quercus imbricaria	Shingle Oak	5	177	91					FALSE	1			FALSE
1015	Platanus occidentalis	American Sycamore	3	64	88					FALSE	1			FALSE
1016	Platanus occidentalis	American Sycamore	3	64	88					FALSE	1			FALSE
1017	Platanus occidentalis	American Sycamore	3	64	84					FALSE	1			FALSE
1018	Platanus occidentalis	American Sycamore	3	64	85					FALSE	1			FALSE
1019	Platanus occidentalis	American Sycamore	3	64	84					FALSE	1			FALSE
1018	Platanus occidentalis	American Sycamore	3	64	84					FALSE	1			FALSE
1021	Platanus occidentalis	American Sycamore	3	64	88					FALSE	1			FALSE
1022	Platanus occidentalis	American Sycamore	3	64	81					FALSE	1			FALSE
1023	Platanus occidentalis	American Sycamore	20	2826	81					FALSE	1			FALSE
1024	Platanus occidentalis	American Sycamore	17	2042	81					FALSE	1			FALSE
1025	Platanus occidentalis	American Sycamore	27	5150	81					FALSE	1			FALSE
1026	Platanus occidentalis	American Sycamore	16	1809	84					FALSE	1			FALSE
1027	Platanus occidentalis	American Sycamore	19	2550	84					FALSE	1			FALSE
1028	Platanus occidentalis	American Sycamore	12	1017	81					FALSE	1			FALSE
											29			

CASE NUMBER #FTP2021-00033
APPROVED BY CITY OF ROCKVILLE PLANNING AND DEVELOPMENT SERVICES
7/29/2021 DATE SIGNED
7/29/2021 DATE APPROVED
AS DIRECTED

VIKA MARYLAND, LLC
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Our Site Set on the Future.

PREPARED FOR:
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Andrew.McGeorge@Hines.com

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER
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DOUGLAS KOESER, RLA, ISA

REVISIONS	DATE
INITIAL SUBMISSION	3/5/2021
2ND SUBMISSION	7/6/2021

TWINBROOK
MULTI-FAMILY
4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 216NW06
TAX MAP:GQ63

#FTP2021-00033

SIMPLIFIED
NRI-FSD
TREE TABLE

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: DOUGLAS KOESER, RLA, ISA
ASLA LICENSE NUMBER: 3801 EXP. DATE: JANUARY 24, 2022
ISA LICENSE NUMBER MA-4102A EXP. DATE: DECEMBER 27, 2021

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DESIGNED BY: DLK
DATE ISSUED: 3/5/2021

VIKA PROJECT VM50024G

DRAWING NO:

SHEET NO. NRI 200

Z:\2000\50000\50024\CAD\EXISTING CONDITIONS\VU01 SHEETS\50024NRI_P_NRI PLAN.dwg ~ Tuesday, July 6, 2021 11:11:43 AM

LEGEND

LIMITS OF SUBJECT PROPERTY	EX. TELEPHONE MANHOLE
ADJACENT PROPERTY LINES	EX. GAS
	EX. ELEC. MANHOLE
EX. SIGNIFICANT TREE ≥ 12"-29.9" DBH	EX. STORM MANHOLE
	EX. SEWER MANHOLE
	EX. WATER VALVE
EX. SPECIMEN TREE ≥ 30" DBH	EX. FIRE HYDRANT
	EX. STREET LIGHT
EX. TREE CANOPY EDGE (NOT FOREST)	PROP. CANOPY TREE
TREE WITH NO CREDIT	PROP. CANOPY TREE W/ STREET TREE CREDIT
SOIL TYPE	PROP. CANOPY TREE W/ FC CREDIT
SLOPES 25% AND GREATER	PROP. EVERGREEN TREE
EX. ELECTRICAL CONDUIT	
EX. FENCE LINE	PROP. EVERGREEN TREE W/ FC CREDIT
EX. OVERHEAD WIRES	
EX. TELEPHONE/COMM. CONDUIT	PROP. ORNAMENTAL & SMALL EVERGREEN TREE
EX. PUBLIC UTILITIES EASEMENTS	
EX. SANITARY SEWER	
EX. STORM DRAIN	
EX. WATER LINE	PROP. ORNAMENTAL & SMALL EVERGREEN TREE W/ FC CREDIT
EX. EDGE OF PAVEMENT	
EX. CURB AND GUTTER	
PROP. EDGE OF PAVEMENT	
PROP. CURB AND GUTTER	
PROP. LIMITS OF DISTURBANCE	PROP. ORNAMENTAL & SMALL EVERGREEN TREE COUNT FOR STREET TREE

GENERAL NOTES

1. THE SUBJECT SITE AREA IS 3.12 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
PART OF LOT 1/N313	B	04-03629774	L. - F. -	23781

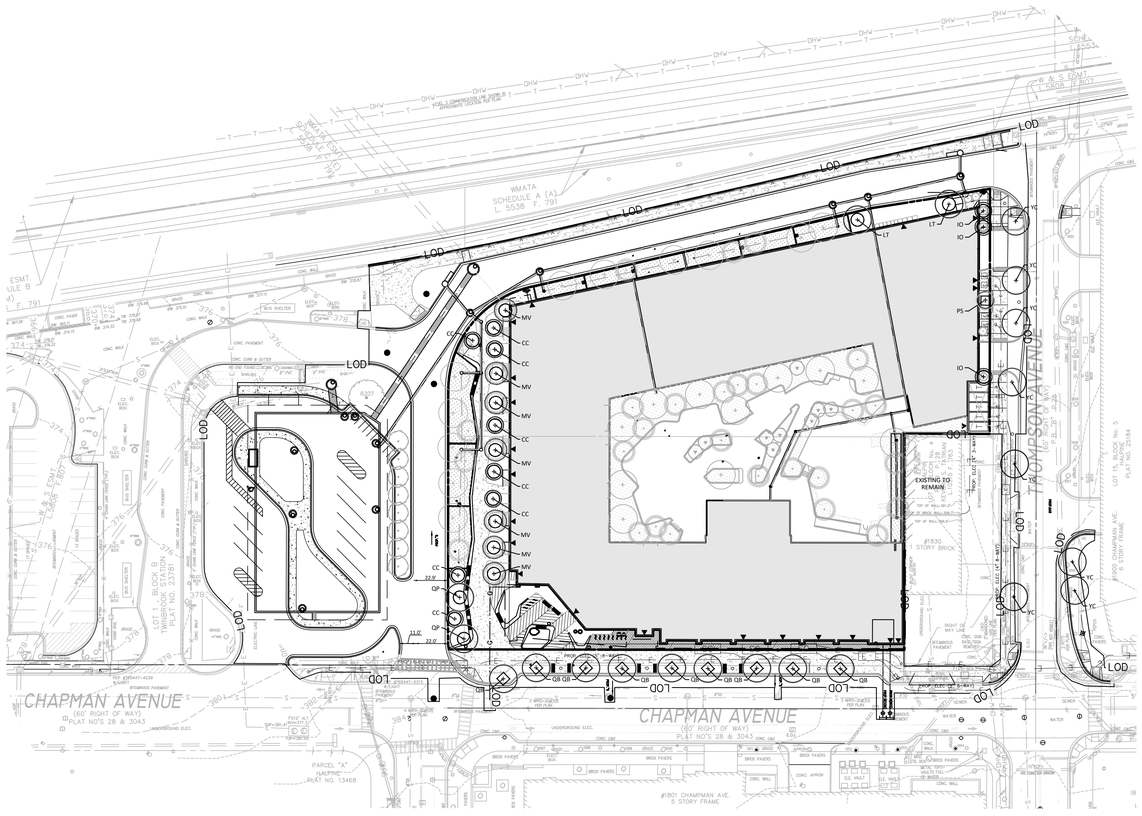
4. THE PROPERTY IS LOCATED ON WSSC MAP 216NW06.
5. THE SUBJECT PROPERTY IS LOCATED IN THE LOWER ROCK CREEK WATERSHED, A USE CLASS I/I-P STREAM. THERE IS NO MAPPED MNCPPC OR FEMA 100 YEAR FLOODPLAIN.
6. THERE ARE NO PERENNIAL OR INTERMITTENT STREAMS, SEEPS, OR SPRINGS OR THEIR ASSOCIATED BUFFERS LOCATED 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), MARYLAND'S ENVIRONMENTAL RESOURCES AND LAND INFORMATION NETWORK (MERLIN) (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.

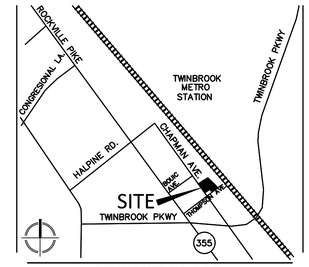
RESOURCE DATA TABLE

ACREAGE OF TRACT (GROSS AREA)	3.12
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

MINIMUM TREE COVER			
TRACT AREA SF	ZONING	MTC REQUIRED %	MTC SF REQUIRED
135,907	MXTD AND PD-TC	10	13,591





VICINITY MAP
SCALE: 1" = 2000'

0 25' 50' 100'
SCALE: 1" = 50'

NORTH

SOILS TABLE

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 THE MONTGOMERY COUNTY, MARYLAND SOIL SURVEY PAGE 140 TABLE 5
*** PAGE 67 APPENDIX C ERODIBLE SOILS LIST M-NCPPC MONTGOMERY COUNTY ENVIRONMENTAL GUIDELINES
****PAGE 120 MONTGOMERY COUNTY, MARYLAND SOIL SURVEY
*****TABLE 16 PAGE 212 MONTGOMERY COUNTY, MARYLAND SOIL SURVEY

FCP WORKSHEET

CITY OF ROCKVILLE FOREST CONSERVATION WORKSHEET
Twinbrook Hines (50024J)

NET TRACT AREA:

A. Total tract area : 2.24 AC Multi-family lot +0.88 AC Bus loop ...		3.12
B. Deductions (land dedication not in construction on this plan, other deductions - specify)		0.00
C. Net Tract Area ...	=	3.12

LAND USE CATEGORY:

ZONING: Place a "1" under the column corresponding to the correct zone of the site Zone: (choose only one)	R-400, R-200	R-90, R-75, R-60, R-150	RMD10, RMD15, RMD25	I-L, I-H, RPR, RPC, MXT, MXC, MXNC, MXB, MXE, MXCD, MXTD, PD	Park
	0	0	0	1	0

D. Afforestation Threshold ...	15%	x C =	0.47
E. Conservation Threshold ...	15%	x C =	0.47

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 ...	=	0.47
R. Total planting requirement ...	=	0.47

PROPOSED PLANTING TABLE

FTPO TREE CREDIT CHART- NEW PLANTINGS

QUANTITY	CODE	TREE TYPE	COMMON NAME	SIZE (LG SHADE, LG EG.ORN, SM EG)	ROOT BALL TYPE	SIZE- CAL/HT	LANDSCAPING NO CREDIT	LANDSCAPING MTC CREDIT ONLY	SIG. TREE REPLACEMENT CREDIT (OFF-SITE)	SIG. TREE REPLACEMENT CREDIT (ON-SITE)	STREET TREE NO CREDIT	STREET TREE FC CREDIT ONLY	FC CREDIT	FC CREDIT (200 OR 400 SF x FC QUANTITY)	MTC CREDIT (200 OR 400 SF x MTC QUANTITY)
Street Trees (not to exceed 25% of total requirement)															
Chapman Avenue - Shade Tree															
9	QB	*Quercus bicolor*	Swamp White Oak	LG SHADE	B&B	3.5"	0	0	0	0	0	9	0	3600	3600
Thompson Ave - Shade Tree															
8	YC	*Prunus x yeodensis*	Yoshino Cherry	ORN	B&B	3.5"	0	0	4	0	4	0	0	0	800
1	PS	*Prunus serrulata 'Kwanzan'*	Kwanzan Cherry	ORN	B&B	3.5"	0	0	1	0	1	0	0	0	200
On-Site Trees															
2	LT	*Liriodendron tulipifera*	Tulip Poplar	LG SHADE	B&B	3.5"	0	0	0	0	0	0	2	800	800
2	QP	*Quercus phellos 'Hightower'*	Hightower Willow Oak	LG SHADE	B&B	3.5"	0	0	0	0	0	0	2	800	800
8	CC	*Cercis Canadensis*	Eastern Redbud	ORN	B&B	3.5"	0	0	0	0	0	0	8	1600	1600
7	MV	*Magnolia virginiana*	Sweetbay Magnolia	LG EVG	B&B	8' H	0	0	0	0	0	0	7	2800	2800
3	IO	*Ilex opaca*	American Holly	LG EVG	B&B	8' H	0	0	0	0	0	0	3	1200	1200
*Courtyard Trees***															
12		*Shade Tree*		LG SHADE	B&B	8' H	8	4	0	0	0	0	0	0	1600
9		*Ornamental*		ORN	B&B	8' H	8	1	0	0	0	0	0	0	200
21		*Large Evegreen*		LG EVG	B&B	8' H	21	0	0	0	0	0	0	0	0
						TOTALS	0	5	5	0	5	9	22	10,800	13,600
						REQUIREMENTS	N/A		140					20,473	13,591
FEE IN LIEU OPTION* 47%									9,673 SF						

* PER PROJECT PLAN APPROVAL THE PROJECT IS ALLOWED UP TO 60% OF THE AFFORESTATION REQUIREMENT TO BE MET VIA FEE IN-LIEU.
**PLANTING IN THE BUS LOOP AREA IS RESTRICTED DUE TO THE WMATA OPERATIONS. REMAINDER OF MTC TREE CREDIT IS PROVIDED BY COURTYARD TREE PLANTINGS.

SIGNIFICANT TREE REPLACEMENT FOR 135 TREES TO BE MET WITH FEE-IN-LIEU (5 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"

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.

CASE NUMBER FTP2021-00033
APPROVED BY
CITY OF ROCKVILLE
PLANNING AND
DEVELOPMENT SERVICES
01/08/2025
DATE SIGNED
01/08/2025
DATE APPROVED
AS DIRECTED

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

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HOUSTON, TX 77056
CAMERON CHRISTIAN
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LANDSCAPE ARCHITECT:
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SUITE 109
RALEIGH, NC 27603
919.973.6254
CONTACT: BENJAMIN BOYD

REVISIONS	DATE
Resubmission	9/30/2022
Resubmission	12/08/2022
Resubmission	09/08/2023
Resubmission	10/11/2024
Resubmission	02/06/2025

1800 CHAPMAN

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

PRELIMINARY FOREST CONSERVATION PLAN

PROFESSIONAL SEAL

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.
LA NAME: CHANDA BEAUFORT, RLA
LICENSE NUMBER: 3312
EXPIRATION DATE: SEPTEMBER 7, 2025

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA 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 WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.
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DRAWN BY: CLC
DESIGNED BY: CB
DATE ISSUED: 10/14/2021
VIKA PROJECT
DRAWING NO.
SHEET NO. PFCP-1

LEGEND

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

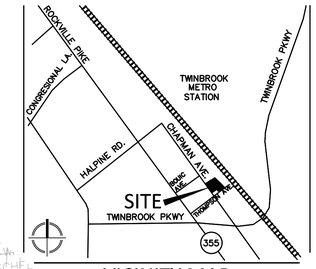
SLOPES 25% AND GREATER

EX. ELECTRICAL CONDUIT
EX. FENCE LINE
EX. OVERHEAD WIRES
EX. TELEPHONE/COMM. CONDUIT
EX. PUBLIC UTILITIES EASEMENTS
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

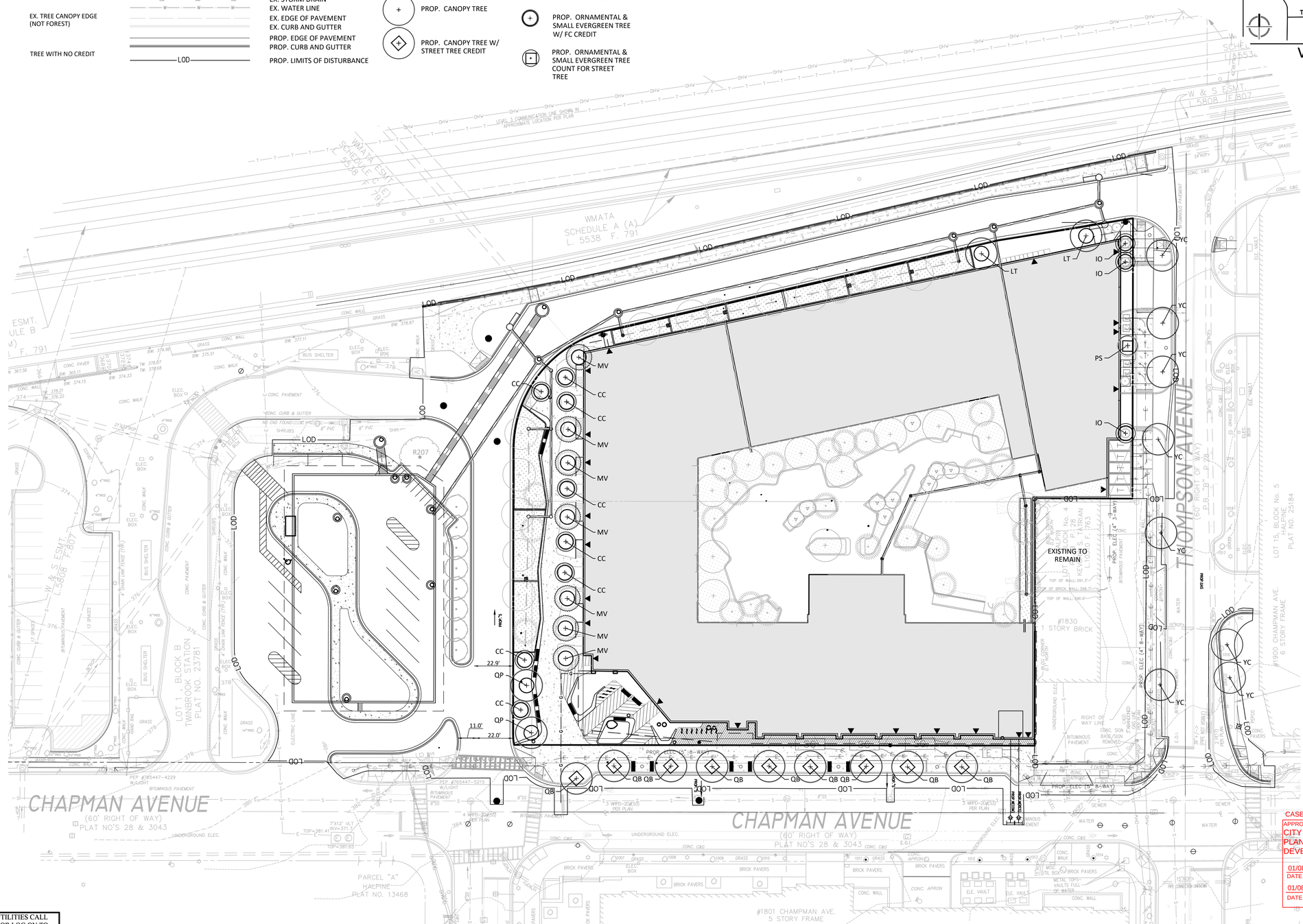
EX. TELEPHONE MANHOLE
EX. GAS
EX. ELEC. MANHOLE
EX. STORM MANHOLE
EX. SEWER MANHOLE
EX. WATER VALVE
EX. FIRE HYDRANT
EX. STREET LIGHT

PROP. CANOPY TREE
PROP. CANOPY TREE W/ STREET TREE CREDIT

PROP. CANOPY TREE W/ FC CREDIT
PROP. EVERGREEN TREE
PROP. EVERGREEN TREE W/ FC CREDIT
PROP. ORNAMENTAL & SMALL EVERGREEN TREE
PROP. ORNAMENTAL & SMALL EVERGREEN TREE W/ FC CREDIT
PROP. ORNAMENTAL & SMALL EVERGREEN TREE COUNT FOR STREET TREE



VICINITY MAP
SCALE: 1" = 2000'



SCALE: 1" = 30'

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CASE NUMBER FTP2021-00033

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CITY OF ROCKVILLE
PLANNING AND
DEVELOPMENT SERVICES

01/08/2025
DATE SIGNED

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AS DIRECTED

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1800 CHAPMAN

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

PRELIMINARY FOREST CONSERVATION PLAN

PROFESSIONAL SEAL

STATE OF MARYLAND · CHANDA BEAUFORT · 3312 · REGISTERED LANDSCAPE ARCHITECT

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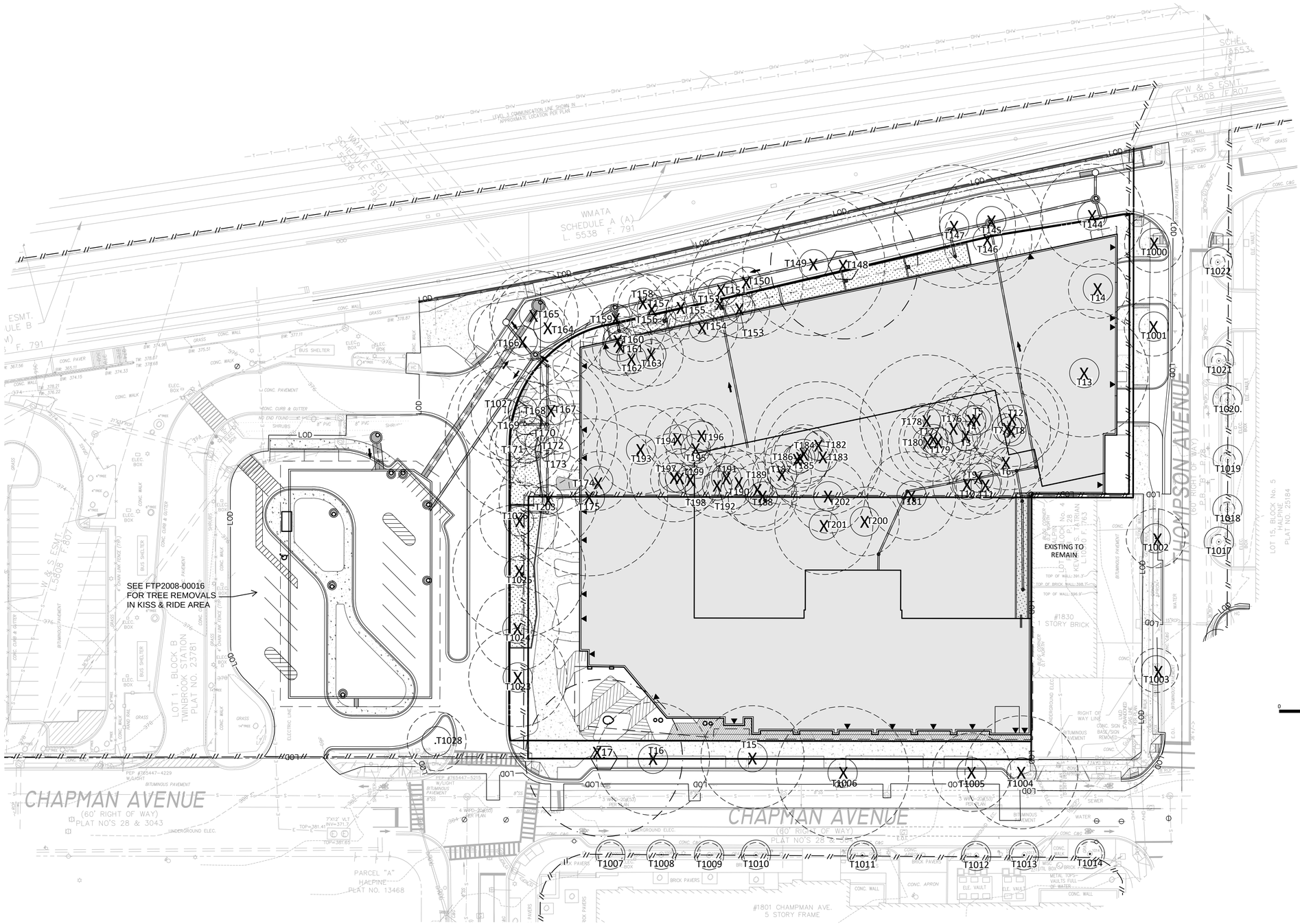
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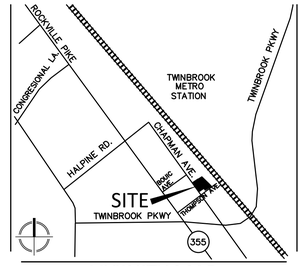
VIKA PROJECT
DRAWING NO.

SHEET NO. PFCP-2

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LAYOUT: PFCP-2, Plotted By: stebbins





VICINITY MAP
SCALE: 1" = 2000'

SCALE: 1" = 30'

LEGEND

- SUBJECT PROPERTY
- 100' OFFSET
- ADJACENT PROPERTY/LOT LINES
- 550 EX. 10' CONTOUR
- 548 EX. 2' CONTOUR
- 550 PROPOSED 10' CONTOUR
- 548 PROPOSED 2' CONTOUR
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- LOD LOD LIMITS OF DISTURBANCE
- PROPOSED SIDEWALK
- PROPOSED BIORETENTION
- EXISTING FOREST
- EXISTING TREE CANOPY (NOT FOREST)
- 8"S PROPOSED SEWER
- 8"W PROPOSED WATER
- 15" RCP PROPOSED STORM DRAIN
- EXISTING TREE CANOPY (NOT FOREST)
- EXISTING TREE < 24"DBH
- EXISTING TREE TO BE REMOVED
- SIGNIFICANT REPLACEMENT TREE CREDIT
- FOREST CONSERVATION CREDIT
- 30 EXISTING SPECIMEN TREE 30" OR GREATER DBH W/CRZ SHOWN
- 22 EXISTING SIGNIFICANT TREE 12"-29.9" DBH W/CRZ SHOWN
- X TREE TO BE REMOVED

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1800 CHAPMAN

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

PRELIMINARY FOREST CONSERVATION PLAN TREE REMOVAL

PROFESSIONAL SEAL

STATE OF MARYLAND · CHANDA BEAUFORT · 3312 · REGISTERED LANDSCAPE ARCHITECT

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DATE ISSUED:

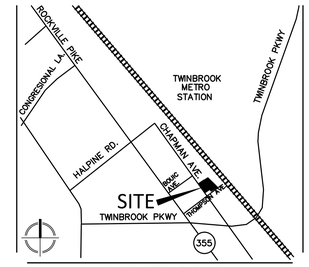
VIKA PROJECT
DRAWING NO.

SHEET NO. PFCP-3

PROPOSED TREE SUMMARY CHART

PFCP/FFCP

#	SCIENTIFIC NAME	COMMON NAME	DBH	Area CRZ	CTLA %	COR CTLA %	Remarks	PREVIOUS FTP PLAN #	PREV.CREDIT	DISPOSITION	OWED	REPLACEMENT TREES REQD.	CREDIT TYPE	MAXIMUM CREDIT AMOUNT
LANDSCAPE SETTING >/= 12" DBH (NO EXISTING CREDIT)														
3	Robinia pseudoacacia	Black Locust	17	2043	75					Remove		1	LG SHADE	0
4	Robinia pseudoacacia	Black Locust	18	2290	75					Remove		1	LG SHADE	0
5	Robinia pseudoacacia	Black Locust	14	1385	75					Remove		1	LG SHADE	0
6	Robinia pseudoacacia	Black Locust	15	1590	75					Remove		1	LG SHADE	0
7	Robinia pseudoacacia	Black Locust	25	4418	68					Remove		3	LG SHADE	0
8	Robinia pseudoacacia	Black Locust	16	1810	78					Remove		1	LG SHADE	0
9	Robinia pseudoacacia	Black Locust	12	1018	72					Remove		1	LG SHADE	0
10	Robinia pseudoacacia	Black Locust	14	1385	68					Remove		1	LG SHADE	0
11	Robinia pseudoacacia	Black Locust	12	1018	72					Remove		1	LG SHADE	0
12	Robinia pseudoacacia	Black Locust	19	2552	78					Remove		2	LG SHADE	0
13	Robinia pseudoacacia	Black Locust	26	4778	75					Remove		3	LG SHADE	0
14	Juniperus virginiana	Redcedar	12	1018	75					Remove		1	LG EVG	0
15	Acer rubrum	Red Maple	21	3117	56					Remove		2	LG SHADE	0
16	Acer rubrum	Red Maple	23	3739	41					Remove		2	LG SHADE	0
17	Acer rubrum	Red Maple	32	7238	50					Remove		6	LG SHADE	0
144	Pinus strobus	White Pine	21	3117	72					Remove		2	LG EVG	0
145	Robinia pseudoacacia	Black Locust	21	3117	66					Remove		2	LG SHADE	0
146	Pinus strobus	White Pine	18	2290	75					Remove		1	LG EVG	0
147	Pinus strobus	White Pine	25	4418	75					Remove		3	LG EVG	0
148	Pinus strobus	White Pine	30	6362	78					Remove		6	LG EVG	0
149	Pinus strobus	White Pine	29	5945	78					Remove		3	LG EVG	0
150	Robinia pseudoacacia	Black Locust	23	3739	81					Remove		2	LG SHADE	0
151	Robinia pseudoacacia	Black Locust	12	1018	81					Remove		1	LG SHADE	0
152	Robinia pseudoacacia	Black Locust	14	1385	81					Remove		1	LG SHADE	0
153	Robinia pseudoacacia	Black Locust	12	1018	81					Remove		1	LG SHADE	0
154	Robinia pseudoacacia	Black Locust	14	1385	88					Remove		1	LG SHADE	0
155	Robinia pseudoacacia	Black Locust	13	1195	84					Remove		1	LG SHADE	0
156	Robinia pseudoacacia	Black Locust	12	1018	88					Remove		1	LG SHADE	0
157	Pinus strobus	White Pine	14	1385	81					Remove		1	LG EVG	0
158	Pinus strobus	White Pine	12	1018	72					Remove		1	LG EVG	0
159	Pinus strobus	White Pine	21	3117	75					Remove		2	LG EVG	0
160	Robinia pseudoacacia	Black Locust	14	1385	72					Remove		1	LG SHADE	0
161	Robinia pseudoacacia	Black Locust	12	1018	69					Remove		1	LG SHADE	0
162	Robinia pseudoacacia	Black Locust	13	1195	69					Remove		1	LG SHADE	0
163	Robinia pseudoacacia	Black Locust	13	1195	84					Remove		1	LG SHADE	0
164	Pinus strobus	White Pine	23	3739	59					Remove		2	LG EVG	0
165	Pinus strobus	White Pine	18	2290	69					Remove		1	LG EVG	0
166	Pinus strobus	White Pine	20	2827	75					Remove		2	LG EVG	0
167	Pinus strobus	White Pine	18	2290	75					Remove		1	LG EVG	0
168	Populus deltoides	Cottonwood	21	3117	75					Remove		2	LG SHADE	0
169	Populus deltoides	Cottonwood	25	4418	72					Remove		3	LG SHADE	0
170	Populus deltoides	Cottonwood	35	8659	72					Remove		6	LG SHADE	0
171	Morus alba	White Mulberry	15	1590	69					Remove		1	LG SHADE	0
172	Pinus strobus	White Pine	18	2290	75					Remove		1	LG EVG	0
173	Pinus strobus	White Pine	19	2552	75					Remove		2	LG EVG	0
174	Ulmus rubra	Slippery Elm	12	1018	75					Remove		1	LG SHADE	0
175	Acer saccharinum	Silver Maple	32	7238	78					Remove		6	LG SHADE	0
176	Robinia pseudoacacia	Black Locust	13	1195	81					Remove		1	LG SHADE	0
177	Robinia pseudoacacia	Black Locust	12	1018	72					Remove		1	LG SHADE	0
178	Robinia pseudoacacia	Black Locust	27	5153	78					Remove		3	LG SHADE	0
179	Robinia pseudoacacia	Black Locust	16	1810	75					Remove		1	LG SHADE	0
180	Robinia pseudoacacia	Black Locust	16	1810	75					Remove		1	LG SHADE	0
181	Robinia pseudoacacia	Black Locust	18	2290	69					Remove		1	LG SHADE	0
182	Populus deltoides	Cottonwood	26	4778	69					Remove		3	LG SHADE	0
183	Populus deltoides	Cottonwood	24	4072	75					Remove		2	LG SHADE	0
184	Robinia pseudoacacia	Black Locust	12	1018	75					Remove		1	LG SHADE	0
185	Robinia pseudoacacia	Black Locust	12	1018	72					Remove		1	LG SHADE	0
186	Robinia pseudoacacia	Black Locust	13	1195	75					Remove		1	LG SHADE	0
187	Robinia pseudoacacia	Black Locust	12	1018	78					Remove		1	LG SHADE	0
188	Robinia pseudoacacia	Black Locust	14	1385	81					Remove		1	LG SHADE	0
189	Robinia pseudoacacia	Black Locust	15	1590	81					Remove		1	LG SHADE	0
190	Robinia pseudoacacia	Black Locust	13	1195	75					Remove		1	LG SHADE	0
191	Robinia pseudoacacia	Black Locust	13	1195	78					Remove		1	LG SHADE	0
192	Robinia pseudoacacia	Black Locust	13	1195	78					Remove		1	LG SHADE	0
193	Robinia pseudoacacia	Black Locust	18	2290	75					Remove		1	LG SHADE	0
194	Robinia pseudoacacia	Black Locust	13	1195	75					Remove		1	LG SHADE	0
195	Robinia pseudoacacia	Black Locust	12	1018	78					Remove		1	LG SHADE	0
196	Robinia pseudoacacia	Black Locust	13	1195	78					Remove		1	LG SHADE	0
197	Robinia pseudoacacia	Black Locust	18	2290	72					Remove		1	LG SHADE	0
198	Robinia pseudoacacia	Black Locust	12	1018	75					Remove		1	LG SHADE	0
199	Robinia pseudoacacia	Black Locust	13	1195	72					Remove		1	LG SHADE	0
200	Morus alba	White Mulberry	14	1385	56					Remove		1	LG SHADE	0
201	Pyrus calleryana	Callery Pear	20	2827	59					Remove		2	LG SHADE	0
202	Prunus serotina	Black Cherry	15	1590	50					Remove		1	LG SHADE	0
203	Morus alba	White Mulberry	20	2827	63					Remove		2	LG SHADE	0
1023	Platanus occidentalis	American Sycamore	20	2827	81					Remove		2	LG SHADE	0
1024	Platanus occidentalis	American Sycamore	17	2043	81					Remove		1	LG SHADE	0
1025	Platanus occidentalis	American Sycamore	27	5153	81					Remove		3	LG SHADE	0
1026	Platanus occidentalis	American Sycamore	16	1810	84					Remove		1	LG SHADE	0
												130		0
STREET TREES OF ANY SIZE; STREET TREES MAY HAVE PRIOR FC CREDIT (Tree number must include F if previous FC credit was assigned)														
1000	Platanus x. acerifolia	American Sycamore	12	1018	84					Remove	0	1		0
1001	Platanus x. acerifolia	American Sycamore	11	855	81					Remove	0	1		0
1002	Platanus x. acerifolia	American Sycamore	12	1018	81					Remove	0	1		0
1003	Platanus x. acerifolia	American Sycamore	9	573	81					Remove	0	1		0
1004	Prunus spp.	Ornamental Cherry	23	3739	44					Remove	0	1		0
1005	Prunus spp.	Ornamental Cherry	16	1810	44					Remove	0	1		0
1006	Prunus spp.	Ornamental Cherry	27	5153	47					Remove	0	1		0
1007	Quercus imbricaria	Shingle Oak	5	177	91					Save	N/A	0		0
1008	Quercus imbricaria	Shingle Oak	5	177	88					Save	N/A	0		0
1009	Quercus imbricaria	Shingle Oak	5	177	88					Save	N/A	0		0
1010	Quercus imbricaria	Shingle Oak	5	177	88					Save	N/A	0		0
1011	Quercus imbricaria	Shingle Oak	5	177	88					Save	N/A	0		0
1012	Quercus imbricaria	Shingle Oak	5	177	88					Save	N/A	0		0
1013	Quercus imbricaria	Shingle Oak	5	177	88					Save	N/A	0		0
1014	Quercus imbricaria	Shingle Oak	5	177	91					Save	N/A	0		0
1015	Platanus occidentalis	American Sycamore	3	64	88					Remove	0	1		0
1016	Platanus occidentalis	American Sycamore	3	64	88					Remove	0	1		0
1017	Platanus occidentalis	American Sycamore	3	64	84					Save	N/A	0		0
1018	Platanus occidentalis	American Sycamore	3	64	85					Save	N/A	0		0
1019	Platanus occidentalis	American Sycamore	3	64	84					Save	N/A	0		0
1018	Platanus occidentalis	American Sycamore	3	64	84					Save	N/A	0		0
1021	Platanus occidentalis	American Sycamore	3	64	88					Save	N/A	0		0
1022	Platanus occidentalis	American Sycamore	3	64	81					Save	N/A	0		0
1027	Platanus occidentalis	American Sycamore	19	2552	84					Remove	0	1		0
1028	Platanus occidentalis	American Sycamore	12	1018	81					Save	N/A	0		0
												10		
									TOTAL SIG TREE REMOVED					85
									TOTAL SIG TREE REPLACEMENTS REQD					140



VICINITY MAP
SCALE: 1" = 2000'

"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.

VIKA MARYLAND, LLC
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

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

ATTORNEY:
WIRES GILL LLP
4800 HAMPDEN LANE, SUITE 200
BETHESDA, MD, 20814
301.263.6275
CONTACT:
HEATHER DLHOPOLSKY

TRAFFIC:
WELLS + ASSOCIATES
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
Resubmission	9/30/2022
Resubmission	12/08/2022
Resubmission	09/08/2023
Resubmission	10/11/2024
Resubmission	02/06/2025

1800 CHAPMAN

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

PRELIMINARY FOREST CONSERVATION TABLES

PROFESSIONAL SEAL

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.
LA NAME: CHANDA BEAUFORT, RLA
LICENSE NUMBER: 3312
EXPIRATION DATE: SEPTEMBER 7, 2025

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA 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 WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

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CASE NUMBER FTP2021-00033

APPROVED BY
CITY OF ROCKVILLE
PLANNING AND
DEVELOPMENT SERVICES

01/08/2025
DATE SIGNED

01/08/2025
DATE APPROVED

AS DIRECTED

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

VIKA PROJECT

DRAWING NO.

SHEET NO. PFCP-4

City of Rockville
Get Into It
111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

January 8, 2025

Andrew McGeorge
Managing Director, Hines
555 13th St NW – Suite 400 W
Washington, DC
20004

Re: Twinbrook Commons Preliminary Forest Conservation Plan, FTP2021-00033

Dear Mr. McGeorge:

The Preliminary Forest Conservation Plan (PFCP) received on November 23, 2021 for "Twinbrook Commons" under FTP2021-00033 has been approved by the Community Planning and Development Services Department. This approval replaces the previous PFCP approval letter issued on July 13, 2022.

The PFCP approval is granted based on the following conditions:

- The Mayor & Council approves Project Plan (PJT2022-00014).
- Tree locations, species, and quantities are subject to change in the FFCP review process.
- Proposed street tree species are subject to change in the FFCP process, pending City Forester review.
- Before FFCP approval, justification for fee-in-lieu must be resubmitted with updated figures. Please format the justification narrative directly following the criteria in Chapter 10.5-24.a of the City Code.
- The applicant completes the required items listed under the "Final Forest Conservation Plan" section in this letter.
- The applicant completes the required items listed under the "Forestry Permit" section in this letter.

Under Section 10.5-13(c)(4) of the Forest and Tree Preservation Ordinance (FTPO), the approved PFCP "shall remain in effect, and shall serve as the basis for the Final Forest Conservation Plan(s) with respect to forest and tree retention for the duration of the validity period of the underlying approval, unless the City Forester determines that site conditions have changed to the point where the preliminary approval is no longer accurate."

FOREST AND TREE PRESERVATION ORDINANCE (FTPO) REQUIREMENTS

The proposed development within the City requires compliance with the City of Rockville's FTPO.

CPDS approved a Natural Resources Inventory/Forest Stand Delineation plan on July 26, 2021.

FOREST CONSERVATION

The forest conservation requirement for this project is based on the following:

- Tract area: 3.12 acres
- Site zoning: PD-TC
- Existing forest: 0.00 acres
- Afforestation required: 0.47 acres
- Reforestation required: 0.00 acres

MINIMUM TREE COVER

The minimum tree cover requirement for this project is 10%.

SIGNIFICANT TREES/SPECIMEN TREES

Significant trees are defined as trees located outside of a forest and being 12" DBH (diameter at breast height) and trees located within a forest and being 24" DBH and greater. Specimen trees are defined as trees with a diameter equal to or greater than 30" DBH or trees that are 75% of the diameter of the state champion tree of that species. Removal of specimen trees requires written justification approved by the City Forester in accordance with Section 10.5-2(c) of the FTPO. There are 37 significant trees on the site, not including street trees.

Significant Trees

The project proposes to remove 79 significant trees from the site, 4 of which are specimen trees to facilitate the redevelopment of the site consistent with proposed project plan PJT2022-00014. The applicant is proposing to meet the significant tree replacement through a fee-in-lieu payment consistent with Section 10.5-24. The applicant has submitted justification consistent with criteria outlined in Section 10.5-24.

STREET TREES

The project has frontage on Chapman and Thompson Avenue, which are both City of Rockville right-of-way (within City limits). The project involves subdivision which requires compliance with Section 25.21.21 of the zoning ordinance regarding the planting of street trees. Street trees shall be shown on both the Final FCP and the landscape and lighting plan. The project is proposing to remove 5 existing street trees with City right-of-way. The project proposes to plant 9 street trees along Chapman Avenue. The project is proposing to plant 4 street trees along Thompson Avenue, and 1 additional street tree on the adjacent private development, subject to Planning Commission approval per Section 25.21.21.

Staff has reviewed the request to plant 1 street adjacent to the Thompson Avenue right-of-way and supports the request.

CONDITIONS OF APPROVAL FOR FINAL FOREST CONSERVATION PLANS

A Final Forest Conservation Plan (FFCP) must be reviewed and approved by the City with signature site plan submission and prior to release of any Building, Forestry and DPW permit associated with site plan submission. The FFCP shall be generally consistent with the PFCP and approval letter and provide tree plantings consistent with outlined requirements.

The FFCP and site plan must comply with FTPO and Zoning Ordinance. In addition to compliance with applicable codes, the following specific directives must be followed:

1. Ensure tree plantings meet minimum spacing requirements (unless otherwise modified by designated staff), which include:
    a. Shade trees spaced 20 feet apart, large, or small evergreens and ornamental trees spaced 15 feet apart. Shade trees 15 feet from ornamental trees. Spacing between evergreens and shade trees is 15 or 20 feet, as determined by the City since distance is dependent on growth habit of the species.
    b. 10 feet from wet and dry utilities, except when they are under streets.
    c. 15 feet from streetlights and driveways (DPW provide requirements for sight distances and stop signs).
    d. 10 feet from inlets.
    e. Shade trees and large evergreens shall be spaced a minimum of 7 feet, and ornamental trees and small evergreens to be spaced a minimum of 5 feet from micro bioretention underdrain pipes (6" diameter and smaller)
    f. Street trees can be planted over stormwater conveyance pipes when pipes have a minimum of 4 feet of cover and are immediately behind the curb.
    g. Trees planted to meet FTPO or other forestry requirements on the site may not be located within existing or proposed easements (excluding forest conservation easements).
2. The Applicant must submit a Final Forest Conservation Plan (FFCP) which meets the minimum requirements approved with the PFCP plan for the proposed site plan.
3. Use current city tree tables and FTPO notes and details.
4. Ensure the plan does not contain overwrites and is prepared per the general structure requirements for FFCP's.
5. Soil augmentation per the city's Forest and Tree Preservation Ordinance Notes will be required prior to installation of new trees within existing green space or where pavement was previously located.
6. Graphically delineate the areas where soil removal and replacement are required prior to installation of all new trees.
7. At the time of site plan submission, the Applicant must submit a landscape plan for that subject property consistent with all City ordinances.

<u>FORESTRY PERMIT</u>

The applicant is required to obtain a Forestry permit prior to forestry sign off on any sediment control permit and building permit associated with the site plan. The following items are required before issuance of the Forestry permit:

- Submission of the FTP permit application and fee.
- Approval of a Final Forest Conservation Plan which is consistent with the PFCP and addresses the items listed in this letter under "Conditions of Approval for Final Forest Conservation Plan."
- Applicant must execute a Forest and Tree Conservation Easement and Declaration of Covenants
- Applicant must execute a Five-year Warranty and Maintenance Agreement in a form suitable to the City.
- Applicant must post a bond or letter of credit approved by the City.

- Applicant must pay applicable amount of approved fee-in-lieu.
- Applicant must obtain Roadside Tree Permits for any work in public ROW.

The PFCP approval does not infer or supersede other required project approvals and is contingent upon meeting all other city requirements including, but not limited to stormwater management, erosion and sediment control, water and sewer, traffic and transportation, and zoning and building codes.

Any significant modification to the approved PFCP must be consistent with Site Plan approval.

Sincerely,

Shaun Ryan

Digitally signed by Shaun Ryan
DN: C=US, E=sryan@rockvillemd.gov, O=City of Rockville, OU=Development Review Supervisor, CN=Shaun Ryan
Date: 2025.02.18 15:45:45-05'00'

Shaun Ryan
Development Review Supervisor
City of Rockville, Maryland

Cc:

Anthony Mazza, Principal Planner – Forest Conservation

GENERAL NOTES

1. THE SUBJECT PROPERTY IS 3.15 ACRES.

LOT/PARCEL	BLOCK	TAX ACCT NO.	LIBER & FOLIO	PLAT NO.
LOT 1/N313	B	04-03629774	L. - F. -	23781

2. THE SUBJECT PROPERTY IS ZONED PD-TC, TWINBROOK COMMONS.
3. 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.
4. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA OF LESS THAN 0.2% ANNUAL CHANCE OF FLOOD) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 24031C0361D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.
5. 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 MAY 31, 2024.
6. PER MARYLAND'S ENVIRONMENTAL RESOURCES AND LAND INFORMATION NETWORK (MERLIN) (HTTP://WWW. MDMERLIN.NET/), AND FIELD VERIFICATION, THERE IS A WETLAND LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA, IT IS ACKNOWLEDGED AS A KNOWN STORMWATER MANAGEMENT FACILITY. ACCESSED ON JUNE 19, 2024.
7. THE WILDLIFE AND HERITAGE DIVISION OF THE MD DNR HAS BEEN CONTACTED TO DETERMINE IF THERE ARE ANY FEDERAL OR STATE RECORDS OF RARE, THREATENED OR ENDANGERED SPECIES WITHIN THE NRI STUDY AREA. NO RARE, THREATENED OR ENDANGERED SPECIES WERE NOTED DURING FIELD WORK.
8. A 'D' TAPE WAS USED TO MEASURE TREES.
9. THERE ARE NO STATE CHAMPION TREES OR 75% OF ANY STATE CHAMPION TREE.
10. THERE ARE NO EXISTING BUILDING WITHIN THE INVENTORY AREA IDENTIFIED IN THE CITY OF ROCKVILLE HISTORIC BUILDINGS CATALOGUE MAP. THE CITY OF ROCKVILLE ONLINE GIS DATA WAS ACCESSED ON JUNE 6, 2024.
11. FIELD WORK WAS CONDUCTED BY VIKA MARYLAND, LLC STAFF, BRANDON YOUNIE, ON MAY 31, 2024.
12. THE HORIZONTAL DATUM IS NAD83/2011, VERTICAL DATUM IS BASED ON NGVD29 DATUM. TOPOGRAPHIC AND BOUNDARY SURVEY WAS PERFORMED BY VIKA MARYLAND, LLC, AUGUST 2, 2024.
13. THE VERTICAL DATUM IS BASED ON THE FOLLOWING WSSC BENCHMARKS (NAVD88). BM #4108 - MCBCS BRASS DISK FOUND IN TOP OF CONCRETE CURB AT THE NORTHWEST CORNER OF SHOPPING CENTER SOUTH SIDE OF MONTROSE ROAD. ELEVATION = 397.716. BM #2920 - STAMPED USC&GS BRASS DISK FOUND ON SOUTHEAST SIDE OF CSX RAIL ROAD TRACK IN FACE OF SOUTHEAST PILLAR, 400 FEET NORTHWEST OF RANDOLPH ROAD. ELEVATION = 368.949
14. TREES SHOWN WERE EITHER SURVEY LOCATED OR ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON VISUAL OBSERVATIONS. CTLA TREE RATING DATA SUMMARY SHEETS WERE PREPARED AND SUBMITTED WITH THIS PLAN. SEE TREE TABLE.
15. THERE ARE ZERO (0) ACRES OF EXISTING FOREST ON THE SUBJECT PROPERTY OR WITHIN THE NRI STUDY AREA.
16. AN EXISTING FOREST CONSERVATION EASEMENT FROM FTP2018-00016 MAY EXIST ON THE WMATA PROPERTY. VERIFICATION WILL BE NEEDED AT TIME OF FOREST CONSERVATION PLAN.

FC WORKSHEET

CITY OF ROCKVILLE FOREST CONSERVATION WORKSHEET
Twinbrook Hines (50024J)

NET TRACT AREA:

A. Total tract area		6.22
B. Deductions (land dedication not in construction on this plan, other deductions - specify)		0.00
C. Net Tract Area		6.22

LAND USE CATEGORY:

ZONING: Place a "1" under the column corresponding to the correct zone of the site	R-400, R-200	R-90, R-75, R-60, R-150	RMD10, RMD15, RMD25	HI, I-44, RP8, RPC, MXT, MXC, MXCD, MXTD, PD	Park
Zone: (choose only one)	0	0	0	1	0

D. Afforestation Threshold	15%	x C =	0.93
E. Conservation Threshold	15%	x C =	0.93

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		0.93
R. Total planting requirement		0.93

FC WORKSHEET - LOD ONLY

CITY OF ROCKVILLE FOREST CONSERVATION WORKSHEET
Twinbrook Hines - LOD Only (50024J)

NET TRACT AREA:

A. Total tract area		0.86
B. Deductions (land dedication not in construction on this plan, other deductions - specify)		0.00
C. Net Tract Area		0.86

LAND USE CATEGORY:

ZONING: Place a "1" under the column corresponding to the correct zone of the site	R-400, R-200	R-90, R-75, R-60, R-150	RMD10, RMD15, RMD25	HI, I-44, RP8, RPC, MXT, MXC, MXCD, MXTD, PD	Park
Zone: (choose only one)	0	0	0	1	0

D. Afforestation Threshold	15%	x C =	0.13
E. Conservation Threshold	15%	x C =	0.13

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		0.13
R. Total planting requirement		0.13

SOILS TABLE

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 THE MONTGOMERY COUNTY, MARYLAND SOIL SURVEY PAGE 140 TABLE 5
*** PAGE 67 APPENDIX C ERODIBLE SOILS LIST M-NCPPC MONTGOMERY COUNTY ENVIRONMENTAL GUIDELINES
****PAGE 120 MONTGOMERY COUNTY, MARYLAND SOIL SURVEY
*****TABLE 16 PAGE 212 MONTGOMERY COUNTY, MARYLAND SOIL SURVEY

NON NATIVE INVASIVE (NNI) CHART

NNI CHART- PER CITY LIST

SCIENTIFIC	COMMON	DISTRIBUTION	ABUNDANCE	NOTES
Acer campestre	Hedge Maple	localized	occassional	Individual trees
Forsythia spp.	Forsythia			Per COR staff
Hedera helix	English Ivy			Per COR staff
Ligustrum vulgare	Common Privet			Per COR staff
Lonicera japonica	Japanese honeysuckle (groundcover)			Per COR staff
Lonicera maackii	Amur Honeysuckle			Per COR staff
Ulmus parvifolia	Chinese Elm	localized	occassional	Individual trees

DATE NNI INVENTORY CONDUCTED: May 31, 2024

MINIMUM TREE COVER

MINIMUM TREE COVER

TRACT AREA SF	ZONING	MTC REQUIRED %	MTC SF REQUIRED
111,949	PD-TC	10	11,195

SIGNIFICANT TREE TABLE

TREE SUMMARY CHART
1818 CHAPMAN AVE (TWINBROOK CROSSING KISS & RIDE) 50024

#	SCIENTIFIC NAME	COMMON NAME	DBH	CHAMPION CITY OF ROCKVILLE SIZE	Ave. CRZ	CTLA %	COR CTLA %	Remarks	PREVIOUS FTP PLAN #	PREV.CREDIT	DISPOSITION	OWTD	REPLACEMENT TREES NEEDED	CREDIT TYPE	MAXIMUM CREDIT AMOUNT
EXISTING TREES (6"-11.9" DBH)															
1	Platanus occidentalis	American Sycamore	10		0								N/A		
2	Prunus yedoensis	Yoshino Cherry	11		0								N/A		
3	Prunus yedoensis	Yoshino Cherry	10		0								N/A		
4	Platanus occidentalis	American Sycamore	11		0								N/A		
5	Ulmus parvifolia	Chinese Elm	11		0								N/A		
6	Ulmus parvifolia	Chinese Elm	9		0								N/A		
													0		
LANDSCAPE SETTING +/- 12" DBH (NO EXISTING CREDIT)															
300	Acer rubrum	Red Maple	33		7698	63		Exposed roots, crown dieback			Select One		0	NO	0
301	Platanus occidentalis	American Sycamore	20	21	2827	88		Exposed roots			Select One		0	NO	0
302	Platanus occidentalis	American Sycamore	19		2419	88		Exposed roots			Select One		0	NO	0
303	Platanus occidentalis	American Sycamore	21	20	3117	91		Exposed roots, knobs on trunk			Select One		0	NO	0
304	Platanus occidentalis	American Sycamore	18	19	2290	81		Sunken in trunk, crown dieback			Select One		0	NO	0
305	Platanus occidentalis	American Sycamore	15		1498	75		Most branches on one side, trunk wound			Select One		0	NO	0
306	Platanus occidentalis	American Sycamore	13		1195	84		Trunk rot at base			Select One		0	NO	0
307	Platanus occidentalis	American Sycamore	15		1590	88		Exposed roots, knobs on trunk, cavity at base			Select One		0	NO	0
308	Platanus occidentalis	American Sycamore	15		1590	66		Discoloration in bark, knobs on trunk			Select One		0	NO	0
309	Juniperus virginiana	Eastern Red Cedar	16		1810	84		Healed branch wounds on lower trunk			Select One		0	NO	0
310	Juniperus virginiana	Eastern Red Cedar	16		1810	88					Select One		0	NO	0
311	Juniperus virginiana	Eastern Red Cedar	16		1810	81		Multistem, 16" and 12" , bend at branches with no signs of trunk			Select One		0	NO	0
312	Juniperus virginiana	Eastern Red Cedar	16	15	1810	78		Multistem, 16" and 12" , bend at branches with no signs of trunk			Select One		0	NO	0
													0		0
PREVIOUS FOREST CONSERVATION CREDIT (Tree number prefix "F"/(ME"-Missing tree for afforestation credit)/Tree number suffix "i"=Planted as interim vegetation															
F100	Ilex x attenuata 'Fosteri'	Foster's Holly	3		0				FTP2008-00016	200	Save	N/A	0		200
F101	Thuja occidentalis 'Nigra'	American Arborvitae	9		0			Multistem	FTP2008-00016	200	Save	N/A	0		200
F102	Thuja occidentalis 'Nigra'	American Arborvitae	9		0			Multistem	FTP2008-00016	200	Save	N/A	0		200
F103	Thuja occidentalis 'Nigra'	American Arborvitae	2		0				FTP2008-00016	200	Save	N/A	0		200
F104	Thuja occidentalis 'Nigra'	American Arborvitae	8		0			Multistem	FTP2008-00016	200	Save	N/A	0		200
F105	Thuja occidentalis 'Nigra'	American Arborvitae	9		0			Multistem	FTP2008-00016	200	Save	N/A	0		200
F106i	Juniperus virginiana	Eastern Red Cedar	5		0				FTP2008-00016	400	Save	N/A	0		400
F107i	Thuja occidentalis 'Nigra'	American Arborvitae	6		0			Multistem	FTP2008-00016	200	Save	N/A	0		200
F114i	Juniperus virginiana	Eastern Red Cedar	6		0				FTP2008-00016	400	Save	N/A	0		400
F115i	Thuja occidentalis 'Nigra'	American Arborvitae	6		0			Multistem	FTP2008-00016	200	Save	N/A	0		200
F116i	Thuja occidentalis 'Nigra'	American Arborvitae	2		0				FTP2008-00016	200	Save	N/A	0		200
F117i	Thuja occidentalis 'Nigra'	American Arborvitae	7		0			Multistem	FTP2008-00016	200	Save	N/A	0		200
F118i	Ilex x attenuata 'Fosteri'	Foster's Holly	3		0				FTP2008-00016	200	Save	N/A	0		200
F119i	Ilex x attenuata 'Fosteri'	Foster's Holly	3		0			Multistem	FTP2008-00016	200	Save	N/A	0		200
F120i	Ulmus parvifolia	Lacebark Elm	6		0				FTP2008-00016	400	Save	N/A	0		400
F122i	Ilex x attenuata 'Fosteri'	Foster's Holly	4		0			Multistem, dead	FTP2008-00016	200	Missing	200	1		200
F123i	Ulmus parvifolia	Lacebark Elm	10		0				FTP2008-00016	400	Save	N/A	0		400
F124i	Thuja occidentalis 'Nigra'	American Arborvitae	5		0				FTP2008-00016	200	Save	N/A	0		200
F125i	Thuja occidentalis 'Nigra'	American Arborvitae	8		0				FTP2008-00016	200	Save	N/A	0		200
F127i	Ulmus parvifolia	Lacebark Elm	12		0				FTP2008-00016	400	Save	N/A	0		400
F128i	Cercis canadensis	Redbud	2		0				FTP2008-00016	200	Save	N/A	0		200
F129i	Quercus phellos	Willow Oak	7		0				FTP2008-00016	400	Save	N/A	0		400
F130i	Cercis canadensis	Redbud	6		0				FTP2008-00016	200	Save	N/A	0		200
F131i	Ulmus americana	American Elm	6		0				FTP2008-00016	400	Save	N/A	0		400
F132i	Cercis canadensis	Redbud	4		0				FTP2008-00016	200	Save	N/A	0		200
F133i	Cercis canadensis	Redbud	4		0				FTP2008-00016	200	Save	N/A	0		200
MF108i	Prunus yedoensis	Yoshino Cherry			0			Street tree; missing, but shown on plan at previous location	FTP2008-00016	200	Missing	200	1		200
MF109i	Prunus yedoensis	Yoshino Cherry			0			Street tree; missing, but shown on plan at previous location	FTP2008-00016	200	Missing	200	1		200
MF110i	Prunus yedoensis	Yoshino Cherry			0			Street tree; missing, but shown on plan at previous location	FTP2008-00016	200	Missing	200	1		200
MF111i	Prunus yedoensis	Yoshino Cherry			0			Street tree; missing, but shown on plan at previous location	FTP2008-00016	200	Missing	200	1		200
MF112i	Prunus yedoensis	Yoshino Cherry			0			Street tree; missing, but shown on plan at previous location	FTP2008-00016	200	Missing	200	1		200
MF113i	Prunus yedoensis	Yoshino Cherry			0			Street tree; missing, but shown on plan at previous location	FTP2008-00016	200	Missing	200	1		200
MF121i	Ilex x attenuata 'Fosteri'	Foster's Holly			0				FTP2008-00016	200	Missing	200	1		200
MF126i	Thuja occidentalis 'Nigra'	American Arborvitae			0				FTP2008-00016	200	Missing	200	1		200
													9		8,200
PREVIOUS REPLACEMENT TREE CREDIT (Tree number prefix "R"/(ME"-Miss replacement tree)															
R200	Ilex x attenuata 'Fosteri'	Foster's Holly	3		0				FTP2008-00016	200	Save	N/A	0		200
R201	Ilex x attenuata 'Fosteri'	Foster's Holly	4		0				FTP2008-00016	200	Save	N/A	0		200
R202	Ilex x attenuata 'Fosteri'	Foster's Holly	4		0				FTP2008-00016	200	Save	N/A	0		200
R203	Ilex x attenuata 'Fosteri'	Foster's Holly	8		0				FTP2008-00016	200	Save	N/A	0		200
R204	Cercis canadensis	Redbud	9		0				FTP2008-00016	200	Save	N/A	0		200
R205	Cercis canadensis	Redbud	9		0				FTP2008-00016	200	Save	N/A	0		200
R206	Cercis canadensis	Redbud	8		0				FTP2008-00016	200	Save	N/A	0		200
													0		1,400
									Previous Individual Tree Credit Provided	8200					
									Previous Significant Replacement s Provided	1400					
											Previous Individual Tree Credit Missing/Removed	1800			
											Previous Significant Replacements Owed	9			
													Existing Previous Individual Tree Credit		9600
								0					Proposed Existing CRZ Credit		0
													New Maximum Existing Individual Tree Credit		9,600

RARE, THREATENED OR ENDANGERED (RTE) CHART

RTE CHART

#	SPECIES: SCIENTIFIC	SPECIES: COMMON	PLANT OR ANIMAL	STATUS: STATE	STATUS: FEDERAL
	N/A - NONE ONSITE				

LEGEND

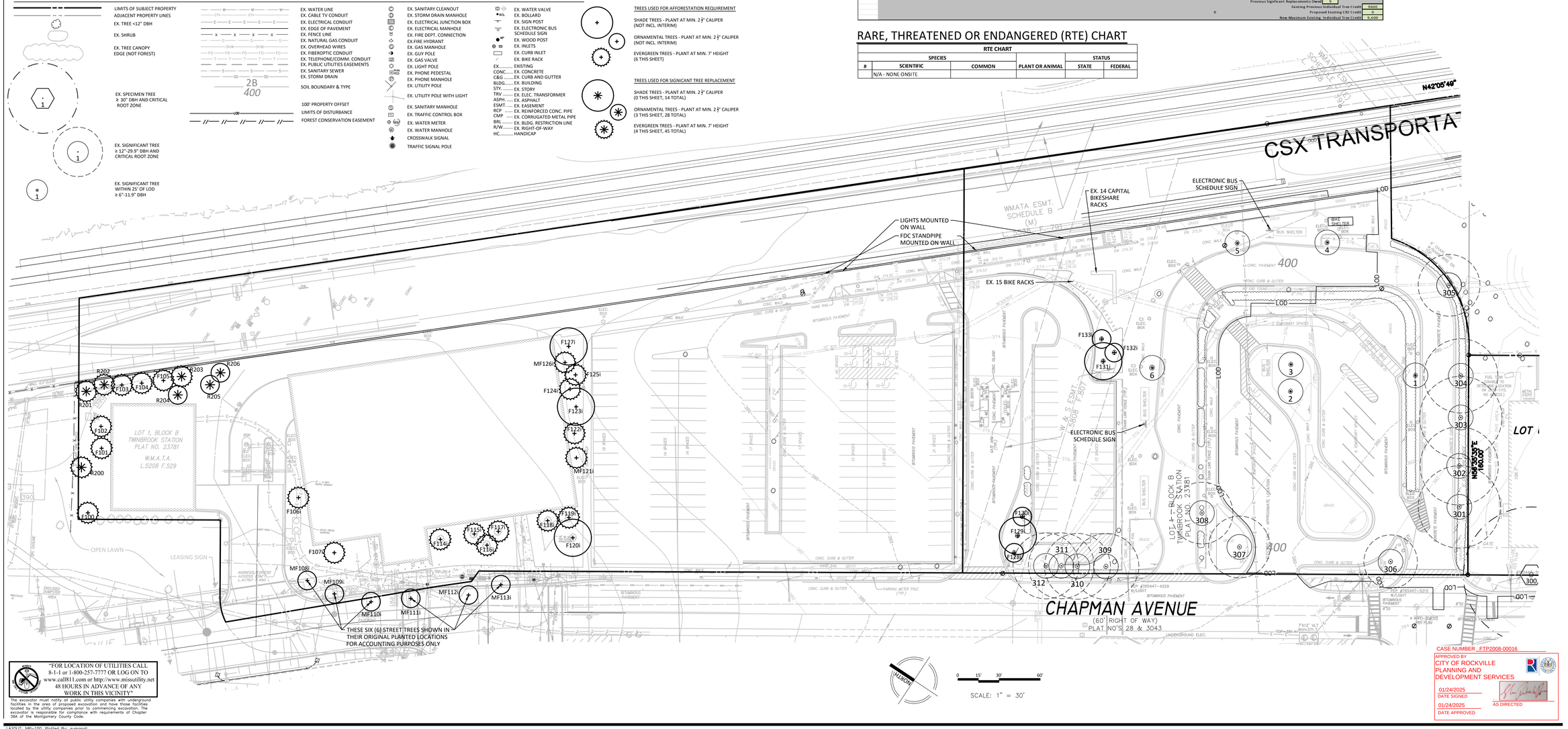
- LIMITS OF SUBJECT PROPERTY
- ADJACENT PROPERTY LINES
- EX. TREE <12" DBH
- EX. SHRUB
- EX. TREE CANOPY EDGE (NOT FOREST)
- EX. SPECIMEN TREE ≥ 30" DBH AND CRITICAL ROOT ZONE
- EX. SIGNIFICANT TREE ≥ 12"-29.9" DBH AND CRITICAL ROOT ZONE
- EX. SIGNIFICANT TREE WITHIN 25' OF LOD ≥ 6"-11.9" DBH
- EX. WATER LINE
- EX. CABLE TV CONDUIT
- EX. ELECTRICAL CONDUIT
- EX. EDGE OF PAVEMENT
- EX. FENCE LINE
- EX. NATURAL GAS CONDUIT
- EX. OVERHEAD WIRES
- EX. FIBEROPTIC CONDUIT
- EX. TELEPHONE/COMM. CONDUIT
- EX. PUBLIC UTILITIES EASEMENTS
- EX. SANITARY SEWER
- EX. STORM DRAIN
- SOIL BOUNDARY & TYPE
- 100' PROPERTY OFFSET
- LIMITS OF DISTURBANCE
- FOREST CONSERVATION EASEMENT
- EX. SANITARY CLEANOUT
- EX. STORM DRAIN MANHOLE
- EX. ELECTRICAL JUNCTION BOX
- EX. ELECTRICAL MANHOLE
- EX. FIRE DEPT. CONNECTION
- EX.FIRE HYDRANT
- EX. GAS MANHOLE
- EX. GUY POLE
- EX. GAS VALVE
- EX. LIGHT POLE
- EX. PHONE PEDESTAL
- EX. PHONE MANHOLE
- EX. UTILITY POLE
- EX. UTILITY POLE WITH LIGHT
- EX. SANITARY MANHOLE
- EX. TRAFFIC CONTROL BOX
- EX. WATER METER
- EX. WATER MANHOLE
- CROSSWALK SIGNAL
- TRAFFIC SIGNAL POLE
- EX. WATER VALVE
- EX. BOLLARD
- EX. SIGN POST
- EX. ELECTRONIC BUS SCHEDULE SIGN
- EX. WOOD POST
- EX. INLETS
- EX. CURB INLET
- EX. BIKE RACK
- EX. ..... EXISTING
- CONC. ..... EX. CONCRETE
- C&G ..... EX. CURB AND GUTTER
- BLDG. ..... EX. BUILDING
- STY. ..... EX. STORY
- TRV. ..... EX. ELEC. TRANSFORMER
- ASPH. ..... EX. ASPHALT
- ESMT. ..... EX. EASEMENT
- RCP ..... EX. REINFORCED CONC. PIPE
- CMP ..... EX. CORRUGATED METAL PIPE
- BRL ..... EX. BLDG. RESTRICTION LINE
- R/W ..... EX. RIGHT-OF-WAY
- HC ..... HANDICAP

TREES USED FOR AFFORESTATION REQUIREMENT

- SHADE TREES - PLANT AT MIN. 2½" CALIPER (NOT INCL. INTERIM)
- ORNAMENTAL TREES - PLANT AT MIN. 2½" CALIPER (NOT INCL. INTERIM)
- EVERGREEN TREES - PLANT AT MIN. 7' HEIGHT (6 THIS SHEET)

TREES USED FOR SIGNICANT TREE REPLACEMENT

- SHADE TREES - PLANT AT MIN. 2½" CALIPER (0 THIS SHEET, 14 TOTAL)
- ORNAMENTAL TREES - PLANT AT MIN. 2½" CALIPER (3 THIS SHEET, 28 TOTAL)
- EVERGREEN TREES - PLANT AT MIN. 7' HEIGHT (4 THIS SHEET, 45 TOTAL)



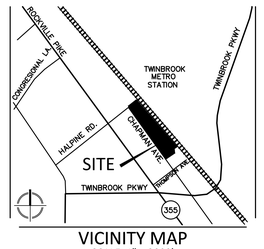
"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

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.

SCALE: 1" = 30'

CASE NUMBER FTP2008-00016
APPROVED BY CITY OF ROCKVILLE PLANNING AND DEVELOPMENT SERVICES
01/24/2025 DATE SIGNED
01/24/2025 DATE APPROVED
AS DIRECTED

LAYOUT: NRI-100, Plotted By: sumangil



VICINITY MAP
SCALE: 1" = 2000'

RESOURCE DATA TABLE

RESOURCE DATA TABLE	TOTAL AREA (SF)	IMPACTED AREA (SF)	NOT IMPACTED (SF)	AFFORESTATION (SF) REFORESTATION (SF)	CLEARED FOREST (SF)
PRIORITY FOREST	0	0	0	0	0
NON-PRIORITY FOREST	0	0	0	0	0
FORESTED WETLAND	0	0	0	0	0
NON-FORESTED WETLAND	0	0	0	0	
FORESTED FLOODPLAIN	0	0	0	0	0
NON-FORESTED FLOODPLAIN	0	0	0	0	
FORESTED STREAM VALLEY BUFFER	0	0	0	0	0
NON-FORESTED STREAM VALLEY	0	0	0	0	

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

PREPARED FOR:
NB Ventures 1 LLC
Moira Dhaliwal
(Managing Director for Hines)
555 13th St NW
Suite 400 W
Washington, DC 20004
Moira.Dhaliwal@hines.com

DESIGN CONSULTANTS
PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100

REVISIONS	DATE
INITIAL SUBMISSION	3/5/2021
2ND SUBMISSION	7/6/2021

CHAPMAN AVENUE - KISS AND RIDE
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW06
TAX MAP:GQ63

SIMPLIFIED NRI-FSD PLAN

#FTP2008-00016

PROFESSIONAL SEAL

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. NAME: CHANDA BEAUFORT, RLA
LICENSE No.: 3315
EXPIRATION DATE: SEPTEMBER 7, 2025

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA 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 WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. UNLESS APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

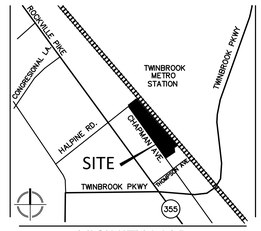
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DRAWN BY: BY
DESIGNED BY: CB
DATE ISSUED: XX/XX/2024
VIKA PROJECT VM50024J
DRAWING NO. NRI 100
SHEET NO.

Z:\000001-050000\050024J\04DWG\EXISTING CONDITIONS\PLOT SHEETS\050024J_PLAN_FLAT.dwg - Thursday, January 23, 2025 9:39:35 AM

CHAPMAN AVENUE - KISS & RIDE

FINAL FOREST CONSERVATION PLAN AMENDMENT
FTP2008-00016



VICINITY MAP
SCALE: 1" = 2000'

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
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Our Site Set on the Future.

PREPARED FOR:
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DESIGN CONSULTANTS

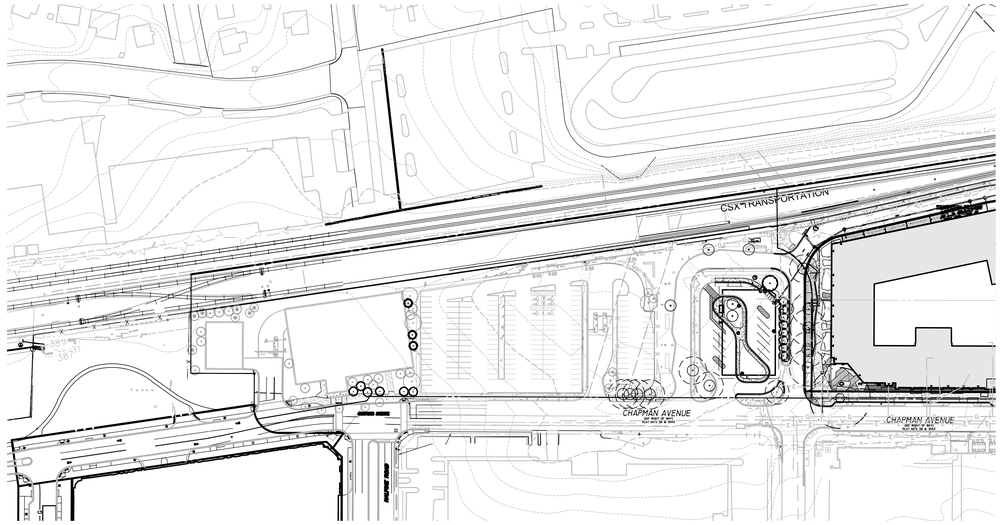
PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100

GENERAL NOTES

1. THE SUBJECT PROPERTY IS 3.15 ACRES.

LOT/PARCEL	BLOCK	TAX ACCT NO.	LIBER & FOLIO	PLAT NO.
LOT 1/N313	B	04-03629774	L. - F. -	23781

2. THE SUBJECT PROPERTY IS ZONED PD-TC, TWINBROOK COMMONS.
3. 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.
4. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA OF LESS THAN 0.2% ANNUAL CHANCE OF FLOOD) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 24031C0361D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.
5. 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 MAY 31, 2024.
6. PER MARYLAND'S ENVIRONMENTAL RESOURCES AND LAND INFORMATION NETWORK (MERLIN) (HTTP://WWW.MDMERLIN.NET/), AND FIELD VERIFICATION, THERE IS A WETLAND LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA, IT IS ACKNOWLEDGED AS A KNOWN STORMWATER MANAGEMENT FACILITY. ACCESSED ON JUNE 19, 2024.
7. THE WILDLIFE AND HERITAGE DIVISION OF THE MD DNR HAS BEEN CONTACTED TO DETERMINE IF THERE ARE ANY FEDERAL OR STATE RECORDS OF RARE, THREATENED OR ENDANGERED SPECIES WITHIN THE NRI STUDY AREA. NO RARE, THREATENED OR ENDANGERED SPECIES WERE NOTED DURING FIELD WORK.
8. A 'D' TAPE WAS USED TO MEASURE TREES.
9. THERE ARE NO STATE CHAMPION TREES OR 75% OF ANY STATE CHAMPION TREE.
10. THERE ARE NO EXISTING BUILDING WITHIN THE INVENTORY AREA IDENTIFIED IN THE CITY OF ROCKVILLE HISTORIC BUILDINGS CATALOGUE MAP. THE CITY OF ROCKVILLE ONLINE GIS DATA WAS ACCESSED ON JUNE 6, 2024.
11. FIELD WORK WAS CONDUCTED BY VIKA MARYLAND, LLC STAFF, BRANDON YOUNIE, ON MAY 31, 2024.
12. THE HORIZONTAL DATUM IS NAD83/2011, VERTICAL DATUM IS BASED ON NGVD29 DATUM. TOPOGRAPHIC AND BOUNDARY SURVEY WAS PERFORMED BY VIKA MARYLAND, LLC, AUGUST 2, 2024.
13. THE VERTICAL DATUM IS BASED ON THE FOLLOWING WSSC BENCHMARKS (NAVD88). BM #4108 - MCBCS BRASS DISK FOUND IN TOP OF CONCRETE CURB AT THE NORTHWEST CORNER OF SHOPPING CENTER SOUTH SIDE OF MONTROSE ROAD. ELEVATION = 397.716. BM #2920 - STAMPED USC&GS BRASS DISK FOUND ON SOUTHEAST SIDE OF CSX RAIL ROAD TRACK IN FACE OF SOUTHEAST PILLAR, 400 FEET NORTHWEST OF RANDOLPH ROAD. ELEVATION = 368.949
14. TREES SHOWN WERE EITHER SURVEY LOCATED OR ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON VISUAL OBSERVATIONS. CTLA TREE RATING DATA SUMMARY SHEETS WERE PREPARED AND SUBMITTED WITH THIS PLAN. SEE TREE TABLE.
15. THERE ARE ZERO (0) ACRES OF EXISTING FOREST ON THE SUBJECT PROPERTY OR WITHIN THE NRI STUDY AREA.
16. AN EXISTING FOREST CONSERVATION EASEMENT FROM FTP2018-00016 MAY EXIST ON THE WMATA PROPERTY. VERIFICATION WILL BE NEEDED AT TIME OF FOREST CONSERVATION PLAN.
17. THIS PLAN IS SUBJECT TO PRELIMINARY FOREST CONSERVATION PLAN FTP2003-00033.



NORTH

0 50' 100' 200'

SCALE: 1" = 100'

CITY OF ROCKVILLE FOREST CONSERVATION WORKSHEET
Chapman Avenue - Kiss and Ride (50024J)

NET TRACT AREA:

A.	Total tract area ...		6.22
B.	Deductions (land dedication not in construction on this plan, other deductions - specify)		0.00
C.	Net Tract Area .....=		6.22

LAND USE CATEGORY:

ZONING: Place a "1" under the column corresponding to the correct zone of the site Zone: (choose only one)	R-400, R-200	R-90, R-75, R-60, R-150	RMD10, RMD15, RMD25	I-L, I-H, RPR, RPC, MXT, MXC, MXNC, MXB, MXE, MXCD, MXTD, PD	Park
	0	0	0	1	0

D.	Afforestation Threshold ...	15%	x C =	0.93
E.	Conservation Threshold ...	15%	x C =	0.93

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 .....=	0.93
R.	Total planting requirement .....=	0.93

NOTE: THIS FCP AMENDMENT IS AN INTERIM CONDITION UNTIL THE PROPERTY IS IMPROVED TO ITS' FINAL CONDITION.
THE AFFORESTATION REQUIREMENT (0.13 AC) FOR THE LOD (0.86 AC) IN THIS AMENDMENT WILL BE MET BY FEE-IN-LIEU.

REPLACEMENT TREE CALCULATION

	NUMBER OF NEW TREES TO REPLACE SIGNIFICANT TREES REMOVED PER PRELIMINARY FCP - APPROVED 08/20/08			177
1	NUMBER OF SIGNIFICANT TREES TO BE REMOVED IN PHASE 1A			
		12"-18" DBH (REQUIRE ONE REPLACEMENT TREE)	40	(40)
		>18" - 24" DBH (REQUIRE TWO REPLACEMENT TREES	7	(14)
		>24" DBH (REQUIRE THREE REPLACEMENT TREES)	0	0
	NUMBER OF REPLACEMENT TREE REQUIRED FOR PHASE 1A			54
2	NUMBER OF SIGNIFICANT TREES TO BE REMOVED IN PHASE 1D			
		12"-18" DBH (REQUIRE ONE REPLACEMENT TREE)	10	(10)
		>18" - 24" DBH (REQUIRE TWO REPLACEMENT TREES	2	(4)
		>24" DBH (REQUIRE THREE REPLACEMENT TREES)	3	(9)
	NUMBER OF REPLACEMENT TREE REQUIRED FOR PHASE 1D			23
3	NUMBER OF SIGNIFICANT TREES TO BE REMOVED IN PHASE 1C			
		12"-18" DBH (REQUIRE ONE REPLACEMENT TREE)	7	(7)
		>18" - 24" DBH (REQUIRE TWO REPLACEMENT TREES	0	0
		>24" DBH (REQUIRE THREE REPLACEMENT TREES)	0	0
	NUMBER OF REPLACEMENT TREE REQUIRED FOR PHASE 1C			7
4	TOTAL NUMBER OF REPLACEMENT TREES REQUIRED FOR PHASE 1A, 1D, AND 1C			84

5 TOTAL NUMBER OF REPLACEMENT TREES PROVIDED

PHASE	1A & 1D	1C	TOTAL
SHADE TREES	14	0	14
EVERGREEN TREES	42	4	46
ORNAMENTAL TREES	25	3	28
	81	7	88

FOREST CONSERVATION PLAN

PLANTING REQUIREMENTS:

X.	AFFORESTATION AND REFORESTATION PER PRELIMINARY FCP - APPROVED 11/22/06	3.98 AC.
Y.	CREDIT FOR TREES AND LANDSCAPING (PHASE 1C)	
	EXISTING TREES TO BE RETAINED	0.00 AC.
	0 LARGE SHADE TREES @ 400 SF EA.	0.00 AC.
	6 6 EVERGREEN TREES @ 400 SF EA.	0.06 AC.
	0 ORNAMENTAL TREES @ 200 SF EA.	0.00 AC.
	0 STREET TREES @ 400 SF EA.	0.00 AC.
	SUB-TOTAL	0.06 AC.
	APPROVED AFFORESTATION PROVIDED UPDER PREVIOUS PHASES (PHASE 1A)	0.58 AC.
	TOTAL AFFORESTATION PROVIDED	0.64 AC.
Z.	TOTAL ADDITIONAL FOREST PLANTING REQUIREMENT	3.34 AC.

NOTE: CALCULATIONS PROVIDED ABOVE ARE RELATED TO THE PRELIMINARY FCP APPROVED UNDER FTP2003-00033 WILL BE UPDATED WHEN ANY OR ALL OF THE FUTURE PHASES ARE DEVELOPED TO ITS FINAL CONDITION.
UPDATE WILL INCLUDE REMOVING THE PORTION (EXISTING SWM FACILITY ADJACENT TO THE TRACKS) OF THE PROPERTY THAT IS ASSOCIATED WITH THE 1818 CHAPMAN AVENUE DEVELOPMENT.

CASE NUMBER FTP2008-00016

APPROVED BY
CITY OF ROCKVILLE
PLANNING AND
DEVELOPMENT SERVICES

01/28/2025
DATE SIGNED

01/28/2025
DATE APPROVED

AS DIRECTED

Community Planning & Development Services
Received
January 21, 2025

"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.

REVISIONS	DATE
INITIAL SUBMISSION	3/5/2021
2ND SUBMISSION	7/6/2021

CHAPMAN AVENUE - KISS AND RIDE
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW06
TAX MAP:GQ63

FINAL FOREST CONSERVATION PLAN AMENDMENT COVER
#FTP2008-00016

PROFESSIONAL SEAL

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.
NAME: THEODORE BEAULIEU, RLA
LICENSE NO.: 3238
EXPIRATION DATE: SEPTEMBER 7, 2025

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED IN WHOLE OR PART FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

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DRAWN BY: BY
DESIGNED BY: CB
DATE ISSUED: XX/XX/2024

VIKA PROJECT: VM50024J

DRAWING NO.: FCP-0

SHEET NO.

LAYOUT: FCP--0, Plotted By: sumongit

Z:\50000-59999\50024J\CAD\EXISTING CONDITIONS\FCP\ SHEETS\50024J0_FCP AMENDMENT PLAN.dwg ~ Friday, January 17, 2025 2:05:44 PM

TREE SUMMARY CHART

1818 CHAPMAN AVE (TWINBROOK CROSSING KISS & RIDE) 50024

#	SCIENTIFIC NAME	COMMON NAME	DBH	Area CEZ	CTLA %	CRZ CTLA %	Remarks	PREVIOUS FTP PLAN #	PREV. CREDIT	DISPOSITION	OWTD	REPLACEMENT TREES PROVIDED	CREDIT TYPE	MAXIMUM CREDIT ALLOWED
EXISTING TREES (6"-11.9" DBH) INSIDE AND WITHIN 25' BEYOND LIMITS OF DISTURBANCE (LOD)														
1	Platanus occidentalis	American Sycamore	10	0						Remove		N/A		
2	Prunus yedoensis	Yoshino Cherry	11	0						Remove		N/A		
3	Prunus yedoensis	Yoshino Cherry	10	0						Remove		N/A		
4	Platanus occidentalis	American Sycamore	11	0						Save		N/A		
5	Ulmus parvifolia	Chinese Elm	11	0						Save		N/A		
6	Ulmus parvifolia	Chinese Elm	9	0						Save		N/A		
LANDSCAPE SETTING +/- 12" DBH (NO EXISTING CREDIT)														
100	Acer rubrum	Red Maple	33	7698	63		Exposed roots, crown dieback			Select One		0 NO		0
101	Platanus occidentalis	American Sycamore	20	2827	88		Exposed roots			Select One		0 NO		0
102	Platanus occidentalis	American Sycamore	19	2419	88		Exposed roots			Select One		0 NO		0
103	Platanus occidentalis	American Sycamore	21	3117	91		Exposed roots, knobs on trunk			Select One		0 NO		0
104	Platanus occidentalis	American Sycamore	18	2290	81		Sunken in trunk, crown dieback			Select One		0 NO		0
105	Platanus occidentalis	American Sycamore	15	1486	75		Most branches on one side, trunk wound			Select One		0 NO		0
106	Platanus occidentalis	American Sycamore	13	1195	84		Trunk rot at base			Remove		1 NO		0
107	Platanus occidentalis	American Sycamore	15	1590	88		Exposed roots, knobs on trunk, cavity at base			Select One		0 NO		0
108	Platanus occidentalis	American Sycamore	15	1590	66		Discoloration in bark, knobs on trunk			Select One		0 NO		0
109	Juniperus virginiana	Eastern Red Cedar	16	1810	84		Healed branch woods on lower trunk			Select One		0 NO		0
110	Juniperus virginiana	Eastern Red Cedar	16	1810	88					Select One		0 NO		0
111	Juniperus virginiana	Eastern Red Cedar	16	1810	81					Select One		0 NO		0
112	Juniperus virginiana	Eastern Red Cedar	16	1810	78		Multistem; 10" and 12", several branches with no foliage, trunk has multiple healed branch wounds			Select One		0 NO		0
											1			0
PREVIOUS FOREST CONSERVATION CREDIT (Tree number prefix "F"/"MF"-Missing tree for afforestation credit)(Tree number suffix "i"-Planted as interim vegetation														
F100	Ilex x attenuata 'Foster'	Foster's Holly		0				FTP2008-00016	200	Save	N/A	0		200
F101	Thuja occidentalis 'Nigra'	American Arborvitae		0				FTP2008-00016	200	Save	N/A	0		200
F102	Thuja occidentalis 'Nigra'	American Arborvitae		0				FTP2008-00016	200	Save	N/A	0		200
F103	Thuja occidentalis 'Nigra'	American Arborvitae		0				FTP2008-00016	200	Save	N/A	0		200
F104	Thuja occidentalis 'Nigra'	American Arborvitae		0				FTP2008-00016	200	Save	N/A	0		200
F105	Thuja occidentalis 'Nigra'	American Arborvitae		0				FTP2008-00016	200	Save	N/A	0		200
F106i	Juniperus virginiana	Eastern Red Cedar		0				FTP2008-00016	400	Save	N/A	0		400
F107i	Thuja occidentalis 'Nigra'	American Arborvitae		0				FTP2008-00016	200	Save	N/A	0		200
F114i	Juniperus virginiana	Eastern Red Cedar		0				FTP2008-00016	400	Save	N/A	0		400
F115i	Thuja occidentalis 'Nigra'	American Arborvitae		0				FTP2008-00016	200	Save	N/A	0		200
F116i	Thuja occidentalis 'Nigra'	American Arborvitae		0				FTP2008-00016	200	Save	N/A	0		200
F117i	Thuja occidentalis 'Nigra'	American Arborvitae		0				FTP2008-00016	200	Save	N/A	0		200
F118i	Ilex x attenuata 'Foster'	Foster's Holly		0				FTP2008-00016	200	Save	N/A	0		200
F119i	Ilex x attenuata 'Foster'	Foster's Holly		0				FTP2008-00016	200	Save	N/A	0		200
F120i	Ulmus parvifolia	Lacebark Elm		0				FTP2008-00016	400	Save	N/A	0		400
F122i	Ilex x attenuata 'Foster'	Foster's Holly		0			Dead	FTP2008-00016	200	Missing	200	1		200
F123i	Ulmus parvifolia	Lacebark Elm		0				FTP2008-00016	400	Save	N/A	0		400
F124i	Thuja occidentalis 'Nigra'	American Arborvitae		0				FTP2008-00016	200	Save	N/A	0		200
F125i	Thuja occidentalis 'Nigra'	American Arborvitae		0				FTP2008-00016	200	Save	N/A	0		200
F127i	Ulmus parvifolia	Lacebark Elm		0				FTP2008-00016	400	Save	N/A	0		400
F128i	Cercis canadensis	Redbud		0				FTP2008-00016	200	Save	N/A	0		200
F129i	Quercus phellos	Willow Oak		0				FTP2008-00016	400	Save	N/A	0		400
F130i	Cercis canadensis	Redbud		0				FTP2008-00016	200	Save	N/A	0		200
F131i	Ulmus americana	American Elm		0				FTP2008-00016	400	Save	N/A	0		400
F132i	Cercis canadensis	Redbud		0				FTP2008-00016	200	Save	N/A	0		200
F133i	Cercis canadensis	Redbud		0				FTP2008-00016	200	Save	N/A	0		200
MF108i	Prunus yedoensis	Yoshino Cherry		0				FTP2008-00016	200	Missing	200	1		200
MF109i	Prunus yedoensis	Yoshino Cherry		0				FTP2008-00016	200	Missing	200	1		200
MF110i	Prunus yedoensis	Yoshino Cherry		0				FTP2008-00016	200	Missing	200	1		200
MF111i	Prunus yedoensis	Yoshino Cherry		0				FTP2008-00016	200	Missing	200	1		200
MF112i	Prunus yedoensis	Yoshino Cherry		0				FTP2008-00016	200	Missing	200	1		200
MF113i	Prunus yedoensis	Yoshino Cherry		0				FTP2008-00016	200	Missing	200	1		200
MF121i	Ilex x attenuata 'Foster'	Foster's Holly		0				FTP2008-00016	200	Missing	200	1		200
MF126i	Thuja occidentalis 'Nigra'	American Arborvitae		0				FTP2008-00016	200	Missing	200	1		200
												9		8,200
PREVIOUS REPLACEMENT TREE CREDIT (Tree number prefix "R"/"MR"-Miss replacement tree)														
R200	Ilex x attenuata 'Foster'	Foster's Holly		0				FTP2008-00016		Save	N/A	0		0
R201	Ilex x attenuata 'Foster'	Foster's Holly		0				FTP2008-00016		Save	N/A	0		0
R202	Ilex x attenuata 'Foster'	Foster's Holly		0				FTP2008-00016		Save	N/A	0		0
R203	Ilex x attenuata 'Foster'	Foster's Holly		0				FTP2008-00016		Save	N/A	0		0
R204	Cercis canadensis	Redbud		0				FTP2008-00016		Save	N/A	0		0
R205	Cercis canadensis	Redbud		0				FTP2008-00016		Save	N/A	0		0
R206	Cercis canadensis	Redbud		0				FTP2008-00016		Save	N/A	0		0
												0		0

Previous Individual Tree Credit Provided	8200
Previous Significant Replacements Provided	7
Previous Individual Tree Credit Dead/Missing	1800
Total Previous FC Credit Trees - Dead/Missing - Owed	9
Previous Significant Replacements Owed	0
New Significant Replacements Owed	1
Existing Previous Individual Tree Credit	6400
Existing Previous Significant Replacements	7

#	SCIENTIFIC NAME	COMMON NAME	DBH	Area CEZ	CTLA %	TREE TYPE	Remarks	PREVIOUS FTP PLAN #	PREV. CREDIT	STATUS	MISSING/REMOVED PROVIDED	REPLACEMENT TREES PROVIDED	CREDIT TYPE	NEW FC CREDIT (200/UNIT)
FOREST CONSERVATION CREDIT "F" LABEL														
F133i	Prunus yedoensis	Yoshino Cherry		200		ORN			200	Replant	1			0
F134i	Prunus yedoensis	Yoshino Cherry		200		ORN			200	Replant	1			0
F135i	Prunus yedoensis	Yoshino Cherry		200		ORN			200	Replant	1			0
F136i	Prunus yedoensis	Yoshino Cherry		200		ORN			200	Replant	1			0
F137i	Prunus yedoensis	Yoshino Cherry		200		ORN			200	Replant	1			0
F138i	Prunus yedoensis	Yoshino Cherry		200		ORN			200	Replant	1			0
F139i	Ilex x attenuata 'Foster'	Foster's Holly		200		ORN			200	Replant	1			0
F140i	Ilex x attenuata 'Foster'	Foster's Holly		200		SM EVG			200	Replant	1			0
F141i	Thuja occidentalis 'Nigra'	American Arborvitae		200		SM EVG			200	Replant	1			0
											9			0
SIGNIFICANT TREE REPLACEMENT CREDIT "R" LABEL														
R207	Platanus occidentalis	American Sycamore	2.5"	400		LG SHADE				New Planting		1		0
												1		0

Previous Individual Tree Credit - Dead/Missing - Replaced	1800
Total Previous FC Credit Trees - Dead/Missing - Replaced	9
New Significant Replacements Provided	1
Total New Forest Conservation Credit Provided	0
TOTAL PREVIOUS FC CREDIT	6400
TOTAL PREVIOUS FC CREDIT - DEAD/MISSING - REPLACED	1800
TOTAL NEW FC CREDIT PROVIDED	0
TOTAL FC CREDIT PROVIDED	8200
# SIG TREE REMOVED (12"-18")	1
# SIG TREE REMOVED (19"-24")	0
# SIG TREE REMOVED (25"-29")	0
# SIG TREE REMOVED (>30")	0
TOTAL SIG TREE REMOVED	1
TOTAL SIG TREE REPLACEMENTS PLCED	1

LEGEND

- LIMITS OF SUBJECT PROPERTY
- ADJACENT PROPERTY LINES
- EX. TREE <12" DBH
- EX. SHRUB
- EX. TREE CANOPY EDGE (NOT FOREST)
- EX. SPECIMEN TREE ≥ 30" DBH AND CRITICAL ROOT ZONE
- EX. SIGNIFICANT TREE ≥ 12"-29.9" DBH AND CRITICAL ROOT ZONE
- EX. SIGNIFICANT TREE WITHIN 25' OF LOD ≥ 6"-11.9" DBH
- EX. TREE TO BE REMOVED
- EX. WATER LINE
- EX. CABLE TV CONDUIT
- EX. ELECTRICAL CONDUIT
- EX. EDGE OF PAVEMENT
- EX. FENCE LINE
- EX. NATURAL GAS CONDUIT
- EX. OVERHEAD WIRES
- EX. FIBEROPTIC CONDUIT
- EX. TELEPHONE/COMM. CONDUIT
- EX. PUBLIC UTILITIES EASEMENTS
- EX. SANITARY SEWER
- EX. STORM DRAIN
- SOIL BOUNDARY & TYPE
- LIMITS OF DISTURBANCE
- FOREST CONSERVATION EASEMENT
- SHADE TREE PLANTING
- ORNAMENTAL TREE PLANTING
- SMALL EVERGREEN TREE PLANTING
- EX. SANITARY CLEANOUT
- EX. STORM DRAIN MANHOLE
- EX. ELECTRICAL JUNCTION BOX
- EX. ELECTRICAL MANHOLE
- EX. FIRE DEPT. CONNECTION
- EX.FIRE HYDRANT
- EX. GAS MANHOLE
- EX. GUY POLE
- EX. GAS VALVE
- EX. LIGHT POLE
- EX. PHONE PEDESTAL
- EX. PHONE MANHOLE
- EX. UTILITY POLE
- EX. UTILITY POLE WITH LIGHT
- EX. SANITARY MANHOLE
- EX. TRAFFIC CONTROL BOX
- EX. WATER METER
- EX. WATER MANHOLE
- CROSSWALK SIGNAL
- TRAFFIC SIGNAL POLE
- EX. WATER VALVE
- EX. BOLLARD
- EX. SIGN POST
- EX. ELECTRONIC BUS SCHEDULE SIGN
- EX. WOOD POST
- EX. INLETS
- EX. CURB INLET
- EX. BIKE RACK

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

TREES USED FOR AFFORESTATION REQUIREMENT

SHADE TREES - PLANT AT MIN. 2 ½" CALIPER (NOT INCL. INTERIM)

ORNAMENTAL TREES - PLANT AT MIN. 2 ½" CALIPER (NOT INCL. INTERIM)

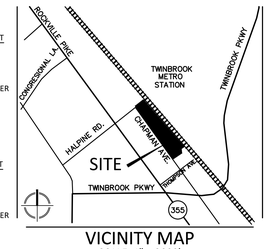
EVERGREEN TREES - PLANT AT MIN. 7' HEIGHT (6 THIS SHEET)

TREES USED FOR SIGNICANT TREE REPLACEMENT

SHADE TREES - PLANT AT MIN. 2 ½" CALIPER (0 THIS SHEET, 14 TOTAL)

ORNAMENTAL TREES - PLANT AT MIN. 2 ½" CALIPER (3 THIS SHEET, 28 TOTAL)

EVERGREEN TREES - PLANT AT MIN. 7' HEIGHT (4 THIS SHEET, 45 TOTAL)

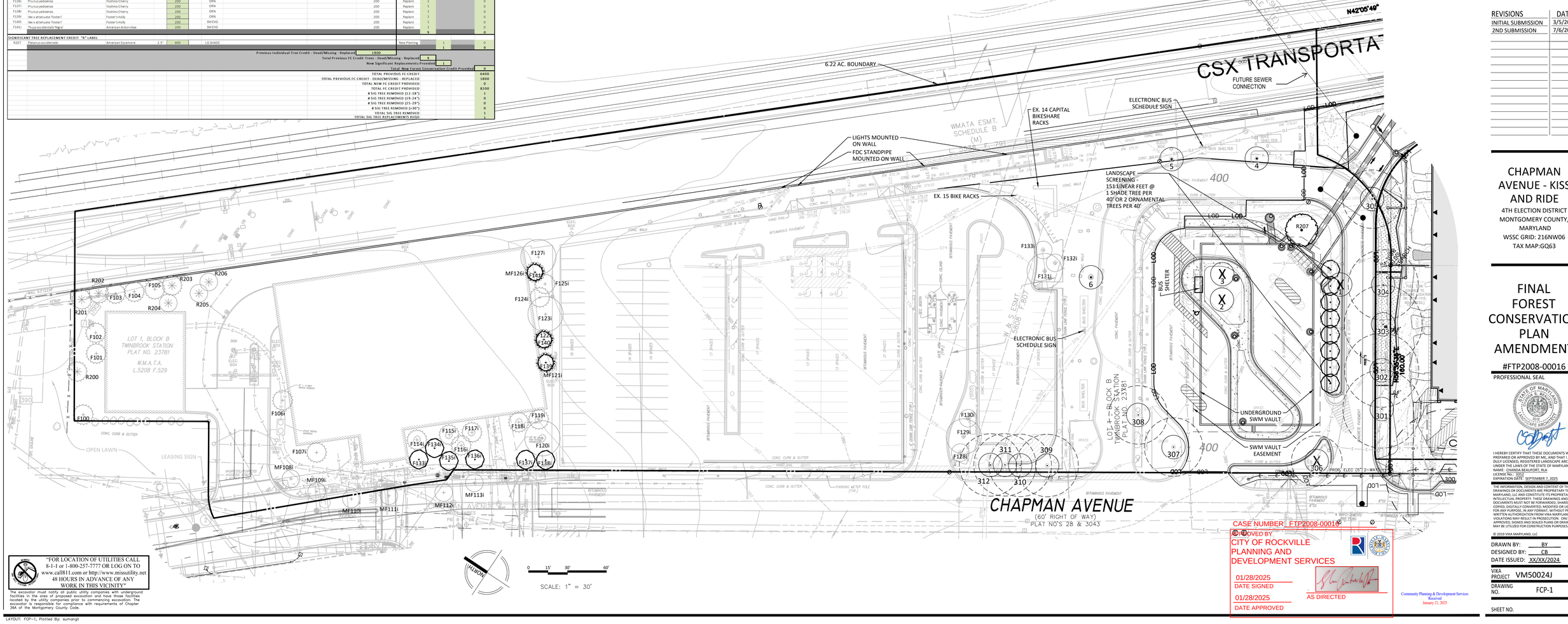


VICINITY MAP
SCALE: 1" = 2000'

FTPO TREE CREDIT CHART

QUANTITY		TREE TYPE	COMMON NAME	SIZE (LG SHADE, LG EG (ORN), SM EG)	ROOT BALL TYPE	SIZE: CAL/HT	LANDSCAPING NO CREDIT	SIG. TREE REPLACEMENT CREDIT (OFF-SITE)	SIG. TREE REPLACEMENT CREDIT (ON SITE)	FC CREDIT	FC CREDIT (200 OR 400 SF x FC QUANTITY)
		Previous Forest Conservation Credit									
1	F100	*Ilex attenuata 'Foster'*	Foster's Holly	SM EVG	B&B	2.5"		0	0	1	200
5	F101-F105	*Thuja occidentalis 'Nigra'*	American Arborvitae	SM EVG	B&B	2.5"		0	0	5	1000
		Previous Forest Conservation Credit (interim)									
4	F128i, F130i, F132i, F133i	*Cercis canadensis*	Redbud	ORN	B&B	2.5"		0	0	4	800
2	F118i, F119i	*Ilex attenuata 'Foster'*	Foster's Holly	SM EVG	B&B	2.5"		0	0	2	400
2	F106i, F114i	*Juniperus virginiana*	Eastern Red Cedar	LG EVG	B&B	2.5"		0	0	2	800
1	F129i	*Quercus phellos*	Willow Oak	LG SHADE	B&B	2.5"		0	0	1	400
6	F107i, F115i-F117i, F124i, F125i	*Thuja occidentalis 'Nigra'*	American Arborvitae	SM EVG	B&B	2.5"		0	0	6	1200
1	F131i	*Ulmus americana*	American Elm	LG SHADE	B&B	2.5"		0	0	1	400
3	F129i, F123i, F127i	*Ulmus parvifolia*	Lacebark Elm	LG SHADE	B&B	2.5"		0	0	3	1200
		Previous Replacement Tree Credit									
3	R204-R206	*Cercis canadensis*	Redbud	ORN	B&B	2.5"		0	3	0	0
4	R200-R203	*Ilex x attenuata 'Foster'*	Foster's Holly	SM EVG	B&B	2.5"		0	4	0	0
		Forest Conservation Credit - New Plantings (Replacements for Missing/Dead Trees)									
6	F133i-F138i	*Prunus yedoensis*	Yoshini Cherry	ORN	B&B	2.5"		0	0	6	1200
2	F139i-F140i	*Ilex x attenuata 'Foster'*	Foster's Holly	ORN	B&B	2.5"		0	0	2	400
1	F141i	*Thuja occidentalis 'Nigra'*	American Arborvitae	SM EVG	B&B	2.5"		0	0	1	200
		Kiss & Ride Significant Replacement Tree Credit - New Plantings									
1	R207	*Platanus occidentalis*	American Sycamore	LG SHADE	B&B	2.5"		0	1	0	0
						TOTALS	0	0	8	34	8,200
						REQUIREMENTS [1]					
42	**TOTAL TREES**										

[1] REQUIREMENTS ARE RELATED TO FTP2003-0033 PRELIMINARY FOREST CONSERVATION PLAN



"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.

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

CASE NUMBER FTP2008-00016
APPROVED BY
CITY OF ROCKVILLE
PLANNING AND DEVELOPMENT SERVICES
01/28/2025
DATE SIGNED
01/28/2025
DATE APPROVED
AS DIRECTED

Community Planning & Development Services Received January 21, 2025

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

PREPARED FOR:
NB Ventures 1 LLC
Moira Dhaliwal
(Managing Director for Hines)
555 13th St NW
Suite 400 W
Washington, DC 20004
Moira.Dhaliwal@hines.com

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100

REVISIONS	DATE
INITIAL SUBMISSION	3/5/2021
2ND SUBMISSION	7/6/2021

CHAPMAN AVENUE - KISS AND RIDE
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW06
TAX MAP:GQ63

FINAL FOREST CONSERVATION PLAN AMENDMENT

#FTP2008-00016

PROFESSIONAL SEAL

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.
NAME: CHANDA BEAUFORT, RLA
LICENSE NO.: 3317
EXPIRATION DATE: SEPTEMBER 7, 2025

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DRAWN BY: BY
DESIGNED BY: CB
DATE ISSUED: XX/XX/2024

VIKA PROJECT: VM50024J
DRAWING NO.: FCP-1
SHEET NO.

Forest and Tree Preservation Ordinance Notes

NOVEMBER 2019

SEQUENCE OF EVENTS

The permittee is responsible for strict adherence to the sequence and details as outlined. During each stage of the project, forestry staff may provide additional direction based on site conditions, unforeseen circumstances, or approved revisions.

PRE-CONSTRUCTION

1. Permittee shall obtain a Forestry Permit (FTP) for the project and secure copies of the approved Forest Conservation Plan (FCP) for distribution to contractors. The Permittee is responsible for obtaining a Maryland Roadside Tree Permit if applicable. Contact Miss Utility at 1-800 257-7777.
2. The Permittee must coordinate and schedule an onsite preconstruction meeting with the following attendees: Permittee, Construction Superintendent, Maryland LTE/ISA Certified Arborist (if required by Forestry Department), the City Forestry Inspector, City Project Inspector, and City Sediment Control Inspector. The limits of disturbance must be staked and flagged prior to the preconstruction meeting. No land disturbance shall occur prior to this meeting. This includes, but is not limited to, the installation of tree protection fencing, sediment control measures, clearing, grading and tree stress reduction measures. The limits of disturbance will be reviewed, and tree protection and tree care measures will be discussed.
3. No land disturbance shall begin before stress-reduction measures as indicated on the approved FCP, or otherwise directed by the Forestry Inspector have been implemented and approved by Forestry Inspector. Measures not specified on the plan may be required as determined by the Forestry Inspector in consultation with the Permittee's MD LTE/ISA Certified Arborist. Appropriate stress-reduction measures may include, but are not limited to:
   a. Root pruning
   b. Crown reduction or pruning
   c. Watering
   d. Fertilizing
   e. Surface mulching
   f. Vertical mulching
   g. Root aeration matting
4. A professional with the dual credentials of Maryland Department of Natural Resources Licensed Tree Expert (LTE) and International Society of Arboriculture Certified Arborist (ISA-CA) must perform all stress reduction measures. Documentation of these qualifications may be required. The measures must be done in accordance with *ANSI Standards for Tree Care Operations* (A300) and other industry best management practices. Implementation of the stress reduction measures must be observed by the Forestry Inspector or written documentation, including photographs must be sent via mail or email to the City Forestry Inspector.
5. Temporary tree protection devices, including signage, shall be installed per the approved Forest Conservation Plan, or as otherwise directed by the Forestry Inspector, and prior to any land disturbance. Tree protection fencing locations must be staked and flagged prior to the pre-construction meeting. The Forestry Inspector, in coordination with the City Sediment Control Inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan. The Permittee must contact the Forestry Inspector to schedule a follow up construction inspection after installing all tree protection measures and performing all stress reduction measures. Upon a satisfactory inspection by the Forestry Inspector and Sediment Control Inspector, a Notice to Proceed will be issued and clearing and grading can commence. Temporary tree protection devices may include:
   a. Chain link fence (four feet high)
   b. Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
   c. 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.

6. The Permittee and contractor shall maintain the temporary tree protection devices for the duration of the project and the location must not be altered without prior approval of the Forestry Inspector. No equipment, trucks, materials, debris, or any other items may be stored within the tree protection fence areas during the entire construction project. No access beyond the fenced area will be permitted. Tree Protection fencing shall not be removed without prior approval of the Forestry Inspector.
7. Long term tree protection devices/techniques, as shown on the FCP or as directed by the Forestry Inspector may include but are not limited to:
   a. Root aeration systems
   b. Retaining walls
   c. Raised sidewalks
   d. Tunneling of utilities
   e. Pier and panel walls
   f. Porous pavers

DURING CONSTRUCTION

1. Periodic inspections at the discretion of the Forestry Inspector will occur during the construction project. Corrections and repairs to all tree protection devices and other protective measures, as determined by the Forestry Inspector, must be made within the timeframe established by the Forestry Inspector.
2. The Permittee must immediately notify the Forestry Inspector of any damage to trees, forests, understory, ground cover, and any other undisturbed areas shown on the plan. Remedial actions to the restore these areas will be determined by the Forestry Inspector and the corrective actions must be made within the timeframe established by the Forestry Inspector.
3. Failure to comply with the approved FCP or any directive of the City Forester's office is a violation of the Forest and Tree Preservation Ordinance (FTPO). Pursuant to Section 10.5-34 of the FTPO, a fine in the amount of $1,000 may be imposed for each violation. Each day a violation continues is a separate violation. In addition, a stop work order may be issued until the violation has been abated and the fine has been paid or an appeal has been filed pursuant to Section 10.5-35 of the FTPO. Additional punitive measures as stated under Section 10.5-34 of the FTPO may be imposed.

POST CONSTRUCTION

1. After construction is completed, the Permittee must request a final inspection in writing with the Forestry Inspector. At the final inspection, the Forestry Inspector may require additional corrective measures, which may include, but is not limited to:
   a. Removal and replacement of dead and dying trees
   b. Pruning of damaged, dead or declining limb.
   c. Surface mulching
   d. Soil aeration
   e. Fertilization
   f. Watering
   g. Wound repair
   h. Clean up of retention areas including trash removal
2. After the final inspection and completion of all corrective measures the Forestry Inspector will request all temporary tree and forest protection devices be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both the City Sediment Control Inspector and the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.

INSTALLATION OF PLANT MATERIAL

1. The Permittee is responsible for obtaining the approved Forest Conservation Plan/Landscape Plan and providing a copy to the Landscape Contractor. The Permittee shall ensure that the Landscape Contractor can secure the plants shown the FCP/Landscape Plan. Plant substitutions are not allowed. It is strongly recommended that plant material be secured from supplier by the project start date.

2. A pre-planting meeting is required before installation of landscaping, afforestation, or reforestation. The applicant must schedule an on-site pre-planting meeting with the City Forestry Inspector. Attendees must include the Permittee, landscape contractor, and Forestry Inspector. Trees and shrubs shall conform to the current edition of the American Standard for Nursery Stock (ANS 260.1).
3. Comply with appropriate City Soil Specification:
   i. Soil Specification FOR TREE PLANTING WHERE EXISTING PAVEMENT OR OTHER IMPERVIOUS SURFACES WERE PREVIOSLY LOCATED OR WHERE EXISTING GREENSPACE HAS BEEN SEVERELY DEGRADED[1]
      1. Site preparation
         a. Demolish existing impervious surface and remove all existing asphalt, concrete, stone and construction materials to expose subsoil free of debris.
         b. Excavate so that final planting bed will provide quality soil to a depth of forty-eight (48) inches, and to a radius of 10 feet or to near edge of planting bed, whichever is less.
         c. Loosen exposed subsoil below 48" by ripping 18" into the sub grade elevation.
         d. Test to ensure that planting bed drains at a rate of at least 1 inch/per hour.
         e. Install topsoil soil to fill excavated planting bed. Imported soil shall have a texture of LOAM, per the USDA soil classification system and a chemical composition compatible with healthy tree growth. When installing the soil, it should be installed in lifts or layers of < 12 inches (30 cm), tamping or watering (not both) between lifts to minimize potential settling.
      2. Immediately prior to installation of plant material, the soil must be tested and must have a pH range between 5.5 and 7 and a nutrient content which corresponds to an adequate rating, per current industry standards. Amend soil, if necessary, to achieve the current industry standard.
      3. The Forestry Inspector may require additional soil specifications, based on site conditions.
   ii. Soil Specification FOR PLANTING WHERE EXISTING GREEN SPACE HAS NOT BEEN PROTECTED FROM CONSTRUCTION IMPACTS BUT IS NOT SEVERELY DEGRADED
      1. Site Preparation:
         a. Remove all construction debris and top four to six inches of existing soil.
         b. Test remaining existing soil to verify a pH range between 5.5 and 7, and has a nutrient content which corresponds to an adequate rating, per current industry standards.
         c. Apply four (4) inches of mature compost evenly over the entire planting surface. (4" = 12 Cubic Yards/1,000 s.f.). Provide compost supplier information and specifications to the City Forestry Inspector for approval prior to install
         d. Till the compost into the existing soil to a minimum depth of thirty-six (36) inches using the city's soil profile rebuilding specification.
         e. If soil does not meet nutrient standards, mitigate soil chemistry to meet the chemical parameters.
      2. The Forestry Inspector may require additional soil specifications, based on site conditions.
   iii. Soil Specification FOR PLANTING WITHIN EXISTING GREEN SPACE AREAS WHICH HAVE BEEN PROTECTED FROM CONSTRUCTION IMPACTS (One of two options, as determined by Forestry Inspector) Refer to approved City of Rockville Detail A-7
      1. Test existing soil to verify it has a pH range between 5.5 and 7, and a nutrient content which corresponds to an adequate rating, per current industry standards. If soil does not meet nutrient standards, one of two options will be performed to mitigate the soil:
         a. Option 1: Till Method--Depth of tilling for planting must be at least twenty-four (24) inches:
            i. Apply four (4) inches of mature compost evenly over the entire planting surface (4" = 12 cubic yards/1,000 s.f.). Provide compost supplier information and specifications to the City Forestry Inspector for approval prior to install.
            ii. Till the compost into the existing soil to a minimum depth of twenty-four (24") inches.
         b. Option 2 – Aeration and Vertical Mulching:
            i. Using a 2- 3" Auger, drill a series of holes in the soil to a depth of twenty-four (24) inches.
            ii. Fill the holes with 3" to 6" stone. Place stone at the next bell and continue drilling at one-foot intervals (maximum), in concentric rings around the tree out to ten (10) feet from the tree.
            iii. Each hole must be refilled with mature compost.
         c. The Forestry Inspector may require additional soil specifications, based on site conditions.

   iv. Soil testing of the existing soil may be conducted with PRIOR approval from the City's Forestry Inspector to determine the number and location of the samples. The above requirements may be reduced if soil testing shows the following:
      1. Soil pH is between 5.5 and 7
      2. The top 24" of existing soil contains a minimum of 4-6% organic matter by weight
      3. The soil is free of contaminants
      4. The soil texture is sandy loam or loam
      5. The soil has an infiltration rate not less than 1" per hour
      6. The soil contains no particles or stones greater than one inch
      7. The soil salt content is less than 3 dS/m
      8. Consult the University of Maryland Extension website: http://extension.umd.edu/ for a listing of commercial soil testing facilities.
   v. Soil preparation is required for street trees planted within the city's rights-of-way and private street trees, if they are part of the approved plan.
4. The depths and grades shown on plan drawings are final grades after settlement and shrinkage of the organic material. The contractor shall install the soil mix at a higher level to anticipate this reduction of volume. All grades are assumed to be 'as measured" to be prior to the addition of any surface compost till layer or mulch or sod.
5. All details of the planting plans regarding plant quality and proper planting will be discussed including but not limited to:
   a. Plant quality.
   b. Proper form for species.
   c. Proper ratio of caliper size/height to container size/root ball size.
   d. Proper pruning cuts if applicable in accordance with current ANSI A300 pruning standards (generally there should be no recent pruning).
   e. No co-dominant stems or multiple trunks (unless approved by FCP or by The Forestry Inspector).
   f. Sound graft union.
   g. Free of girdling roots, or the ability to remove girdling roots without damaging the tree.
   h. Trees shall be healthy, vigorous, insect/disease free, and without cankers/cracks or trunk damage.
6. Proper Installation
   a. Root flare no higher than 3 inches from existing grade.
   b. Remove wire basket (not graft); removing more than several inches of soil to expose the root flare may result in the exposure of the stem material.
   c. Wire baskets/twine/burlap removed from at least the top half of root ball, or as directed by Forestry Inspector.
   d. All burlap or twine removed completely.
   e. No hose and wire; staking and strapping per City planting detail.
   f. Planting Hole a minimum of twice the width of the root ball; could be greater. Planting detail assumes soil has been prepared per the city's specifications (Planting, #3).
   g. Mulched properly, per City planting detail.
   h. Wildlife protection installed, if required; type approved by the Forestry Inspector.
7. Trees not complying with the above requirements may be rejected at the discretion of the City Forestry Inspector.
8. Tree planting will generally not be permitted between the dates of June 1 and September 1, or when the ground is frozen.
9. DEFINITIONS
   a. Topsoil
      i. Soil can be considered topsoil if it originates from an A horizon of a natural soil or is a mineral soil with 4-6% organic matter content, and a NRCS textural class similar to pre-development conditions A horizon soils for the site, or as specified by the City Forestry Division. The city Forestry Division will specify a LOAM texture in the absence of native conditions listed above. Blended soils shall not be used unless specified by the City Forestry Division. In addition, topsoil shall:
         1. Be friable and well drained
         2. Have a pH between 5.5-7.

   3. Have an organic matter content between 4-6%.
   4. Have low salinity as indicated by a soluble salt content which is less than 3 dS/m
   5. Be free of debris, stone, gravel, trash, large sticks, heavy metals, and other deleterious concentrations, (if screening is used to remove debris, screen size must be ¾ inch or larger).
   6. Have a nutrient profile such that it has an adequate rating, per current industry standards.
   7. Be free of noxious weed seeds
   b. Compost
      i. Compost shall be composed of leaves, yard waste, or food waste. Biosolid-based composts shall not be used. A compost sample with analysis shall be submitted for approval to the City Forestry Division before materials is received.
      ii. Stability refers to the rate of biological breakdown, measured by carbon dioxide release. Maturity refers to completeness of the aerobic composting process and suitability (lack of plant toxicity) as a plant growth media, often measured by ammonia release and by plant growth tests. Compost manufacturers that subscribe to the US Composting Council's testing program for document stability and maturity (seed test) or provide a stability index of 4 and maturity index of 7 or greater (CO2 evolution and seed germination tests) may be documented as compost meeting greater than 80% in accordance with TMECC 05.05-A, "Germination and Vigor". Compost is considered mature and stable if it tests at 6 or higher on the Solvita Compost Maturity Index Rating, which is a combination of Carbon Dioxide and Ammonia Maturity Tests (test information and equipment available at www.solvita.com).
      iii. Compost shall also be:
         1. Free of weed seeds.
         2. Free of heavy metals or other deleterious contaminants.
         3. Have a soluble salt content which is less than 3 dS/m.
   c. Severely Degraded Soil
      i. Soil shall be considered severely degraded if grade was lowered or raised more than 14 inches OR soil was compacted in this regardless of the final grade OR was used as a staging area for construction materials, equipment or processes.
      ii. [illegible]

POST INSTALLATION

1. The Permittee shall notify the City Forestry Inspector IN WRITING when the planting is complete and request a post planting inspection. The inspection must include the Permittee, landscape contractor and Forestry Inspector. The maintenance and warranty period will not start until the City Forestry Inspector has accepted ALL plantings.
2. Trees will be inspected for plant quality and proper planting in accordance with City specifications and nursery standards. Once the maintenance period has begun, the applicant is responsible for maintaining plant health in accordance with the signed Warranty and Maintenance Agreement.
3. Routine inspections will be conducted throughout the warranty period and the applicant will be notified in writing when corrective measures are required. Failure to complete the corrective measures by the given date may result in fines being issued, permits revoked, extension of warranty period or other punitive measures.
4. Such maintenance shall include when appropriate, but not necessarily be limited to:
   a. Weekly watering equal to 10 gallons per caliper measure of tree diameter: (ex: 2.5" caliper tree =25 gallons/week.) Documented drenching natural rainfall may substitute for weekly watering.
   b. Control of competing vegetation throughout the maintenance period as necessary.
   c. Fertilizing, as required by soil analysis.
   d. Pruning, mulching, tightening of strapping, resetting of plants to proper grades or upright position.
   e. Furnishing and applying pesticides or other items necessary to thwart damage from insects and disease.
   f. Providing protection measures such as fencing and interpretive signs as necessary, to prevent destruction or degradation of the planting site.
   g. Replacement of dead and dying trees. Survival standards contained in the State Forest Conservation Manual shall be followed in the purchase and satisfactory establishment of forest where applicable.

   h. Eradicate, suppress and control non-native and invasive plant species during the maintenance period to the satisfaction of the City Forestry Inspector.
   i. Installing and maintaining devices to protect against wildlife damage.
   j. Removal of staking and strapping after six months, or as directed by the Forestry Inspector.

NON-NATIVE INVASIVE PLANT CONTROL:

1. The City of Rockville maintains a list of non-native and invasive plants for certain available on the City's website. The State of Maryland maintains a noxious weed list. The Permittee shall submit a Non-Native and Invasive Management Plan to the City Forestry Inspector for review and approval prior to the pre-planting meeting. Details to be included in the management plan are:
   a. Narrative and/or plan stating the location, type and amount of non-native and invasive plants present on the site.
   b. Proposed treatment measures and methods of control by plant type.
   c. Timing and frequency of treatments by plant type.
   d. Plan for seeding and/or re-planting following management/eradication treatment.
   e. Proposed signage type and locations for installing herbicide application notification signs.
   f. Copies of contractor certifications/pesticide licenses.
2. Contractor is responsible for complying with MDE, EPA and other government agency regulations as well as obtaining proper permits from these agencies as applicable. The Forestry Inspector must be notified 48 hours in advance prior to commencing any and all treatments.
3. The Forestry Inspector will perform periodic inspections of the non-native and invasive treatments throughout the warranty and maintenance period. The applicant may be required to submit proof of treatment.

NOTES:
PRUNE TO REMOVE DEAD, BROKEN OR CROSSING BRANCHES AND TO IMPROVE FORM

STAKES ARE OPTIONAL

STAKES INTO UNDISTURBED SOIL AT EDGE OF PLANTING PIT

BACKFILL WITH EXCAVATED SOIL; REFER TO THE FTPO, TREE PLANTING SOIL SPECIFICATIONS NOTE 3

WATER AT PLANTING WHEN SOIL PIT IS ½ BACKFILLED; SUPPLEMENT WEEKLY WITH 10 GALL. PER CAL. MEASURE OF TREE DIAMETER

2"-4" HIGH MULCH SAUCER AT EDGE OF PLANTING PIT

SLOPE SIDES OF THE PLANTING PIT; SCARIFY SIDES DO NOT DIG PIT WHEN SOIL IS SATURATED

NOTE: coordinate planting to palin NOTIFY MISS UTILITY before excavation and the City Forester

USE NYLON, POLYPROPYLENE, OR SIMILAR 3/4"-1" WIDE WOVEN CLOTH TREE STRAPS, OR APPROVED EQUAL.

DO NOT USE HOSE AND WIRE GUYS OR CHAIN LOCK.

1"GUARE 8" STRAP AROUND TRUNK ALLOW 1/2"-1" TRUNK MOVEMENT

NAILSTAPLE GUY STRAP TO STAKE; DO NOT TIE STRAP TIGHTLY TO THE TRUNK

REMOVE ALL STAKES AND GUYS AFTER 6 MONTHS

EXPOSE ROOT FLARE LEVEL WITH OR MAXIMUM 3" ABOVE FINAL GRADE. SITUATE ROOT BALL AT CORRECT HEIGHT IN PLANTING HOLE, BASED ON ROOT BALL DEPTH.

3" HARDWOOD MULCH ON ENTIRE PLANTING PIT EXCEPT KEEP MULCH 3" AWAY FROM TRUNK

REMOVE A MINIMUM OF 1/2 BASKET/BURLAP FROM SIDES AND TOP OF ROOTBALL. DO NOT ROLL BURLAP. REMOVE ALL BURLAP.

PLANTING PIT MUST BE MINIMUM 2x DIAMATER OF ROOTBALL (UP TO 5x MAY BE REQUIRED)

APPROVED BY: CITY FORESTER
DATE: 3/30/17

SHADE TREE PLANTING DETAIL — DETAIL A-1

NOTES:
PRUNE TO REMOVE DEAD, BROKEN OR CROSSING BRANCHES AND TO IMPROVE FORM

STAKES ARE OPTIONAL

STAKES INTO UNDISTURBED SOIL AT EDGE OF PLANTING PIT

BACKFILL WITH EXCAVATED SOIL; REFER TO THE FTPO, TREE PLANTING SOIL SPECIFICATIONS NOTE 3

WATER AT PLANTING WHEN SOIL PIT IS ½ BACKFILLED; SUPPLEMENT WEEKLY WITH 10 GALL. PER CAL. MEASURE OF TREE DIAMETER

2"-4" HIGH MULCH SAUCER AT EDGE OF PLANTING PIT

SLOPE SIDES OF THE PLANTING PIT; SCARIFY SIDES DO NOT DIG PIT WHEN SOIL IS SATURATED

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DO NOT USE HOSE AND WIRE GUYS OR CHAIN LOCK.

1"GUARE 8" STRAP AROUND TRUNK ALLOW 1/2"-1" TRUNK MOVEMENT

NAILSTAPLE GUY STRAP TO STAKE; DO NOT TIE STRAP TIGHTLY TO THE TRUNK

REMOVE ALL STAKES AND GUYS AFTER 6 MONTHS

EXPOSE ROOT FLARE LEVEL WITH OR MAXIMUM 3" ABOVE FINAL GRADE. SITUATE ROOT BALL AT CORRECT HEIGHT IN PLANTING HOLE, BASED ON ROOT BALL DEPTH.

3" HARDWOOD MULCH ON ENTIRE PLANTING PIT EXCEPT KEEP MULCH 3" AWAY FROM TRUNK

REMOVE A MINIMUM OF 1/2 BASKET/BURLAP FROM SIDES AND TOP OF ROOTBALL. DO NOT ROLL BURLAP. REMOVE ALL BURLAP.

PLANTING PIT MUST BE MINIMUM 2x DIAMATER OF ROOTBALL (UP TO 5x MAY BE REQUIRED)

APPROVED BY: CITY FORESTER
DATE: 3/30/17

EVERGREEN TREE PLANTING DETAIL — DETAIL A-2

LEGEND

- LIMITS OF SUBJECT PROPERTY
- ADJACENT PROPERTY LINES
- EX. TREE <12" DBH
- EX. SHRUB
- EX. TREE CANOPY EDGE (NOT FOREST)
- EX. SPECIMEN TREE ≥ 30" DBH AND CRITICAL ROOT ZONE
- EX. SIGNIFICANT TREE ≥ 12"-29.9" DBH AND CRITICAL ROOT ZONE
- EX. SIGNIFICANT TREE WITHIN 25' OF LOD ≥ 6"-11.9" DBH
- EX. TREE TO BE REMOVED
- EX. WATER LINE
- EX. CABLE TV CONDUIT
- EX. ELECTRICAL CONDUIT
- EX. EDGE OF PAVEMENT
- EX. FENCE LINE
- EX. NATURAL GAS CONDUIT
- EX. OVERHEAD WIRES
- EX. FIBEROPTIC CONDUIT
- EX. TELEPHONE/COMM. CONDUIT
- EX. PUBLIC UTILITIES EASEMENTS
- EX. SANITARY SEWER
- EX. STORM DRAIN
- SOIL BOUNDARY & TYPE
- LIMITS OF DISTURBANCE
- FOREST CONSERVATION EASEMENT
- SHADE TREE PLANTING
- ORNAMENTAL TREE PLANTING
- SMALL EVERGREEN TREE PLANTING
- EX. SANITARY CLEANOUT
- EX. STORM DRAIN MANHOLE
- EX. ELECTRICAL JUNCTION BOX
- EX. ELECTRICAL MANHOLE
- EX. FIRE DEPT. CONNECTION
- EX.FIRE HYDRANT
- EX. GAS MANHOLE
- EX. GUY POLE
- EX. GAS VALVE
- EX. LIGHT POLE
- EX. PHONE PEDESTAL
- EX. PHONE MANHOLE
- EX. UTILITY POLE
- EX. UTILITY POLE WITH LIGHT
- EX. SANITARY MANHOLE
- EX. TRAFFIC CONTROL BOX
- EX. WATER METER
- EX. WATER MANHOLE
- CROSSWALK SIGNAL
- TRAFFIC SIGNAL POLE
- EX. WATER VALVE
- EX. BOLLARD
- EX. SIGN POST
- EX. ELECTRONIC BUS SCHEDULE SIGN
- EX. WOOD POST
- EX. INLETS
- EX. CURB INLET
- EX. BIKE RACK

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

TREES USED FOR AFFORESTATION REQUIREMENT

SHADE TREES - PLANT AT MIN. 2 ½" CALIPER (NOT INCL. INTERIM)

ORNAMENTAL TREES - PLANT AT MIN. 2 ½" CALIPER (NOT INCL. INTERIM)

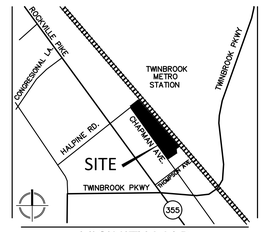
EVERGREEN TREES - PLANT AT MIN. 7' HEIGHT (6 THIS SHEET)

TREES USED FOR SIGNICANT TREE REPLACEMENT

SHADE TREES - PLANT AT MIN. 2 ½" CALIPER (0 THIS SHEET, 14 TOTAL)

ORNAMENTAL TREES - PLANT AT MIN. 2 ½" CALIPER (3 THIS SHEET, 28 TOTAL)

EVERGREEN TREES - PLANT AT MIN. 7' HEIGHT (4 THIS SHEET, 45 TOTAL)



VICINITY MAP
SCALE: 1" = 2000'

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

PREPARED FOR:
NB Ventures 1 LLC
Moira Dhaliwal
(Managing Director for Hines)
555 12th St NW
Suite 400 W
Washington, DC 20004
Moira.Dhaliwal@hines.com

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100

REVISIONS	DATE
INITIAL SUBMISSION	3/5/2021
2ND SUBMISSION	7/6/2021

CHAPMAN AVENUE - KISS AND RIDE

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

FINAL FOREST CONSERVATION/ REMOVAL PLAN AMENDMENT

#FTP2008-00016

PROFESSIONAL SEAL

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. NAME: CHANDA BEAUFORT, RLA
LICENSE No.: 3312
EXPIRATION DATE: SEPTEMBER 7, 2025

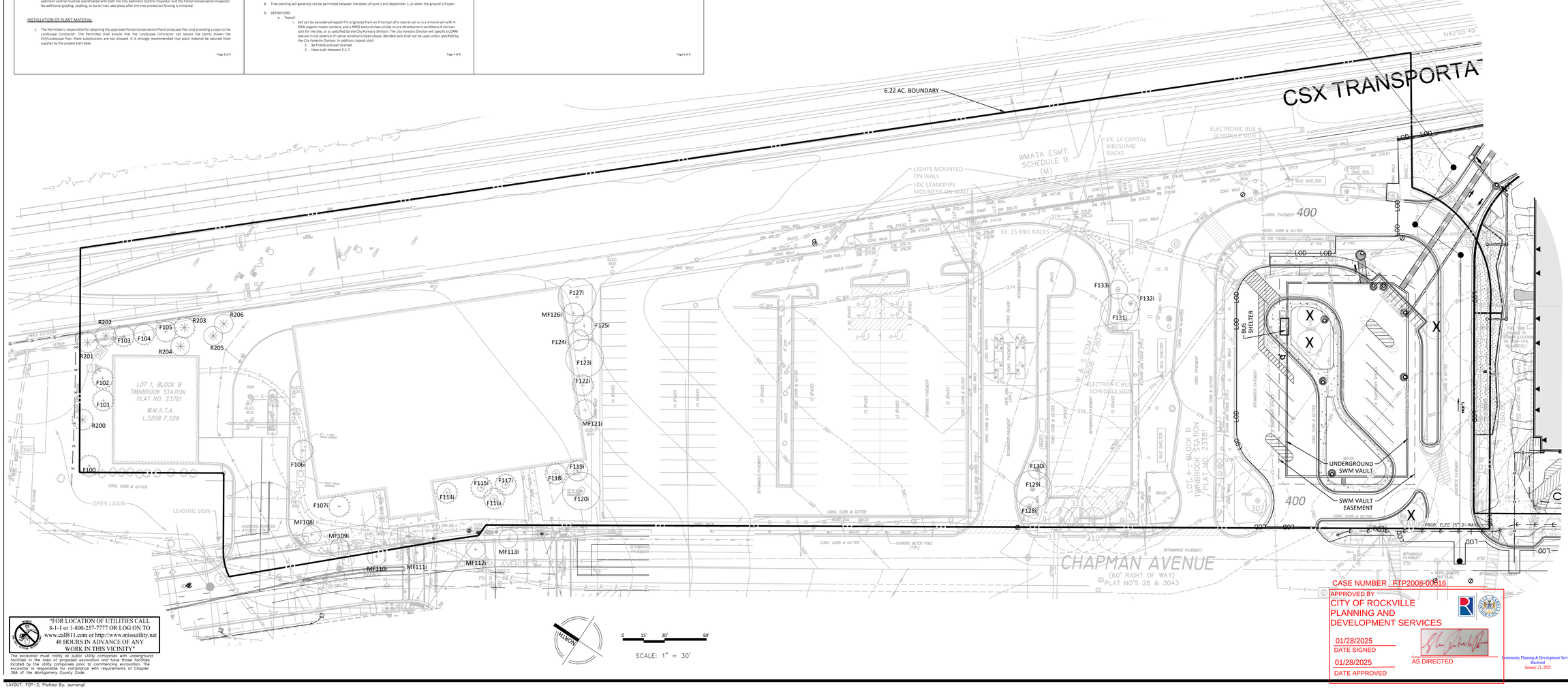
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DRAWN BY: BY
DESIGNED BY: CB
DATE ISSUED: XX/XX/2024

VIKA PROJECT: VM50024J
DRAWING NO.: FCP-1

SHEET NO.



"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.

HEADING

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

CASE NUMBER FTP2008-00016

APPROVED BY
CITY OF ROCKVILLE
PLANNING AND DEVELOPMENT SERVICES

01/28/2025
DATE SIGNED

01/28/2025
DATE APPROVED

AS DIRECTED

Community Planning & Development Services
Received
January 21, 2025

LAYOUT: FCP-2, Plotted By: sumongil

C:\2000\2000-00000\2000-00000\DESIGN\2000-00000_FCP AMENDMENT PLAN.dwg, Thursday, January 16, 2025 2:24:28 PM

City of Rockville
Get Into It
111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

January 28, 2025

Moira Dhaliwal
555 13th St NW – Suite 400 W
Washington, DC
20004

Re: Amendment to Final Forest Conservation Plan, FTP2008-00016

Dear Moira Dhaliwal:

The amended final forest conservation plan (FCP) received on November 19, 2024 under FTP2008-00016 has been approved by the Community Planning and Development Services Department.

The approval is granted based on the following conditions:

- The applicant completes the required items listed under the "Final Forest Conservation Plan" section in this letter.
- The applicant completes the required items listed under the "Forestry Permit" section in this letter.

FOREST AND TREE PRESERVATION ORDINANCE (FTPO) REQUIREMENTS

The proposed development within the City requires compliance with the City of Rockville's FTPO. CPDS approved a Natural Resources Inventory/Forest Stand Delineation plan on January 24, 2025.

FOREST CONSERVATION

The forest conservation requirement for this project is based on the following:

- Tract area: 6.22 acres
- Site zoning: PD-TC
- Existing forest: 0.00 acres
- Afforestation required: 0.93 acres
- Reforestation required: 0.00 acres

This amendment to the forest conservation plan recognizes the property is not yet proposed to be improved to its' final condition. As such, the amendment aims to ensure compliance with the previously approved plan (FTP2008-00016 as well as FTP2003-00033) as well as provide forest conservation commensurate to the projects limit of disturbance (.86 acres), which results in an afforestation requirement of .13 acres (in accordance with Chapter 10.5-22). The applicant

proposes to meet the requirement through a fee-in-lieu of planting payment per the justification, in accordance with Chapter 10.5-24.a.

MINIMUM TREE COVER

The minimum tree cover requirement for this project is 10%.

SIGNIFICANT TREES/SPECIMEN TREES

Significant trees are defined as trees located outside of a forest and being 12" DBH (diameter at breast height) and trees located within a forest and being 24" DBH and greater. Specimen trees are defined as trees with a diameter equal to or greater than 30" DBH or trees that are 75% of the diameter of the state champion tree of that species. Removal of specimen trees requires written justification approved by the City Forester in accordance with Section 10.5-2(c) of the FTPO.

Significant Trees

The project proposes to remove 1 significant tree from the site. The applicant is proposing to meet the significant tree replacement through on-site planting. The applicant is also proposing to replace 9 significant trees on the site were found to be missing at the time of Natural Resource Inventory/Forest Stand Delineation review.

STREET TREES

The project has frontage on Chapman Avenue, which is a City of Rockville right-of-way (within City limits). The project does not involve subdivision on this property. As such, street trees as required under Section 25.21.21 are not required at this time.

CONDITIONS OF APPROVAL FOR FINAL FOREST CONSERVATION PLANS

The amended FCP shall be generally consistent with the approval letter and provide tree plantings consistent with outlined requirements.

The amended FCP and site plan must comply with FTPO and Zoning Ordinance. In addition to compliance with applicable codes, the following specific directives must be followed:

1. Ensure tree plantings meet minimum spacing requirements (unless otherwise modified by designated staff), which include:
    a. Shade trees spaced 20 feet apart, large, or small evergreens and ornamental trees spaced 15 feet apart. Shade trees 15 feet from ornamental trees. Spacing between evergreens and shade trees is 15 or 20 feet, as determined by the City since distance is dependent on growth habit of the species.
    b. 10 feet from wet and dry utilities, except when they are under streets.
    c. 15 feet from streetlights and driveways (DPW provide requirements for sight distances and stop signs).
    d. 10 feet from inlets.
    e. Shade trees and large evergreens shall be spaced a minimum of 7 feet, and ornamental trees and small evergreens to be spaced a minimum of 5 feet from micro bioretention underdrain pipes (6" diameter and smaller)
    f. Trees planted to meet FTPO or other forestry requirements on the site may not be located within existing or proposed easements (excluding forest conservation easements).
2. Use current city tree tables and FTPO notes and details.

3. Ensure the plan does not contain overwrites and is prepared per the general structure requirements for FFCP's.
4. Soil augmentation per the city's Forest and Tree Preservation Ordinance Notes will be required prior to installation of new trees within existing green space or where pavement was previously located.
5. Graphically delineate the areas where soil removal and replacement are required prior to installation of all new trees.
6. At the time of site plan submission, the Applicant must submit a landscape plan for that subject property consistent with all City ordinances.

FORESTRY PERMIT

The applicant is required to obtain a Forestry permit prior to forestry sign off on any sediment control permit and building permit associated with the site plan. The following items are required before issuance of the Forestry permit:

- Submission of the FTP permit application and fee.
- Approval of a Final Forest Conservation Plan which is consistent with the PFCP and addresses the items listed in this letter under "Conditions of Approval for Final Forest Conservation Plan."
- Applicant must execute a Forest and Tree Conservation Easement and Declaration of Covenants as necessary
- Applicant must execute a Five-year Warranty and Maintenance Agreement in a form suitable to the City.
- Applicant must post a bond or letter of credit approved by the City.
- Applicant must pay applicable amount of approved fee-in-lieu.
- Applicant must obtain Roadside Tree Permits for any work in public ROW.

The amended FCP approval does not infer or supersede other required project approvals and is contingent upon meeting all other city requirements including, but not limited to stormwater management, erosion and sediment control, water and sewer, traffic and transportation, and zoning and building codes.

Any significant modification to the approved amended FCP must be consistent with Site Plan approval.

Sincerely,

Shaun Ryan

Digitally signed by Shaun Ryan
DN: C=US, E=sryan@rockvillemd.gov, O=City of Rockville, OU=Development Review Supervisor, CN=Shaun Ryan
Date: 2025.02.20 10:44:10-05'00'

Shaun Ryan
Development Review Supervisor
City of Rockville, Maryland

Cc:

Anthony Mazza, Principal Planner – Forest Conservation

PLANNING COMMISSION Meeting Date: February 26, 2024
Agenda Item Type: REVIEW AND ACTION
Department: CPDS - MANAGEMENT & SUPPORT
Responsible Staff: MANISHA TEWARI

Planning Commission Memo

MEETING DATE: February 26, 2025

REPORT DATE: February 19, 2025

RESPONSIBLE STAFF: Manisha Tewari

SUBJECT:

Annexation Petition ANX2023-00147, for Review of the Preliminary Annexation Plan for the Washington Metropolitan Area Transit Agency (WMATA)-owned Shady Grove Metro Station Properties and a Portion of the CSX Transportation, Inc. Property; and to Set the Planning Commission Public Hearing Date; Mayor and Council of Rockville, Applicants

BACKGROUND:

The proposal is a city-initiated annexation of the Shady Grove Metro station property that will enlarge the corporate boundary by approximately 107.9 acres of land. The Mayor and Council introduced the resolution for the annexation at their meeting on October 23, 2023, thus initiating the process for annexation. As described in the annexation resolution (Attachment 1), the total annexation area is approximately 107.9 acres.

If approved, the annexation area would be incorporated within the city's corporate limits and be subject to the Charter, laws, ordinances, and regulations of the City of Rockville. Staff recommends Rockville's Mixed-Use Transit District (MXTD) zoning for the property upon annexation.

Rockville 2040 Comprehensive Plan

Rockville's 2040 Comprehensive Plan was adopted in Aug 2021. The Municipal Growth Element (MGE) is an individual element of the comprehensive plan. Per State law, the MGE should identify future growth area outside the existing corporate limits and define the limits of municipal growth, also called the maximum expansion limits (MEL).

The MGE also recommended an annexation strategy within the MEL, identifying areas where the city should conduct a proactive approach towards annexations, where annexation is possible in the near-term and the potential annexation is likely to be beneficial to the city. Since the City cannot annex an area that is not included in the MGE, Mayor and Council carefully considered and identified its expansion limits during the development of the MGE. The inclusion of a property or properties in the MGE does not mean that the city must annex that area, but it does communicate to its residents, the county, and other stakeholders that certain areas have the potential to be annexed.

The MGE included an annexation strategy for the city and has defined areas where the city can conduct a proactive approach towards annexation. Some of the guiding principles for proactive annexations were to consider properties that are logical and feasible with respect to being adjacent and contiguous as required by the State law; and those that provide inherent advantages to both the City and property owners with the annexation; and to consider each annexation on its own merits on a case-by-case basis.

Maryland State Law

Annexation is defined as the legal process by which land is added to the corporate city limits. Under State Law, Rockville may annex contiguous and adjoining unincorporated properties that are within the City's Maximum Expansion Limits (MEL), as adopted through the Municipal Growth Element of the Comprehensive Plan.

The annexation process is outlined in Title 4, Subtitle 4 of the Local Government Article of the Annotated Code of Maryland (LG Article). In Maryland, an annexation can be initiated by a petition signed by at least 25% of the registered voters who are residents in the area to be annexed and the owners of at least 25% of the assessed valuation of the real property in the area to be annexed. Alternatively, a municipality's legislative body may initiate an annexation. To do so, State law requires that the municipality's legislative body obtain consent from: (1) at least 25% of the registered voters who are residents in the area to be annexed; and (2) the owners of at least 25% of the assessed valuation of the real property in the area to be annexed. A public hearing is required as part of the annexation process.

One important exception to the above-mentioned requirements relates to tax-exempt properties. The Maryland Court of Appeals (now the Maryland Supreme Court) has ruled that a municipal corporation's legislative body may introduce a resolution to annex tax-exempt land without obtaining the consent of the owners of such land. Since public records show that the WMATA property as proposed for annexation has a tax-exempt status, and because there are no registered resident voters within the property, per the Maryland Court of Appeals ruling, Mayor and Council is not required to secure the consent of owners of the WMATA properties before initiating the annexation of such properties.

In addition to the WMATA property, the proposed annexation includes a portion of land owned by CSX Transportation, Inc. in between the east and west side of the WMATA property that serves as the railroad right-of-way. Under Section 6-103 of the Maryland Tax Property Article, the operating property of a railroad is subject to property tax.

Since the CSX property is subject to a property tax and does not have a tax-exempt status, owner consent is required to introduce the annexation resolution. City staff reached out to the appropriate CSX staff and was able to obtain a consent letter that states that CSX will not object to the City of Rockville's proposed annexation. The letter, included as Attachment 2, meets the

State law requirement that the municipality's legislative body obtain consent from the owners of at least 25% of the assessed valuation of the real property in the area to be annexed. Since the CSX property under consideration is a railroad right-of-way, there are no residents in the area to be annexed, whose consent may be required for an annexation per the State Law. Both the WMATA and the CSX properties are within the City's adopted MEL and meet the contiguity and adjacency requirements.

Five Year Zoning Rule

Under Section 4-416 (b) of the LG Article, the following may not be permitted by a City for five years following an annexation without express approval of the County Council:

- Uses substantially different than allowed by the County's Zoning Ordinance at the time of annexation.
- A density that is higher than an additional 50% of the allowable density as established in the County's Zoning Ordinance at the time of the annexation.

Currently, the County's zoning permits more density and heights by right that would be permissible by the City's proposed MXTD zoning on the site. The MXTD zone supports mixed used development as proposed in the Montgomery County's Shady Grove Master Plan and the County's CR 2.25 C1.0 R1.75 H-200 Zone. Therefore, the County will not likely object to any change of uses and increased density based on Section 4-416 (b) of the LG Article. Per the State law, if the County governing body expresses an objection to an annexation, the city can still annex the property but cannot increase density as permitted by the County Zoning Ordinance for five years following the annexation. Since the proposed land uses and the City's MXTD zoning is similar to what is currently permissible in the county, WMATA can proceed with development on the property after annexation without having to wait for five years.

Outreach with WMATA (property owner)

Staff had communicated the City's interest in annexing the Shady Grove WMATA property with Steven Segerlin, Director of Real Estate and Station Area Planning at WMATA several times in the past and specifically at a staff meeting on April 5, 2023. Staff also notified Mr. Segerlin of the date when the Mayor and Council will be introducing the annexation. Mr. Segerlin noted that WMATA was aware of the City's intent. Per its government relations policy, WMATA would not provide testimony either way on the annexation. Steven Segerlin is no longer with WMATA, and staff has since been communicating on the topic with Liz Price, Vice President of the Office of Real Estate and Development at WMATA.

In 2022, WMATA published a 10-Year Strategic Plan for Joint Development that prioritizes stations based on their: (i) Market Readiness, (ii) Infrastructure Costs, and (iii) Development Potential. In that document, Shady Grove Metro Station is currently placed in Group 4 in WMATA's strategic plan for joint development.

City staff recently corresponded with Ms. Price (December 17, 2024) with questions related to the property. City staff asked if there were any updates to the Strategic Plan and/or changes to the grouping. Ms. Price responded by noting that the Office of Real Estate & Development is in the process of drafting a Strategic Plan status update. As part of this process, some Metro stations may move up or down a category based on a number of factors including market readiness, policy guidelines, and available resources. As of right now, Metro does not plan to

adjust Shady Grove's category. However, like with other stations in the City of Rockville (Twinbrook and Rockville), strong support of the local jurisdiction is instrumental in addressing feasibility challenges and advancing joint development planning and future development solicitations.

Staff asked if WMATA was currently in the process for conducting studies to determine the potential for development at Shady Grove. In response, Ms. Price told us that Metro conducted a Joint Development Feasibility Study for the Shady Grove Metro Station in 2021. The purpose of the study was to evaluate market readiness, development potential, transit needs, environmental conditions, and site layouts. The study ultimately concluded that the site is not currently feasible to develop given the high cost of replacement transit facilities and other infrastructure. There are no imminent further studies planned at this station.

Staff also asked if WMATA had received any interest for potential development either on the west or the east side of the Shady Grove Metro Station. In response, we were informed that in Summer 2024, a private entity expressed interest in possibly developing the east side of the Metro station for a cricket stadium combined with a mixed-use development. The stadium would require demolition of an existing Metro garage and building a new garage which are cost prohibitive. Metro is also required to competitively bid for most land dispositions, with very few exceptions, which were not met by the cricket stadium proposal.

Staff will continue to coordinate with WMATA staff as this proposed annexation process moves forward.

DISCUSSION:

In accordance with the City Zoning Ordinance, the next step in the annexation process is for the Planning Commission to prepare the State-required Annexation Plan, as a recommendation to the Mayor and Council for its adoption. This report and the discussion on February 26, 2024, begins the Planning Commission portion of this process.

The Annexation Plan and the Planning Commission's Role

To complete an annexation, the Mayor and Council will be required to adopt the resolution to expand the corporate boundaries. In advance of that adoption, the Mayor and Council must adopt an Annexation Plan, as required by the State of Maryland under Local Government (LG) Article, Section 4-415 of the Annotated Code of Maryland. The Annexation Plan must demonstrate that annexation would be consistent with the Municipal Growth Element of the local government's Comprehensive Plan. Attachment 3 is an excerpt from the Maryland code that provides requirements relevant to the Annexation Plan.

Rockville's Zoning Ordinance Section 25.02.04 defines the role of the Planning Commission with respect to annexation. Per Section 25.02.04.c.1, the Planning Commission is required to prepare a Preliminary Annexation Plan, hold a public hearing, and then approve an Annexation Plan for recommendation to the Mayor and Council. Per Section 25.02.04.e, the Mayor and Council will then adopt the Annexation Plan as part of its portion of the process to complete the

annexation. Attachment 4 is an excerpt from the City's Zoning Ordinance, showing these provisions.

Thus, the role of the Planning Commission is to provide an Annexation Plan to the Mayor and Council that evaluates the following:

- Whether the Annexation Plan complies with the Municipal Growth Element of the Comprehensive Master Plan;
- The Planning Commission's recommended zoning; and
- Whether the property proposed for annexation will be served, in general, by the necessary public facilities.

The draft Preliminary Annexation Plan in Attachment 5 outlines the discussion for the Planning Commission.

PUBLIC OUTREACH:

Staff recommends that the Planning Commission schedule the public hearing on the annexation on March 26, 2025. The Mayor and Council will hold its public hearing, tentatively scheduled for July 7, 2025, after adopting the annexation plan.

The public hearings with both the Planning Commission and the Mayor and Council have strict requirements, and staff will ensure that all requirements are followed. For the Planning Commission public hearing, the Rockville Zoning Ordinance requires that the public hearing be advertised in a newspaper of general publication at least fifteen days before the Public Hearing.

In addition to meeting the requirements, staff will use Rockville's various means of communication to ensure that residents and businesses, including community organizations and nearby property owners, are notified of the proposed annexation and upcoming public hearings.

The Planning Commission will review the comments it receives at the public hearing and during the period when the record is open, and approve the annexation plan with recommendations, if any. The Planning Commission will then transmit the Annexation Plan to the Mayor and Council to be adopted.

After adoption of the Planning Commission approved annexation plan, the Mayor and Council will set a public hearing date. The City Clerk and Director of Council Operations must then transmit copies of the annexation plan to the applicable state, county and regional agencies for the Mayor and Council public hearing. Per the State of Maryland Local Government Article, the City Clerk will advertise the public hearing twice in a newspaper of general circulation.

BOARDS AND COMMISSIONS:

The Mayor and Council introduced the resolution for annexation at their meeting on October 23, 2023.

RECOMMENDATION:

Staff recommends that the Planning Commission review the preliminary annexation plan, including the proposed zoning for the property and set a public hearing date of March 26, 2025.

Annexation of the property presents some of the following potential benefits to the City:

- The annexation provides an opportunity for the city to develop any future mixed-use development consistent with the City's Comprehensive Plan vision and principles, including additional affordable housing. Currently, the County and City both own streets in and around the WMATA properties. The fragmented ownership often creates conflicts and makes it difficult for the City to enforce its regulations, since the road code, adequacy, and development standards differ from the County to the City.
- Any tax revenue that will be generated by future new development will add to the city's tax base.
- Adjacent properties to the Shady Grove Metro Station located in the County, are currently developed with low-density single-use development and could benefit from future redevelopment. Once WMATA annexation is complete, the adjacent property owners can be encouraged to annex and incrementally redevelop within the City, resulting in a new mixed-use development pattern and an improved road and pedestrian circulation, and improving the City's tax base.
- There are non-measurable advantages to consider as well. Annexation of the WMATA Shady Grove Metro station property will significantly improve Rockville's branding for economic development and enhance Rockville's prestige as being the only municipality with three metro stations (Twinbrook, Rockville and Shady Grove) within the City limits on WMATA's red line.

A potential disadvantage of annexing the WMATA property is that development does not take place in the near term, and no revenue is generated since the WMATA properties are in the tax-exempt category. There is also the added cost to the City to provide services to the property, including additional police officers to provide services, once annexed.

NEXT STEPS:

The Land Use Article requires that the municipality prepare and adopt an annexation plan for the area to be annexed. In accordance with the provisions of City Code § 25.02.04, the Planning Commission is required to study the area proposed for annexation and prepare an annexation plan. The purpose of the annexation plan is for the municipality that is proposing to annex an area to affirm that the annexation is consistent with the municipal growth element of the municipality's comprehensive plan. The city code also requires that the Planning Commission hold a public hearing on a draft of the Annexation Plan.

The annexation plan must be adopted by the jurisdiction in advance of completing the actual annexation.

After the Mayor and Council Public Hearing on the adopted annexation plan and the proposed annexation, the Council may choose to adopt the resolution for annexation. Per §4-407 of the Local Government Article, the annexation resolution does not take effect until at least 45 days after its enactment.

The following proposed schedule lists the review and adoption process for annexation and is consistent with the applicable State law and City Code.

Actions (ANX2023-00147)	**Proposed Dates**
Planning Commission studies area proposed for annexation, reviews preliminary Annexation Plan and sets public hearing date.	February 26, 2025
Planning Commission holds public hearing. Planning Commission reviews public hearing testimony and approves the staff recommended Annexation Plan for transmittal to Mayor and Council.	March 26, 2025
Mayor and Council holds a Worksession with presentation from NextGen consultants on the Fiscal Impact Analysis. Mayor and Council adopts Annexation Plan. Mayor and Council sets public hearing date.	April 28, 2025
County Review of Zoning Consistency.	May-June 2025
Mayor and Council hold annexation public hearing. Mayor and Council adopt the annexation resolution. Mayor and Council introduce the Ordinance(s) to amend zoning map to include annexed property. Adoption of Ordinance(s) to amend the zoning map to include annexed property (if they waive the layover period)	July 7, 2025
Annexation effective 45 days after enactment of annexation resolution.	August, 2025

Attachments

Letter from CSX consenting to Rockville's Annexation, Md. LOCAL GOVERNMENT Code Ann. _ 4-415, Zoning Ordinance Article 2, Preliminary Annexation Plan (ANX2023-00147)

500 Water Street
(S/C J180)
Jacksonville, FL 32202
(904) 279-3826
Karen_Clarke@csx.com

Karen P. Clarke
Lease Analyst

July 6, 2023

Manisha Tewari, AICP
Research Manager, City of Rockville
Community Planning and Development Services
111 Maryland Avenue
Rockville, MD 20850

Dear Manisha,

After further review by our legal team, CSX has no objection to the City of Rockville's proposed annexation, provided CSX will continue its functions as it currently does within Montgomery County, including that portion of the ROW within the City limits would NOT impact or change any of the current CSX operations.

Kindly provide all documents relative to the annexation to my attention at the address listed below.

Sincerely,

Karen P. Clarke

Karen P. Clarke

Md. LOCAL GOVERNMENT Code Ann. § 4-415

Statutes current through legislation effective October 1, 2020

MD - Annotated Code of Maryland > LOCAL GOVERNMENT > DIVISION II. MUNICIPALITIES > TITLE 4. IN GENERAL > SUBTITLE 4. ANNEXATION

§ 4-415. ***Annexation plan***

(a) In general. --In addition to, but not as part of, an annexation resolution, the legislative body of the municipality shall adopt an ***annexation plan*** for the area to be annexed.

(b) Annexations before October 1, 2009. --Except as provided in subsection (e) of this section, for an annexation that began before October 1, 2009, the ***annexation plan*** shall:

(1)contain a description of the land use pattern proposed for the area to be annexed, which may include a county master plan already in effect for the area;

(2)describe the schedule to extend each municipal service performed in the municipality at the time of the annexation to the area to be annexed;

(3)describe the general methods by which the municipality anticipates financing the extension of municipal services to the area to be annexed; and

(4)be presented so as to demonstrate the available land for public facilities that may be considered reasonably necessary for the proposed use, including facilities for schools, water or sewage treatment, libraries, recreation, or fire or police services.

(c) Annexations on or after October 1, 2009. --Except as provided in subsection (e) of this section, for annexation that begins on or after October 1, 2009, the ***annexation plan*** shall be consistent with the municipal growth element of the comprehensive plan of the municipality.

(d) When annexation begins. --For purposes of subsections (b) and (c) of this section, an annexation begins when a proposal for annexation is initiated by:

(1)resolution under § 4-403 of this subtitle; or

(2)petition under § 4-404 of this subtitle.

(e) Extension for inclusion of municipal growth element. --

(1) On or after October 1, 2009, a municipality may submit an ***annexation plan*** under subsection (b) of this section if the municipality is granted an extension for the inclusion of a municipal growth element under § 3-304 of the Land Use Article.

(2) After the expiration of a final extension granted under § 3-304 of the Land Use Article for the inclusion of a municipal growth element, an ***annexation plan*** shall be submitted in accordance with subsection (c) of this section.

(f) Copies of *annexation plan*. --At least 30 days before the public hearing on an annexation resolution required under § 4-406 of this subtitle, a copy of the ***annexation plan*** shall be provided to:

(1)the governing body of any county in which the municipality is located;

(2)the Department of Planning; and

(3)any regional or State planning agency with jurisdiction in the county.

(g) Consideration at hearing on annexation resolution; effect of amendment. --

(1) The ***annexation plan*** shall be open to public review and discussion at the public hearing on the annexation resolution.

(2) An amendment to the ***annexation plan*** does not:

(i)amend the proposed annexation resolution; or

(ii)cause a reinitiation of the annexation procedure then in process.

History

An. Code 1957, art. 23A, § 19(o); 2013, ch. 119, § 2.

Annotations

Notes

REVISOR'S NOTE

This section is new language derived without substantive change from former Art. 23A, § 19(o).

In subsection (b)(4) of this section, the reference to fire or police "services" is added for clarity.

In subsection (d)(2) of this section, the former reference to "written" petition is deleted as implicit in the reference to a "petition".

In the introductory language of subsection (f) and in subsection (g)(1) of this section, the references to the hearing "on [an] annexation resolution" are added for clarity.

In subsection (g)(2) of this section, the former references to the ***annexation plan*** not "in any way" amending the annexation resolution or "serv[ing] in any manner" to cause a reinitiation of the annexation procedure are deleted as surplusage.

In subsection (g)(2)(i) of this section, the reference to the "proposed" annexation resolution is added for clarity.

DEFINED TERMS:

"County"	§ 1-101
"Governing body"	§ 1-101
"Municipality"	§ 1-101
"State"	§ 1-101

Case Notes

ZONING CLASSIFICATIONS INCLUDABLE IN ANNEXATION RESOLUTION. --The fixing of zoning classifications for newly annexed property is properly includable in a resolution providing for annexation by a municipality which has an authorized planning and zoning commission and where such municipality has otherwise complied with the requirements of this article and Article 66B of the Code. Beshore v. Town of Bel Air, 237 Md. 398, 206 A.2d 678 (1965).

The assignment of zoning classifications is a proper "condition" or "circumstance" of annexation which may be accomplished in the annexation resolution. Beshore v. Town of Bel Air, 237 Md. 398, 206 A.2d 678 (1965).

To require a municipality to annex and then later zone, in separate proceedings, would appear to be illogical and wasteful when the requirements of both this article and Article 66B can be satisfied in one proceeding. Beshore v. Town of Bel Air, 237 Md. 398, 206 A.2d 678 (1965).

One seeking annexation may require a particular zoning classification as a condition of his agreeing finally to annexation. Mayor of Rockville v. Brookeville Tpk. Constr. Co., 246 Md. 117, 228 A.2d 263 (1967).

CONSENT REQUIREMENT. --Court of Appeals of Maryland held that the 25 percent consent requirement of Md. Code Ann., Local Gov. § 4-403(b)(2) was not applicable to the owners of tax-exempt properties. Town of Forest Heights v. Maryland-National Capital Park & Planning Comm'n, 463 Md. 469, 205 A.3d 1067 (2019).

Research References & Practice Aids

USER NOTE:

For more generally applicable notes, see notes under the first section of this part, subtitle, title, division or article.

Annotated Code of Maryland
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End of Document

25.02.01 – Zoning Map

The location and boundaries of zones established in the City are as shown on a map "*Zoning Map of the City of Rockville*" adopted on December 15, 2008 by Ordinance as may be amended subsequent to its adoption. The maps, sections, notations, dimensions, designations, references, and other data shown on the map are hereby made a part of this Chapter to the same extent as if the information set forth on the map were fully described and incorporated herein.

25.02.02 – Boundaries of Zones

Where uncertainty exists as to the boundaries of any of the zones as shown on the Zoning Map, the following rules apply:

1. Where zone boundaries are indicated as approximately following street or alley lines, proposed street lines, rapid transit or railroad rights-of-way, the zoning boundaries are the centerline of those streets, alleys, or rights-of-way;

2. Where zone boundaries are indicated as approximately following lot lines and are not more than ten feet (10') distant from the property lines of an unplatted property, such lot lines are the boundaries; and

3. Where zoning boundaries are greater than ten feet (10') distant from the property lines of an unplatted property, or where a zone boundary divides an unplatted property, the location of any such zoning boundary is determined by use of the map scale shown on the map to the nearest foot, unless the boundary is indicated by dimensions on the map.

25.02.03 – Properties Divided Between the City and County

Where a record lot is located partially within the City and partially outside the City, the following provisions apply:

1. *Application Filed* – Any person desiring to improve a record lot in accordance with this Section 25.02.03, must submit an application to the City Clerk in accordance with the requirements of Section 25.05.02. As part of its obligation, the applicant must:

   (a) Identify those uses which it intends to implement within the City; and

   (b) Provide a certification, in a form which is acceptable to the City Attorney, that the uses so requested are permissible as set forth in this Section 25.02.03.

2. *Establishment of Hearing and Public Notification* – Upon acceptance for filing an application under this Section 25.02.03, the City Clerk must:

   (a) Set the application for a hearing by the Mayor and Council at a specified date, time, and place; and

(b) Cause public notice of the hearing to be given in accordance with this Chapter and any requirements of State law.

3. *Planning Commission Review*

(a) Within five (5) days after accepting the filing of any application under this Section 25.02.03, the City Clerk must transmit a copy of the application to the Planning Commission.

(b) The Planning Commission may submit a written recommendation, which must be incorporated in the application file, and which becomes part of the record of the application.

4. *Hearing* – Mayor and Council will then hold a hearing on the matter in accordance with State law.

5. *Determination of Permitted Use* – In addition to any uses permitted under this Chapter, an owner of a record lot located both in and outside the corporate limits of the City and which was originally improved in accordance with the zoning laws of the County, may be authorized to implement some or all of such uses as permitted in the County on the portion of the lot located within the City. The Mayor and Council must find that these existing or allowed uses originally approved by the County do not:

(a) Adversely affect the health and safety of residents or workers in the area;

(b) Overburden existing public services, including water, sanitary sewer, public roads, storm drainage, and other public improvements;

(c) Detrimentally affect the use and development of adjacent properties or the neighborhood;

(d) Change the character of the neighborhood in which the use is proposed considering service currently required, population density, character, and the number of similar land uses; or

(e) Create a use that is inconsistent with the purposes of this Chapter set forth in Section 25.01.02.

6. *Decision* – An application must be granted by ordinance or denied, dismissed, or allowed to be withdrawn by resolution of the Mayor and Council. In connection with the grant of an application, the Mayor and Council may impose such terms, conditions, and restrictions that are reasonably necessary to protect adjacent properties, the neighborhood, and the residents and workers therein.

7. *Notice of Decision* – Notice of the decision of the Mayor and Council must be given as provided in Section 25.05.06.

25.02.04 - Zoning of Annexed Land

a. *Petition Filed* – When a petition to enlarge the corporate boundaries of the City is submitted to the Mayor and Council in accordance with the requirements of State law, the City Clerk must transmit a copy to the Chief of Planning.

b. *Chief of Planning Review* – The Chief of Planning will review the application for conformance with annexation and land use policies of the Plan. The Chief of Planning will then transmit a copy of the petition to the Planning Commission.

c. *Annexation Plan*

1. The Planning Commission will study the area proposed to be annexed and prepare a preliminary annexation plan recommending the zoning classification or classifications of such property that would be appropriate if it were to be annexed.

d. *Planning Commission Public Hearing and Notice* – The Planning Commission must:

1. Hold at least one (1) public hearing on the preliminary annexation plan in accordance with the provisions of Section 25.04.02.e.2;

2. Provide at least 15 days' notice of the time and place of the hearing to be published in a paper of general circulation in the City; and

3. Provide written notice mailed in accordance with the provisions of Section 25.05.03.

e. *Final Annexation Plan* – Following such hearing, the Planning Commission must submit its final Annexation Plan to the Mayor and Council. The Mayor and Council must adopt the Annexation Plan.

f. *Mayor and Council Public Hearing and Notice*

1. The Mayor and Council must hold a public hearing on the zoning recommendation and adopted Annexation Plan in accordance with State law simultaneously with its hearing on the proposed annexation.

2. The City Clerk must send a copy of the adopted Annexation Plan and public hearing notice to the applicable state, county, and regional agencies required by law.

3. Public notice of the Mayor and Council's hearing on the final adopted Annexation Plan must be given in accordance with the requirements of State law.

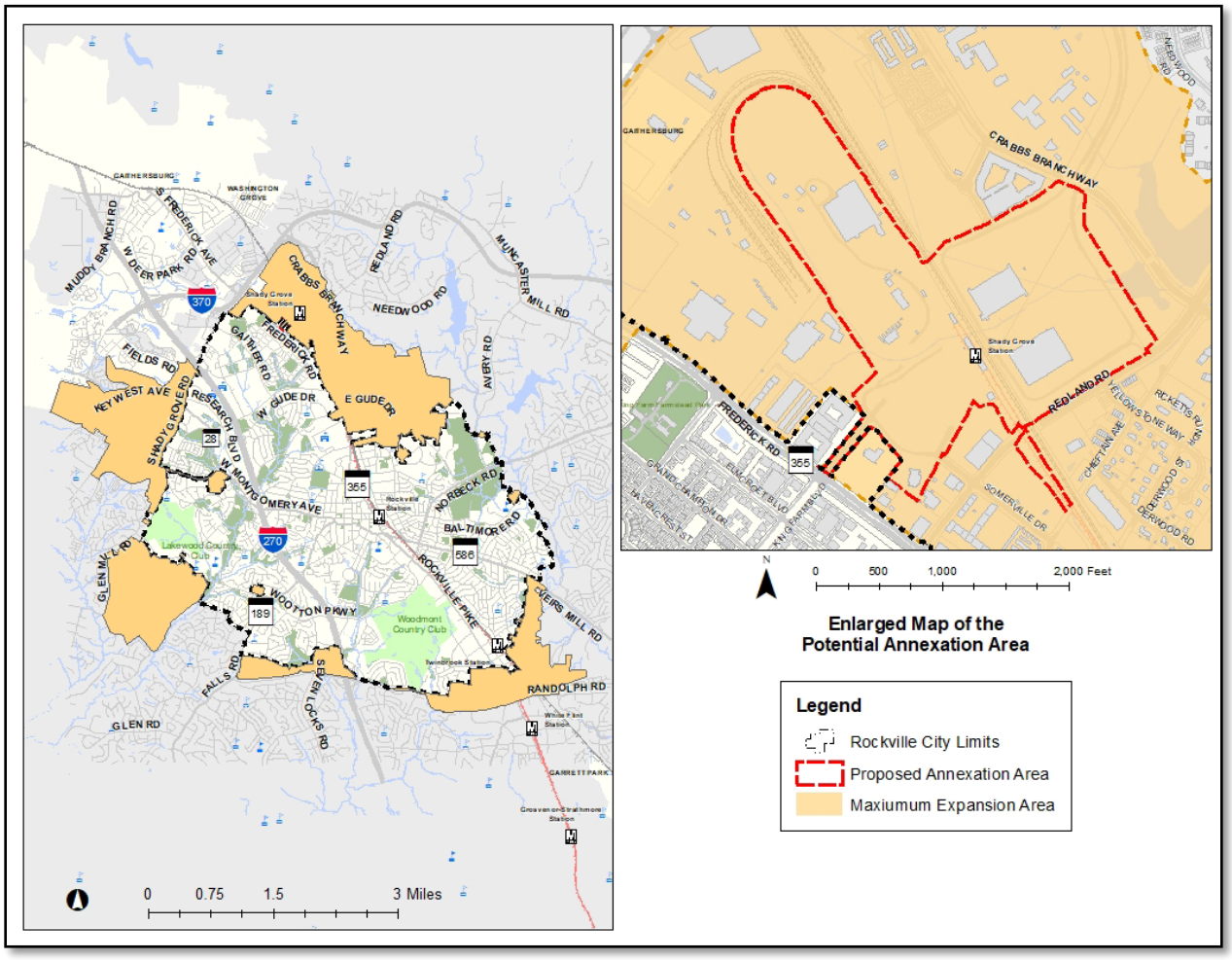
g. *Amendment of Zoning Map* – The Mayor and Council may adopt an ordinance amending the Zoning Map to include such property and the zoning classification or classifications thereof, but only after the adoption of a resolution enlarging the corporate boundaries of the City to include such property. Such ordinance is effective the same date the annexation becomes effective under State law.

Preliminary Annexation Plan
Annexation ANX2023-00147

This annexation plan has been prepared because of a City-initiated proposal (Mayor and Council of Rockville, Applicants) to annex land into the City of Rockville, pursuant to Local Government Article, Section 4-415 of the Annotated Code of Maryland.

The area proposed for annexation is within unincorporated Montgomery County, adjacent and contiguous to the Rockville City limits, and within the City's maximum expansion limits (MEL), as established in the Municipal Growth Element (MGE), and therefore consistent with its Comprehensive Plan as adopted on August 2, 2021.

Figure 1 – Map of Rockville's MEL per 2021 adopted MGE of the Comprehensive Plan and the proposed annexation area.



Rockville's Comprehensive Plan notes that, because there is no expectation that the entire area as defined as the maximum expansion limits in the comprehensive plan will be annexed, each proposed annexation should be analyzed to determine its potential impact on public services. Thus, this annexation plan includes a description of the land use pattern proposed for the area to be annexed, a recommended approach for extending public services to the annexed area, a general method of financing the extension of anticipated services, and a demonstration of available land for public facilities that may be considered reasonably necessary for the proposed use.

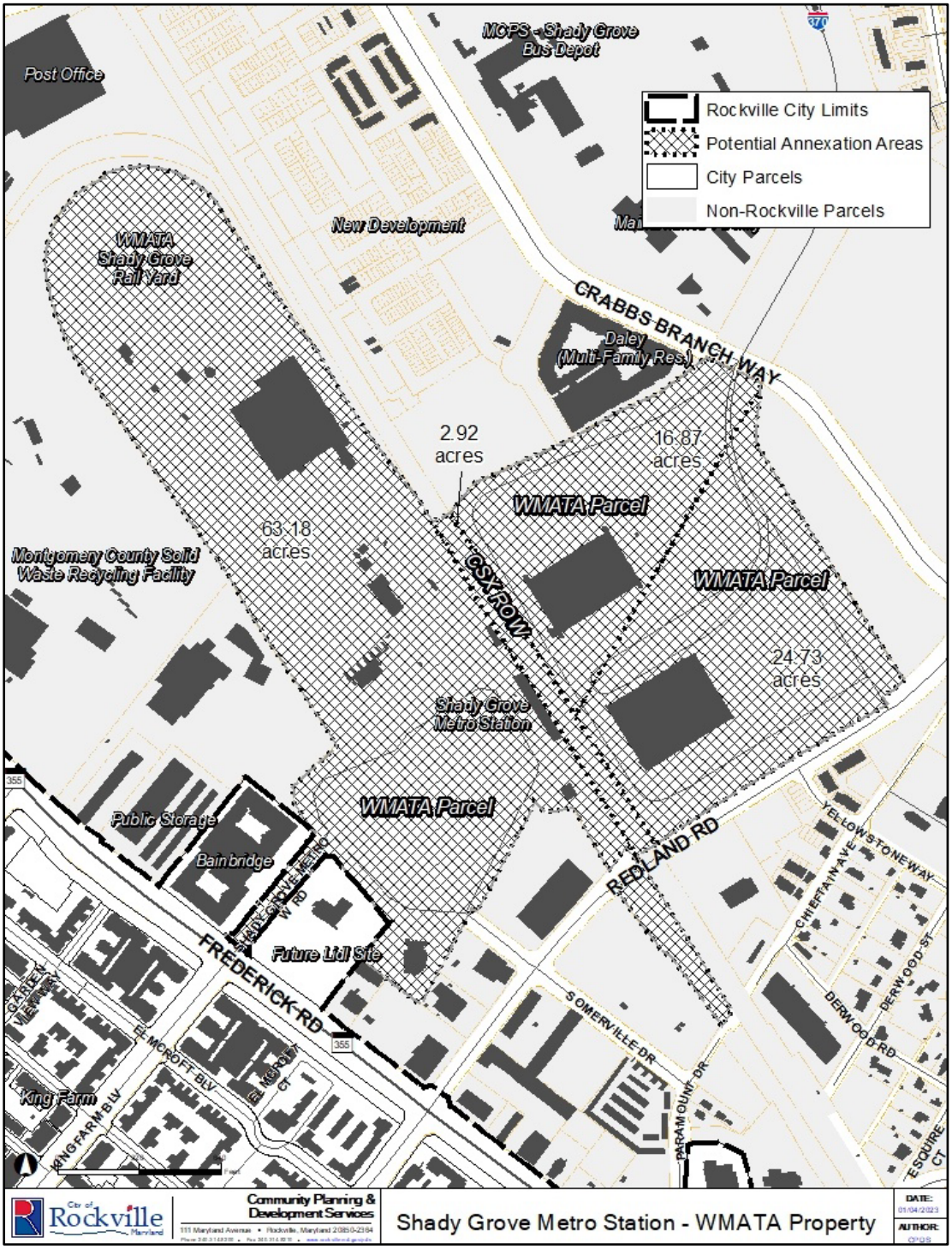
Pursuant to Section 4-415(a) of the Local Government Article of the Annotated Code of Maryland, an annexation plan shall be adopted by the legislative body for the area to be annexed. The Mayor and Council introduced the Annexation Resolution for the Annexation Area on October 23, 2023, and will be scheduling the public hearing on the Annexation Resolution at a future date. The Mayor and Council are tentatively scheduled to adopt the Annexation Plan for release for their public hearing at a meeting on April 28, 2025

General Information and Description

Location:

The annexation area is located approximately along the northern boundary of the City's corporate limits. The area is adjacent and contiguous to the City boundary, and includes land owned by the Washington Metropolitan Area Transit Authority, with the Shady Grove Metro Station located at 15903 Somerville Drive, Rockville, MD 20855, including the land owned by CSX transportation, Inc. The area proposed for annexation is located east of Frederick Road/MD 355 and north of Redland Road and described more in detail in Exhibit A as included with this Preliminary Annexation Plan. Exhibit A provides the property description and the survey map of the annexation area. The total area proposed for annexation is approximately 107.9-acres of land.

Figure 2 – Location map of the proposed annexation area



Land use pattern proposed for the area to be annexed, including the county master plan already in effect for the area.

The WMATA properties that are proposed for annexation include the Shady Grove Metro Station, the Shady Grove Rail Yard, surface parking, two structured parking garages, one surface parking lot to the west of the Station and three surface parking lots to the east. Montgomery County leases a day care center (Kinder Care) in an approximately 11,200 square-foot facility from WMATA, which is also located within the annexation area at 15910 Somerville Drive.

The Shady Grove Metro Station opened in 1984 and is the northwestern terminus of the Metrorail Red Line. Each side of the station contains a bus loop and Kiss & Ride facilities. The site contains a stream corridor and associated wetlands that bisect the eastern site. There are existing water and sewer lines through both the east and the west sites.

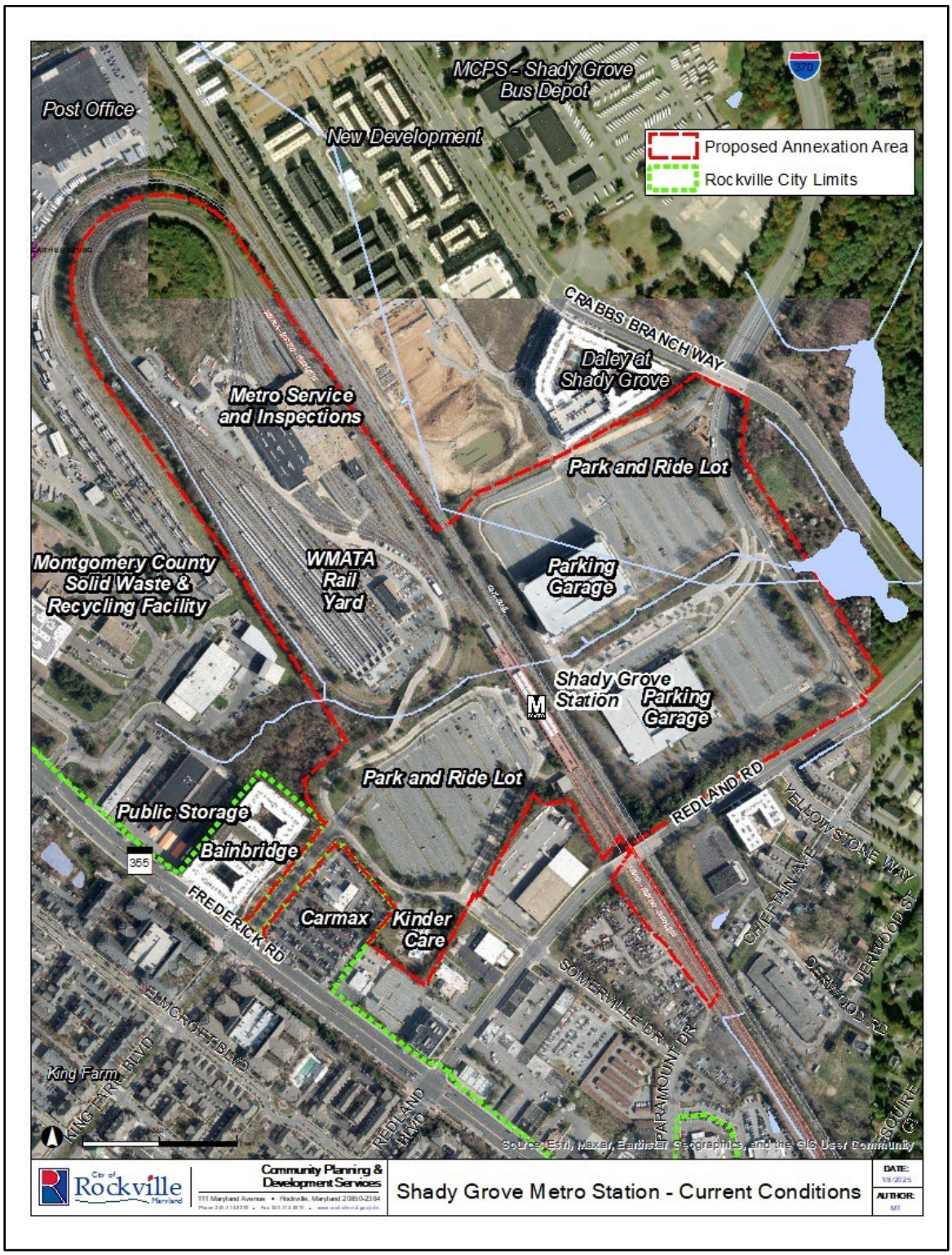
The station lies adjacent to the CSX tracks that serve freight trains, the Maryland Area Regional Commuter (MARC) trains and Amtrak intercity trains, neither of which stop at the station.

The Shady Grove Metrorail Station is a major commuter station with average weekday boardings of approximately 5,000 in the year 2025 (Figure 4 in this report or Metrorail Ridership Summary | WMATA). The station also handles many passenger transfers to Ride-On and other transit nodes. The station provides bike racks, lockers, and Capital Bikeshare docks on both sides of the station. Both sides of the stations require bicyclists to cross through large surface lots to access bicycle parking. Pedestrians access the station mainly from the west, but there is significant pedestrian activity through the Park & Ride, Kiss & Ride, and bus loop facilities on both sides of the station.

WMATA Shady Grove Rail Yard, which is a part of the proposed annexation area, is located near the train station, and is used to perform servicing and inspection functions for the Metro cars. The rail yard is also adjacent to the Montgomery County Department of Environmental protection (DEP)-managed Shady Grove Processing Facility and Transfer Station. The processing facility provides recycling services and solid waste management for county residents and businesses.

Developable WMATA parcels at this location, that are not a part of the Shady Grove Rail Yard, parking garages, the stream buffers and other environmental features include approximately 40 acres of land (calculated using ESRI's GIS mapping package) on both the east and west side of the tracks. The west side is comprised of a surface parking lot, bus loop, and a Kiss & Ride facility. The east side is comprised of two parking garages, three surface lots, a bus loop, and Kiss & Ride facilities.

Figure 3 – Map of current conditions.



The WMATA property is a part of the Montgomery County's Shady Grove Master Plan. The Montgomery County Council adopted the Shady Grove Minor Master Plan Amendment on April

6, 2021. The existing land use designation is noted as parking where the metro station access roads, Park & Ride, Kiss & Ride, bus loop, surface parking, and parking garages are located. The land use designation is noted as industrial at the rail-yard location (p.6).

Montgomery County Zoning

The adoption of the Shady Grove Minor Master Plan Amendment was followed by a rezoning of the WMATA properties, including the surface parking lot adjacent to the Shady Grove Metro Station, to promote high-intensity mixed-use development at the Metro station. The WMATA properties were rezoned from the County's CR 1.75 C0.5 R1.5 H-160T/TDR 1.77 Zone to the CR 2.25 C1.0 R1.75 H-200 Zone. The County uses Floor Area Ratio (FAR) methodology for development, that recommends the building's floor area in relation to the size of the lot/parcel that the building is located on. More information on the County's CR zoning is available here. On the WMATA site, the maximum height recommended is 200 feet; the maximum overall FAR is 2.25, with a maximum commercial FAR of 1.0 and a maximum residential FAR of 1.75. A significant part of the Shady Grove Minor Master Plan Amendment's vision focused on redevelopment of the WMATA-owned Metro properties.

The County's Plan Amendment established a policy that 15 percent of new housing must be Moderately Priced Dwelling Units (MPDUs) and that there will be a higher percentage of MPDUs on publicly owned properties. Per the County Plan, as a publicly owned property, the WMATA site could potentially include up to 25 percent of their dwelling units as MPDUs. The County's plan also called for the new zoning to be used as a mechanism to permit development that contributes to the Sector Plan's public benefits, including the maximum percentage of affordable housing and a minimum one-acre Civic Green and a linear park at the WMATA property.

City of Rockville Land Use.

The MGE of the Comprehensive Plan establishes a land use designation of OCRM (Office, Commercial and Residential Mix) for the property (p.245), which would be applied at the time of annexation. The OCRM land use category provides the most flexibility, allowing a wide choice in office, commercial, and residential uses.

City of Rockville Zoning.

Staff recommends the City's MXTD (Mixed-use Use Transit District) zoning for the proposed annexation property. Rockville's MXTD Zone is intended for use in areas near Metro stations. It allows for high-density development of retail, office, and residential uses that are consistent with the City's Comprehensive Plan.

Rockville does not use the FAR methodology for calculating development potential. The City of Rockville's zoning ordinance is Chapter 25 of the Rockville City Code. Section 25.13.03 outlines the uses permitted in the mixed-use (MX) zones. Rockville's zoning ordinance guides how buildings are constructed by establishing standards and uses as permitted by various zoning designations. These standards include minimum lot sizes; parking, setback, and open space

requirements; and design guidelines that shape urban form as outlined in the Comprehensive Plan. The following development standards apply to MXTD zones per Section 25.13.05.

Table 1-Development Standards for Mixed Use Transit (MXTD) Zone

Zone	Maximum Height (in feet) [2]	Open Area and Public Use Space [3]		Minimum width at front lot line (in feet)	Setbacks				
		Minimum open area required (percent of project area)	Minimum public use space required within open area (percent of project area)		Public right-of-way abutting	Side		Rear	
						Residential land abutting	Non-residential land abutting [1]	Residential land abutting	Non-residential land abutting
MXTD	120	10% (15% if residential dwellings are provided); 15% within the Rockville Pike Neighborhood Plan area	10% 15% within the Rockville Pike Neighborhood Plan area	10	None	25' or height of building, whichever is greater	None. 10' min. if provided	25' or height of building, whichever is greater	None. 10' min. if provided

See Sec. 25.13.05.a.2 and 25.13.05.b.2(d) for Special Regulations as they apply to the MXTD zone.

The City does not have a comparable zoning to the County's CR 2.25 C1.0 R1.75 H-200 Zone that offers 200' heights by right. The City's MXTD (Mixed-Use Transit District) baseline permitted height is 120 feet, though heights of up to 150 feet are permitted under certain circumstances, and heights of up to 200 feet are permitted if Mayor and Council determine that the Champion Project requirements are met.

Currently, the Champion Project designation is only available to projects in the South Pike area near the Twinbrook Metro station, as designated by the 2016 Rockville Pike Neighborhood Plan. To date this designation has been requested by and granted to the Twinbrook Quarter development as a part of the project plan approval (PJT2018-00011). The Champion Project designation as it currently exists in the code cannot be applicable to the Shady Grove Metro station property since the City's 2021 Comprehensive Plan did not recommend changes to the Champion Project designation.

In order to allow the expansion of the Twinbrook Metro station area Champion Project designation to other Metro stations, a zoning text amendment would be required, either as part of the Zoning Ordinance Rewrite (ZOR) project or prior to completion of the ZOR. As part of this amendment, a policy discussion regarding the desire to expand the Champion Project designation to other areas of the city would be needed.

The city is currently engaged in a process to update the zoning ordinance (the Zoning Ordinance Rewrite Project, or ZOR). As part of the ZOR project, an alternative zone could potentially be applied to the site in the future. City staff is considering the development of a new Transit Oriented (TOD) zone or an overlay zone for application near the Twinbrook and Rockville Metro stations and potentially would apply the same zoning to the Shady Grove Metro station if/once annexed to the city. This zone is envisioned to include additional height and intensity allowances for areas near Metro stations.

Staff recommends the City's MXTD zoning for the WMATA property for annexation, as that zone would be close to and be the most consistent with the County zoning.

Compliance with Municipal Growth Element of City's Comprehensive Plan

The Municipal Growth Element (MGE) of the Comprehensive Plan creates a maximum expansion limit, denoting the identified area for future growth outside of the existing corporate limits. Per the MGE the City should, "consider annexation only for properties that are within the City's maximum expansion limit" (pg. 233). Additionally, the MGE policy 3.3 says to, "make annexing property on the east side of MD-355 (Frederick Road, north of College Parkway) to the CSX railroad tracks a priority for Rockville and reach out to the property owners to discuss annexation options" (page 237).

Within the borders of the maximum expansion limit, land is divided into two categories: proactive annexation areas and reactive annexation areas within the maximum expansion limit. This property is identified as being within the proactive annexation area within the maximum limits of expansion per Figure 36 (pg. 234), recognizing that this land has been specifically identified as an area where the city should pursue annexation. Reactive annexation areas are those in which the city responds when property owners petition for an annexation within the city limits.

The MGE of the Comprehensive Plan also creates policy 1.5, which is to, "be proactive in regard to annexations that are logical and feasible and, in the City's best interest" (pg. 233). By initiating the annexation process through the annexation application, the City is being proactive in determining if annexation of the subject property is in the City's collective best interest.

Thus, the proposed annexation is consistent with the MGE of the City's Comprehensive Plan and is within the boundaries of the City's Maximum Expansion Limits ("MEL"), as delineated in the MGE of the City of Rockville Comprehensive Master Plan as adopted in August 2021.

The annexation proposal is within the maximum expansion limits identified in the Comprehensive Plan, as well as within the focus area of Municipal Growth Element policy 3.

WMATA's Office of Joint Development and Adjacent Construction

Shady Grove Metro Station is currently placed in Group 4 in WMATA's 10-year Strategic Plan for Joint Development, released in April 2022, which means that the station requires more planning and investment before being offered for joint development. In such situations, WMATA continues working with jurisdictional partners to advance projects, and notes that development at the Shady Grove Metro Station could move forward within the next ten years with an economic development strategy that can resolve the high costs of replacing the transit facility.

At the time of any redevelopment of the property, the applicant will be required to coordinate the design with the City of Rockville and WMATA's Office of Joint Development and Adjacent Construction (JDAC). JDAC is responsible for reviewing, approving, and overseeing implementation for compliance with WMATA requirements for all construction adjacent to and/or impacting WMATA interests. All necessary WMATA improvements, approvals, dedications, easements, and permits consistent with the JDAC Manual must be obtained prior to DPW's approval of any detailed engineering plan and issuance of permits.

There may be other infrastructure facilities at the site that might be taken over by the city, if the property is annexed, that may require investment by the City. This is generally explored in a WMATA JFDS study.

Adequacy of Public Facilities

The WMATA property lies within an urbanized portion of Montgomery County and is well served by public facilities. However, impacts on public facilities can only be evaluated more precisely when any development plans are submitted to the city.

The City of Rockville's Adequate Public Facilities Ordinance (APFO) and the Adequate Public Facilities Standards that implement the Ordinance, together, establish procedures and standards necessary to ensure that adequate public facilities and services are provided with new development. It requires tests of the capacity of public facilities based on current and projected data available at the time of development application. The city utilizes the development review process to ensure that adequate public facility systems exist during and after a development project and ensure that all concerns are adequately addressed and mitigated.

The methods to provide the required public facilities and services to the annexed parcels as hereby outlined are based on the understanding that there is no current plan for a joint development application with WMATA that would otherwise allow for a provision of more specific comments. This section discusses the public facilities and services that currently exist and provides a general consideration of new or expanded public facilities that may be needed

in the future with any proposed development to meet the "adequacy of public facilities" requirements. The following public facilities and services are discussed below:

1) Water and Sewer services
2) Transportation services
3) Public safety services
4) School services
5) Parks and Recreation services
6) Library services
7) Other considerations (Stormwater Management and the Environment)

1. Water and sewer services

The WMATA property currently serves as a transit facility. There are no known water or sewer capacity issues in its current function as a transit facility. The Washington Suburban Sanitary Commission (WSSC) currently provides public water and sewer services to the property within the proposed annexation area.

Any new development would likely require additional water and sewer capacity that will be evaluated as part of future project planning stages. During any new proposed development, WSSC conducts a hydraulic review to evaluate the impact of the development on existing water and sewer systems and determines needed infrastructures and facilities to serve the proposed as well as nearby future development within an identified service area. With new development, WSSC also assesses the proposed application from the developer for water and sewer systems within the property, seeking the best engineering solution that reduces impacts on the environment, provides the best service for potential customers, optimizes system maintenance cost, and makes recommendations for sizes and alignments that meet WSSC water and sewer design standards.

The City's Department of Public Works has investigated the location of the WSSC water and sewer pipes at the property and have outlined the following concerns that may require consideration with any potential new development:

a) Potential Restrictions for Redevelopment with WSSC Prestressed Concrete Cylinder Pipes (PCCP)

WSSC water transmission pipelines, including parallel lines of 36" and 48" (PCCP), are adjacent to and cross the CSX/WMATA tracks and encumber portions of the eastside parcels (15910 Columbus Avenue and 16098 Redland Road). The design of PCCP watermains are site specific and require extreme caution while working in the area. Therefore, WSSC has special construction and design requirements for work performed in the vicinity of existing PCCP water mains, which generally restrict loading, grading, backfill and compaction due to the high-pressure and sensitive nature of the infrastructure.

With any new proposed development, WSSC will request that the PCCP water mains have the minimum required easement width, which is 40' wide for a 36" PCCP and 60' wide for a 48" PCCP. WSSC will also require a minimum horizontal separation of twenty-five (25) feet building setback from the PCCP mains. The minimum setback and easement may be extended to limit potential property damage and physical injury during construction, and for the maintenance of the pipeline. Therefore, the existence of PCCP pipes on the WMATA property creates additional building restrictions due to the required setbacks and separations. To mitigate these restrictions and make the development economically feasible, the develop will need to creatively design the site to provide adequate easements, and locating the pipes within the street rights-of-way, pathways, parks, open spaces, and other features that meet the setback and separation requirements.

In addition to the PCCP mains, there is an existing 10" ductile iron water main that crosses the parcel on the east side. Future development will need to maintain a minimum 15' building setback from this main, although it may be possible to relocate this main.

The PCP lines on the west side are within the track area, so there are no anticipated impacts to the developable areas on the west side.

b) Corrosion Control

The proposed development is next to a source of corrosion (Electrified rail systems, such as at-grade or underground WMATA Metrorail lines, AMTRAK lines, or Maryland Transit Administration (MTA) at grade rail lines.) The locations of MTA TPSS (Traction Power Substations) are potential sources of stray electrical currents, so WSSC will require a corrosion report. The report will most likely result in additional corrosion control measures for ductile iron pipes. The method of corrosion control is dependent on the source and the size of the pipes. Coating the pipe, encasing the pipe, or having a non-metallic material are possible controls.

c) WSSC Restrictions for Railroad Tracks

WSSC requires all mains, structures, and infrastructure-to be located outside of rail zones of influence.

<u>Sewer infrastructure:</u>

It is currently unknown if there is adequate sewer capacity on the WSSC system to accommodate redevelopment of the WMATA Shady Grove Station. Any redevelopment of the site will be subject to a Hydraulic Planning Analysis (HPA) by WSSC to identify sewer capacity and system deficiencies. WMATA typically conducts the analysis during the later phases of any joint development process. The costs of upgrades are typically borne by the WMATA joint development partner.

Insufficient information is available at this time as to whether sewage will flow solely into the Rock Creek basin or split between Rock Creek and Watts Branch. A preliminary dynamic hydraulic analysis was completed by WSSC in November of 2023, based on information provided by WMATA from a study conducted in 2021, that determined that currently there is physical capacity within the CIP-sized sewer in Rock Creek. A formal Hydraulic Planning Analysis by WSSC will be required during any redevelopment, which may identify sewer capacity and system deficiencies. The impact of additional sewage flows into the Rock Creek and Watts Branch sewer basin will be evaluated at that time.

2. Transportation services

Comments related to the transportation services are general in nature since there is no current plan for a specific development application that would allow more detailed comments on traffic and access impacts. The site is currently a Metro station owned and operated by WMATA, and even after the potential annexation into the City of Rockville, would remain as such.

Currently, there are two roads on the west side of the tracks that access the station, Metro Access Road, and Somerville Drive. On the east side of the tracks, there is another Metro Access Road from I-370 and Crabbs Branch Way that accesses the parking and drop off/pick up operations that are offered on that side of the station (Figure 3).

On the west side, the Metro Access Road is a three-lane road, with metered parking on the northern side, sidewalks on both sides, and sharrows in both directions. It is completely within the metro station parcel and therefore is owned and maintained by WMATA. Existing lighting facilities on this road are not adequate and staff have heard concerns on numerous occasions by residents, primarily from King Farm who walk to/from the metro station along this road, about the lack of sufficient lighting. The approved redevelopment plans of the prior CarMax site on the southern side of the road with a grocery store, and a multifamily building includes approval conditions that will require the applicant to take some steps to improve the lighting along the subject property's frontage including the provision of conduits that will allow for future installation of streetlights to the city's standards.

Somerville Drive, between the property line for the station and Redland Road is within Montgomery County right of way. This section of Somerville Drive is four lanes, and provides access to two other properties, and transitions into two lanes as it goes into the metro station property, where it is owned and maintained by WMATA. It has existing lighting fixtures and a sidewalk on one side. This road provides access to the surface parking and the drop off/pick up operations on the south side of station.

The Metro Access Road from I-370 on the east side of the site serves as an access road to parking garages, the Kiss & Ride lot, and the bus pickup/drop off areas on the east side of the station. It eventually continues off site, becomes state maintained and provides further access to Shady Grove Road and MD-200. The road section on the metro station property has a buffered shared use path on the east side of the road. It also has a pedestrian signal to cross the roadway with access to and from the shared use path.

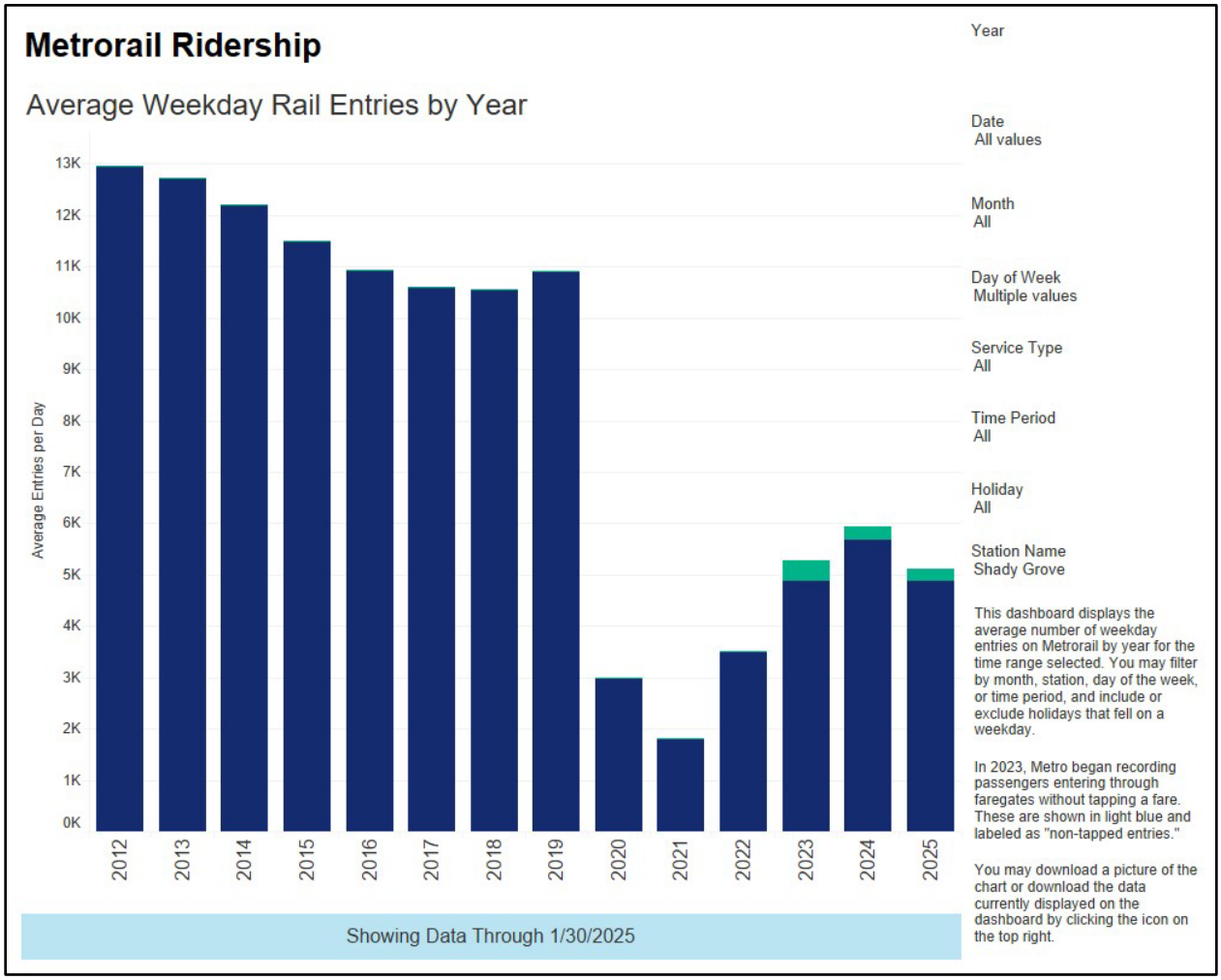
With an annexation into the city, these roadways would continue to be operated and maintained as they currently do. For Rockville to consider converting these roads to City-owned and maintained roadways, a more detailed evaluation will be required, comparing current conditions and features to city roadway standards and details. The roads would first need to be brought into City standards before the city would agree to accept them as City-owned and maintained roadways.

Transit considerations.

The proposed annexation property includes the Shady Grove Metro Station, which is the terminus of the WMATA Red Line. The station is above ground and has one island platform west of the CSX Metropolitan Subdivision tracks, which carry freight trains, Amtrak, and MARC trains. The Amtrak and MARC trains do not stop at the station.

Ridership growth and dips at Shady Grove Metro Station have more closely followed system-wide trends. The COVID-19 pandemic has impacted ridership, as seen in the chart below. The average entries per weekday was approx. 5,000 in the year 2025, as compared to approximately 11,000 in the year 2019, prior to the pandemic (Figure 4).

Figure 4 Metro Ridership Data



Source: [Metrorail Ridership Summary | WMATA]
(Ridership Data Portal – Metrorail Ridership Dashboards. File created on 2/6/2025)

Bus Service

Bus service is available through Ride On and WMATA, both at the station and along MD 355 and Shady Grove Road. At the WMATA property, the east bus loop features 8 bus bays serving Ride On and Maryland MTA routes. The west loop includes 3 bus bays, and a shuttle stop that serve WMATA, Ride On, and local shuttle routes.

Bus Rapid Transit (BRT)

In addition to these current transit options, the MD 355 corridor is one of the planned Montgomery Bus Rapid Transit (BRT) routes. Per the MCDOT's MD 355 BRT 35% preliminary design studying BRT station and alignment, a new BRT station and terminus facility is proposed within the existing WMATA bus loop on the west side of Shady Grove Metro, replacing the

existing Somerville Drive station and providing a more convenient connection for BRT transfer passengers to/from Metrorail and local bus.

City staff has and continues to coordinate with the Montgomery County DOT on the latest plans for their Bus Rapid Transit (BRT) Project. The County presented the 35% plans to the Mayor and Council on January 22, 2024. Staff understands that this station will include a stop for the BRT project under the current plan, utilizing the current roadways into the station on the west side of the tracks for access.

There are no planned BRT facilities on the east side of the Shady Grove Metro Station. Additional bus bays may be needed to accommodate for an increase in bus routes in the future as a part of the County's Reimagine study that is currently underway.

As a part of any joint development application between WMATA and a developer for the proposed area of annexation, a comprehensive and multimodal transportation evaluation and assessment would need to be performed in accordance with the City's Comprehensive Transportation Review (CTR) to determine any potential transportation impacts and identify appropriate mitigation of such impacts as warranted This would be based on the actual conditions at the time of application considering the proposed trips with the associated plan.

3. Public Safety Services

Police Services

Police protection will be provided by the Rockville City Police Department (RCPD), in conjunction with the Montgomery County Police Department (MCPD) and the Washington Metro Transit Police Department (MTPD) that already serves this area. The MTPD police officers have a tri-sate jurisdiction with responsibility of law enforcement and public safety functions in transit facilities throughout the Washington, DC Metropolitan area, that include District of Columbia, Maryland and Virginia. County Police District 1 serves Rockville, though the resources of the entire County Department are available if needed.

The Montgomery County Police Department's 1st District, located at 100 Edison Park Drive in Gaithersburg, and the 6th District, located at 45 West Watkins Road in Montgomery Village, provide public safety services to the plan area and the WMATA property, though the resources of the entire County Department are available if needed. The City has a Memorandum of Understanding with Montgomery County, which also has policing authority in Rockville, outlining priorities and responsibilities for the City and the County. That Memorandum of Understanding in general asserts that the County will respond to assist with major crimes with investigative resources; and if the County has patrol units available, they will respond to assist the city with serious crimes in progress.

Both the MCPD and RCPD have been experiencing staffing shortages in recent years. Due to the current and projected shortage of police officers and the need to increase staffing, MCPD is pulling their officers out of the city to service other areas within the county. With the reduction in staffing in the County's 1st Police District, the County Police have given up all primary

responses in the City of Rockville to RCPD. Thus, RCPD is the primary responder for all police incidents in the City of Rockville.

A call for service (CFS), or number of incidents that police are dispatched to handle, such as reports of thefts, violence, or traffic issues, are a key metric to determine police staffing needs. The type of service and the nature of calls are also important, as crimes related to felony necessitate a multi-officer response. RCPD provided the following data as it relates to the CFS at the proposed annexation location, along with a 200' buffer outside the property boundaries:

Table 2 - Calls for Service at the proposed annexation location with a 200-foot buffer outside the property boundaries

Year	2018	2019	2020	2021	2022	2023	2024
Totals	**359**	**295**	**207**	**231**	**249**	**364**	**324**

Source: RCPD

Metro ridership was lower during the pandemic, subsequently leading to lower CFS at that time, as evident in the time period from 2020 until 2022. Since then, there has been a gradual increase in service calls.

Currently, the MCPD is the primary responder to the proposed annexation area location. Once the property is annexed, RCPD will become the primary responder.

RCPD has concurrent jurisdiction with MTPD at the Twinbrook and the Rockville Metro stations. RCPD is almost always the first police department to arrive at police incidents taking place on WMATA property within the city. If MTPD officers are available, they will respond and assume responsibility; however, there are instances in which they are unavailable and RCPD handles the calls for service starting from the initial report, that includes criminal investigations, through the final prosecution. MTPD is responsible for locations in Maryland, the District of Columbia and Virginia which oftentimes results in lengthy response times. MTPD has indicated that due to staff limitations, they intend to focus their resources in areas where they do not have the support of a municipal department.

In FY2025, Rockville authorized 73 sworn police positions serving an estimated city population of 68,000. In addition to the sworn officers, RCPD includes 25 administrative and support staff in areas such as criminal investigations, parking enforcement and other services. The sworn police position numbers vary due to ongoing hiring initiatives and current vacancies.

To manage the increased workload with the proposed annexation, RCPD estimates that it will need a total of 6 additional officers to ensure adequate public safety to all areas of the city. As of the date of this report, RCPD has thirteen vacant positions, and it is very unlikely that it will fill the additional 6 positions to coincide with the annexation schedule, and therefore are proposing that the additional 6 officers be added over two years, as 3 officers per year.

When the annexation is complete, Rockville will be the only municipality in Maryland with three Metro stations on the red line. RCPD will continue to coordinate with MCPD and MTPD to increase cooperation and develop strategies to ensure equitable police services at the three Metro stations and city wide.

a) Fire, Rescue and Emergency Medical Services

Montgomery County Fire and Emergency Services (MCFRS) provides fire and disaster protection to the WMATA properties and will continue to do so after annexation, as this service is a county function. This area is primarily served by Fire and Rescue Station 8 at 801 Russell Avenue, which is in the City of Gaithersburg to the north, and Station 28 at 7272 Muncaster Mill Road, which is northeast of the property. Station 3, at 380 Hungerford Drive is also available to supplement the services. Additional resources from other fire-rescue stations are available to respond to the Plan area as needed.

The Montgomery County Fire and Rescue Service (MCFRS) has determined that a future fire-rescue station with emergency medical services (EMS) is needed for the Shady Grove area and recommended the vacant property at the southeast intersection of MD 355 and Shady Grove Road for the facility. The proposed location would provide access to the Plan area, as well as to the surrounding Rockville and Gaithersburg communities via Frederick Road, Shady Grove Road, and MD 200.

The 2006 Shady Grove Sector Plan recommended the "provision of a police facility within the Plan area, potentially co-located with the Fire and Rescue facility" (p.102). The 2021 Shady Grove Master Plan Amendment supports a substation in the Plan area (p.95), in conjunction with the recommended fire station as a public benefit for redeveloping properties within the Metro Neighborhoods.

4. School Services

The current use on the WMATA has no impact on school services, as it is intended to serve the parking, bus, Kiss and Ride, Park & Ride services to the Shady Grove Metro Station. The proposed MXTD zoning would permit a variety of uses on the property, including commercial and residential. In its current condition, the annexation itself will have no impact on schools.

The WMATA properties are in the Gaithersburg High School cluster, including Gaithersburg Middle School and Washington Grove Elementary School. The 2021 Shady Grove Master Plan Amendment recommends an elementary school at the location where the Montgomery County Public Schools (MCPS) bus depot is currently located on Crabbs Branch Way, outside the proposed annexation area. A new high school was recommended in the Gaithersburg cluster at Crown Farm site, for which expenditures are programmed in the six-year period with the MCPS FY 2025 Capital Budget and the FY2025-2030 CIP for the completion of the project in August 2027. A new elementary school, Harriet R. Tubman, recently opened in August 2022, in the Gaithersburg cluster.

If new residential development is proposed as a part of any joint development application, an evaluation of students generated by new residential development and its impact on local schools will be performed to assess the impact of any proposed residential development. If deficiencies emerge that are not adequately addressed, the project will not be permitted to move forward.

5. Parks and Recreation Services

If the property remains in its existing condition as a transit facility, no additional park and recreation facilities are proposed. However, should the Metro Access Road become a city road as a part of annexation, the road would need to be improved with landscaping and street trees per the City of Rockville standards.

Any proposed development would follow the open space requirements of the proposed MXTD zone, including requirements for public use space, that must be met with redevelopment (10% or 15% of open space if residential dwelling units are provided, and 10% of public use open space).

The 2021 Shady Grove Master Plan Amendment on p. 96 recommends that a recreation center could be located within the Metro Neighborhoods, as a public benefit for redeveloping properties as follows:

- Locate a future recreation center within the Metro Neighborhoods as the preferred location. If all the County Service Park public facilities relocate, consider the adjacent Jeremiah Park as an alternative location if an elementary school is not located at this property.
- Explore co-location for the recreation center, along with other public facilities, to minimize public expenditures and maximize efficiencies.

6. Library Services

Public libraries in Rockville are provided by Montgomery County Public Libraries (MCPL). The closest library to the Project is the Rockville Memorial Library, which is approximately 3 miles away, Twinbrook Library is approximately 4 miles away and Gaithersburg Library is about 5 miles away, although any Montgomery County resident has access to the full resources of any library branch and all online services. The American Library Association has a standard that states that there should be 1,000 square feet of library space for each 10,000 population.

Libraries continue to evolve in response to new technologies and material formats. In addition, the use of library space changes over time. There have been preliminary discussions regarding new library services in response to recently updated master plans and expected growth in the areas of Shady Grove, however, any demands for library services will need to be coordinated with MCPL.

7. Other Considerations

Stormwater Management

If annexed, all properties shall be required to pay an annual Stormwater Management Utility Fee in accordance with Section 19-116 of the City Code. The City Stormwater Management Utility Fee will replace the Water Quality Protection Charge, an annual fee assessed by the Montgomery County Department of Environmental Protection. Once annexed, the fee is required for all impervious areas, with the exception of the railroad track.

The property drains to the Crabbs Branch Regional Pond facility, east of the WMATA parcel. Montgomery County Department of Environmental Protection (MCDEP) is responsible for maintaining the regional pond and will continue to be responsible for the maintenance of the pond if the property is annexed into the city. There are also two vegetated/grass swales that are currently County assets providing treatment for the bike path along the Redland Entrance and will become the city's responsibility if the property is annexed.

Per Chapter 19 of the city code, environmental site design (ESD) to the maximum extent practicable (MEP) must be provided for all new and replaced impervious areas of any redevelopment. Providing safe conveyance of the 10-year storm and protection of other properties must also be demonstrated as part of the project plan process required for future development of the WMATA property. New development will not be approved unless it is found to be in compliance with all regulations.

Storm Drain Infrastructure

Department of Public Works staff had confirmed with Montgomery County Department of Transportation that there is no publicly maintained storm drain on the property. An existing large storm drain, and a culvert is located on the WMATA property.

If annexed and as a part of the redevelopment process, some of this private infrastructure may become the City's responsibility as part of the redevelopment approvals/agreements. The conditions of these large infrastructure pipes are unknown and may require replacement or relocation, including a 72" storm drain line that appears to be located under a portion of the WMATA parking garage. Further coordination and investigation will be required to understand the implications during the redevelopment process.

Environmental Considerations

The site contains one sensitive feature, a stream corridor and associated wetlands that bisect the stream. The stream is an unmapped Montgomery County floodplain. As a part of any development process, the applicant must confirm with floodplain requirements as outlined in Section 10-5(d) of the City Code. As a part of the redevelopment process, it will also be the applicant's responsibility to obtain all necessary Federal, State and/or local approvals or permits for work within waters of the U.S., or 100-year Floodplain prior to issuance of a City Floodplain Permit.

Conclusion

The annexation of the WMATA Property, is consistent with the Municipal Growth Element of the City's Comprehensive Master Plan. A zone of MXTD would be consistent with City policies and is recommended for the WMATA Property.

Rockville is able to support the city provided public facilities and services that will be needed pursuant to annexation. Similarly, the County is able to support the services that it provides.

Both WMATA and Montgomery County would like to see high density development take place on the WMATA site as soon as possible. The primary advantages of annexing the WMATA site for Rockville would be the tax revenue that will be generated by future new development and add to the City's tax base, and including a third Metro Station within the city limit will also add to its branding and economic development goals.

A potential disadvantage of annexing the WMATA property is that development does not take place in the near future, and no revenue is generated since the WMATA properties are in the tax-exempt category. There is also the added cost to the City to provide services to the property, including additional police officers to provide services, once annexed.

Enclosed

Exhibit A – Metes and Bounds Property Description with a Survey Map

EXHIBIT A

October 24, 2022

DESCRIPTION OF

THE LAND OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA)

TAX ID. 09-03055594
LIBER 5132 FOLIO 157
LIBER 5422 FOLIO 251
LIBER 5422 FOLIO 256
LIBER 5498 FOLIO 485
LIBER 5538 FOLIO 791
LIBER 5577 FOLIO 568
LIBER 11210 FOLIO 498
LIBER 12437 FOLIO 458
TAX ID. 09-02838665
LIBER 8863 FOLIO 776
TAX ID. 09-02182384
LIBER 5465 FOLIO 304
LIBER 5504 FOLIO 183
LIBER 5841 FOLIO 39

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

BEING part of the property described in a Declaration of Taking conveyed by Virginia Casey Visnich, et al., to Washington Metropolitan Area Transit Authority by a deed recorded May 16, 1978 among the Land Records of Montgomery County, Maryland in Liber 5132 at Folio 157; and the property described in a deed conveyed by Thos. Somerville Co., to Washington Metropolitan Area Transit Authority, dated October 24, 1979 and recorded among said Land Records in Liber 5422 at Folio 251; and the property described in a deed conveyed by Thos. Somerville Co., to Washington Metropolitan Area Transit Authority, dated October 24, 1979 and recorded among said Land Records in Liber 5422 at Folio 256; and the property described in a deed conveyed by Miller Building Supply Co., Inc., to Washington Metropolitan Area Transit Authority, dated March 13, 1980 and recorded among said Land Records in Liber 5498 at Folio 485; and part of the property described in a deed conveyed by The Baltimore and Ohio Railroad Company, to Washington Metropolitan Area Transit Authority, dated August 21, 1979 and recorded among said Land Records in Liber 5538 at Folio 791; and the property described in a deed conveyed by Reed Brothers Dodge, Incorporated, to Washington Metropolitan Area Transit Authority, dated September 16, 1980 and recorded among said Land Records in Liber 5577 at Folio 568; and the fee simple property described in a deed conveyed by Montgomery County, to Washington Metropolitan Area Transit Authority, dated March 12, 1992 and recorded among said Land Records in Liber 11210 at Folio 498; and the property described in a deed conveyed by CSX Transportation, Inc., to Washington Metropolitan Area Transit Authority, dated February 14, 1994 and recorded among said Land Records in Liber 12437 at Folio 458; and part of the property described in a deed conveyed by Montgomery County,

to Washington Metropolitan Area Transit Authority, dated March 30, 1988 and recorded among said Land Records in Liber 8863 at Folio 776; and the property described in a Declaration of Taking conveyed by Thos. Somerville Co., et al., to Washington Metropolitan Area Transit Authority by a deed recorded January 9, 1980 among said Land Records in Liber 5465 at Folio 304; and part of the property described in a deed conveyed by Maryland National Bank and Loretta Mobley, trustees, to Washington Metropolitan Area Transit Authority, dated April 2, 1980 and recorded among said Land Records in Liber 5504 at Folio 183, saving and excepting therefrom that portion dedicated for public right of way of Redland Road as shown on Montgomery county Right of Way Plat No. 784; and the fee simple property described in a deed conveyed by Potomac Electric Power Company and The Riggs National Bank of Washington, D.C., to Washington Metropolitan Area Transit Authority, dated February 23, 1982 and recorded among said Land Records in Liber 5841 at Folio 39; and also including lands of CSX Transportation, Inc. (formerly Baltimore and Ohio Railroad); and all being more particularly described in one piece in the 1971 U. S. Coast & Geodetic Survey bearing datum as follows;

BEGINNING for the same at a point on the easterly line of Maryland Route 355, Frederick Road (variable width); said point being at Station 255+96.48 per baseline shown on Maryland State Highway Right of Way Plat No. 44321; said point also being at the beginning of the North 02°01’14” West 47.48 foot line as shown on a plat titled “Parcel N, Derwood” which is recorded in Plat No. 20049; thence running with said easterly line of Maryland Route 355, Frederick Road

1. North 52°51'00" West for a distance of 140.04 feet to a point at the end of the South 77°34’46” West 46.25 foot line as shown on a plat titled “Parcel B, Derwood Reed’s Addition” which is recorded in Plat No. 24582; thence running reversely with said land the following three (3) courses and distances

2. North 77°35'45" East for a distance of 46.22 feet to a point; thence

3. North 38°42'27" East for a distance of 506.59 feet to a point; thence

4. North 51°17'33" West for a distance of 30.00 feet to a point at the end of the South 30°04’08” East 110.49 foot line as shown in a deed to Montgomery County, Maryland dated June 22, 1981 and recorded among said Land Records in Liber 5718 at Folio 807; thence running reversely with said land the following five (5) courses and distances

5. North 30°04'08" West for a distance of 110.49 feet to a point; thence

6. North 12°37'57" West for a distance of 64.03 feet to a point; thence

7. North 47°21'37" East for a distance of 245.92 feet to a point; thence

8. North 33°38'32" West for a distance of 628.88 feet to a point; thence

9. North 29°19'29" West for a distance of 144.51 feet to a point at the end of the South 35°24’27” East, 977.60 foot line as shown in a deed to Montgomery County, Maryland recorded August 1, 1979 among said Land Records in Liber 5369 at Folio 441; thence running reversely with said land the following three (3) courses and distances

10. North 35°23'20" West for a distance of 977.60 feet to a point; thence

11. 411.69 feet along the arc of a curve to the right, having a radius of 1000.00 feet, a delta angle of 23°35'17" and a chord bearing of North 23°35'42"W for a distance of 408.79 feet to a point;

thence

12. 513.38 feet along the arc of a curve to the right, having a radius of 362.00 feet, a delta angle of 81°15'18" and a chord bearing of North 28°49'36"E for a distance of 471.42 feet to a point; thence departing the lines described in said deed and running in, through, over and across said land as described in said Liber 11210 at Folio 498 the following four (4) courses and distances

13. North 25°27'48" West for a distance of 13.17 feet to a point; thence

14. 519.01 feet along the arc of a curve to the right, having a radius of 380.00 feet, a delta angle of 78°15'20" and a chord bearing of South 74°18'09"E for a distance of 479.60 feet to a point; thence

15. South 33°22'56" East for a distance of 512.26 feet to a point; thence

16. South 37°04'35" East for a distance of 181.80 feet to a point at the beginning of the South 29°04’59” East 170.82 foot line as shown in a deed to Maryland Waste Disposal Authority dated December 27, 1990 and recorded in said Land Records in Liber 11192 at Folio 356; thence running with said lands the following three (3) courses and distances

17. South 28°49'52" East for a distance of 170.73 feet to a point; thence

18. South 35°30'07" East for a distance of 232.46 feet to a point; thence

19. South 37°31'47" East for a distance of 265.55 feet to a point intersecting the southwesterly right of way line of CSX Transportation, Inc. as shown in a deed of inquisition to the Baltimore and Ohio Railroad company recorded in said Land Records in Liber EBP 31 at Folio 249; thence with said southwesterly line

20. South 31°46'48" East for a distance of 142.26 feet to a point; thence leaving said southwesterly line and running in, through, over and across the property of said CSX Transportation, Inc. for a new line of division

21. North 58°13'12" East for a distance of 65.70 feet to a point on the northeasterly right of way line of said CSX Transportation, Inc; said point also being the southwesterly corner of the lands acquired by Washington Metropolitan Area Transit Authority from Montgomery County in said Liber 8863 at Folio 776; said land being part of the land conveyed from Eugene B. Casey and Virginia K. Casey Visnich to Montgomery County, Maryland, by deed dated February 25, 1974, and recorded among said Land Records in Liber 4499 at Folio 180; thence running with the northerly lines of said Liber 8863 at Folio 776 and thence reversely with the southerly lines shown on a plat titled “Parcel A, Block A, Parcel A, Block D, West Side At Shady Grove Metro” which is recorded in Plat No. 24942 and thence reversely with the southerly lines shown on a plat titled “Lot 1, Block A, West Side At Shady Grove Metro” which is recorded in Plat No. 24998 the following five (5) courses and distances

22. North 41°37'26" East for a distance of 162.30 feet to a point; thence

23. North 65°50'10" East for a distance of 375.64 feet to a point; thence

24. North 60°07'32" East for a distance of 251.23 feet to a point; thence

25. North 65°50'10" East for a distance of 165.65 feet to a point; thence

26. North 53°18'55" East for a distance of 239.36 feet to a point on the southwesterly line of Crabbs Branch Way; thence with said southwesterly line

27. South 65°08'08" East for a distance of 243.59 feet to a point intersecting the first or North 29°28’36” East 1088.11 foot line as shown in a deed conveyed by Maryland National Bank and Loretta Mobley, trustees to Montgomery County, Maryland, dated April 29, 1980 and recorded in said Land Records in Liber 5513 at Folio 844; thence running reversely with said deed the following three (3) courses and distances

28. South 29°29'25" West for a distance of 46.79 feet to a point; thence

29. 184.81 feet along the arc of a curve to the left, having a radius of 500.00 feet, a delta angle of 21°10'40" and a chord bearing of South 03°16'59"W for a distance of 183.76 feet to a point; thence

30. South 31°48'01" East for a distance of 1114.29 feet to a point on the northerly line of Redland Road as shown on Montgomery County Right of Way Plat No. 784; thence with said northerly lines the following six (6) courses and distances

31. 100.73 feet along the arc of a curve to the right, having a radius of 1220.00 feet, a delta angle of 4°43'50" and a chord bearing of South 51°54'45"W for a distance of 100.70 feet to a point; thence

32. South 35°43'20" East for a distance of 9.62 feet to a point; thence

33. 71.63 feet along the arc of a curve to the right, having a radius of 1230.00 feet, a delta angle of 3°20'12" and a chord bearing of South 55°56'30"W for a distance of 71.62 feet to a point; thence

34. South 57°36'36" West for a distance of 98.02 feet to a point; thence

35. North 31°47'11" West for a distance of 0.13 feet to a point; thence

36. South 57°37'02" West for a distance of 889.23 feet to a point on the northeasterly right of way line of said CSX Transportation, Inc; thence leaving said northeasterly line and running in, through, over and across the property of said CSX Transportation, Inc. for a new line of division

37. South 58°11'58" West for a distance of 80.04 feet to a point on the southwesterly right of way line of said CSX Transportation, Inc; thence with said right of way the following two (2) courses and distances

38. South 31°48'02" East for a distance of 537.02 feet to a point; thence

39. South 32°48'07" East for a distance of 154.65 feet to a point at the end of the North 32°36’28” East 287.00 foot line of Parcel N as shown on a plat titled “Parcels G, H, L, M, N, & Q, Derwood, Sommerville’s Addition” which is recorded among said Land Records in Plat No. 9526; thence reversely with said line

40. South 32°37'21" West for a distance of 89.78 feet to a point; thence running in, through, over and across said Parcel N the following five (5) courses and distances

41. North 34°20'43" West for a distance of 342.61 feet to a point; thence

42. North 49°32'43" West for a distance of 52.50 feet to a point; thence

43. North 40°53'27" West for a distance of 101.27 feet to a point; thence

44. North 34°28'21" West for a distance of 150.15 feet to a point; thence

45. North 30°22'06" West for a distance of 26.72 feet to a point on the North 41°30'00" East 374.95 foot line of said Parcel N; thence running with said line

46. North 41°29'39" East for a distance of 122.68 feet to a point at the northwest corner of said Parcel N; thence with the outline of said plat and crossing Fields Road (80 feet wide) (now known as Redland Road)

47. North 31°49'03" West for a distance of 83.51 feet to a point at end of the North 41°30'00" East 398.95 foot line of Parcel Q as shown on said Plat No. 9526; thence reversely with said line

48. South 41°29'39" West for a distance of 120.45 feet to a point; thence running in, through, over and across said Parcel Q the following five (5) courses and distances

49. North 30°22'06" West for a distance of 89.15 feet to a point; thence

50. North 28°42'23" West for a distance of 185.26 feet to a point; thence

51. South 79°25'23" West for a distance of 110.49 feet to a point; thence

52. North 46°14'08" West for a distance of 72.20 feet to a point; thence

53. South 27°50'44" West for a distance of 486.79 feet to a point on the northerly line of Sommerville Drive (80 feet wide); thence with said northerly line

54. North 52°50'32" West for a distance of 20.27 feet to a point at the southwest corner of said Parcel Q; thence crossing said Sommerville Drive and with the westerly lines of Parcels M and L as shown on said plat

55. South 27°50'44" West for a distance of 436.29 feet to a point intersecting the South 52°51’06” 400.98 foot line as shown on a plat titled “Parcel T, Derwood” which is recorded in said Land Records in Plat No. 22602; thence running reversely with said line and also reversely with the northeasterly line of a plat titled “Parcel G, Derwood” which is recorded in said Land Records in Plat No. 11203

56. North 52°46'39" West for a distance of 294.24 feet to a point intersecting the South 37°09’19” West 433.68 foot line of said Plat No. 20049; thence running reversely with said plat lines the following five (5) courses and distances

57. North 37°09'30" East for a distance of 183.03 feet to a point; thence

58. North 39°10'15" West for a distance of 337.93 feet to a point; thence

59. North 79°56'47" West for a distance of 38.73 feet to a point; thence

60. South 38°42'27" West for a distance of 459.73 feet to a point; thence

61. South 02°01'05" East for a distance of 47.48 feet to the Point of Beginning.

Containing 4,704,060 sq. ft. or 107.99036 acres of land.

I hereby certify that I was in responsible charge of the preparation of this document and all the survey work reflected herein and that it was prepared in compliance with COMAR 09.13.06.03.

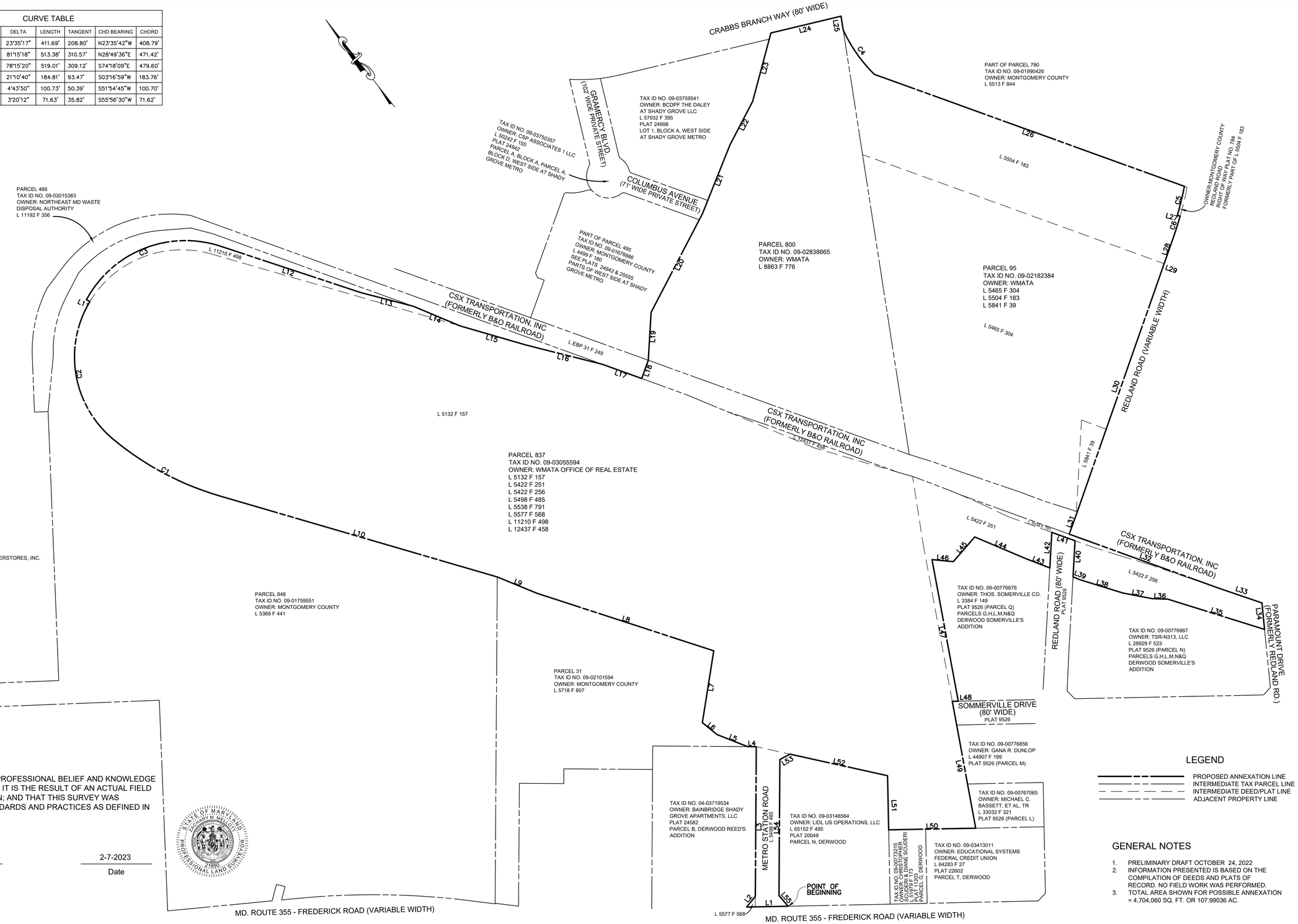
3/15/2023

Zachary M. Mellott Date
Professional Land Surveyor
Maryland Registration No. 21890
Expires 01/17/2024
For A. Morton Thomas and Associates, Inc.



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N52°51'00"W	140.04'
L2	N77°35'45"E	46.22'
L3	N38°42'27"E	506.59'
L4	N51°17'33"W	30.00'
L5	N30°04'08"W	110.49'
L6	N12°37'57"W	64.03'
L7	N47°21'37"E	245.92'
L8	N33°38'32"W	628.88'
L9	N29°19'29"W	144.51'
L10	N35°23'20"W	977.60'
L11	N25°27'48"W	13.17'
L12	S33°22'56"E	512.26'
L13	S37°04'35"E	181.80'
L14	S28°49'52"E	170.73'
L15	S35°30'07"E	232.46'
L16	S37°31'47"E	265.55'
L17	S31°46'48"E	142.26'
L18	N58°13'12"E	65.70'
L19	N41°37'26"E	162.30'
L20	N65°50'10"E	375.64'
L21	N60°07'32"E	251.23'
L22	N65°50'10"E	165.65'
L23	N53°18'55"E	239.36'
L24	S65°08'08"E	243.59'
L25	S29°29'25"W	46.79'
L26	S31°48'01"E	1114.29'
L27	S35°43'20"E	9.62'
L28	S57°36'36"W	98.02'
L29	N31°47'11"W	0.13'
L30	S57°37'02"W	889.23'
L31	S58°11'58"W	80.04'
L32	S31°48'02"E	537.02'
L33	S32°48'07"E	154.65'
L34	S32°37'21"W	89.78'
L35	N34°20'43"W	342.61'
L36	N49°32'43"W	52.50'
L37	N40°53'27"W	101.27'
L38	N34°28'21"W	150.15'
L39	N30°22'06"W	26.72'
L40	N41°29'39"E	122.68'
L41	N31°49'03"W	83.51'
L42	S41°29'39"W	120.45'
L43	N30°22'06"W	89.15'
L44	N28°42'23"W	185.26'
L45	S79°25'23"W	110.49'
L46	N46°14'08"W	72.20'
L47	S27°50'44"W	486.79'
L48	N52°50'32"W	20.27'
L49	S27°50'44"W	436.29'
L50	N52°46'39"W	294.24'
L51	N37°09'30"E	183.03'
L52	N39°10'15"W	337.93'
L53	N79°56'47"W	38.73'
L54	S38°42'27"W	459.73'
L55	S02°01'05"E	47.48'

CURVE TABLE						
CURVE NO.	RADIUS	DELTA	LENGTH	TANGENT	CHD BEARING	CHORD
C1	1000.00'	23°35'17"	411.69'	208.80'	N23°35'42"W	408.79'
C2	362.00'	81°15'18"	513.38'	310.57'	N28°49'36"E	471.42'
C3	380.00'	78°15'20"	519.01'	309.12'	S74°18'09"E	479.60'
C4	500.00'	21°10'40"	184.81'	93.47'	S03°16'59"W	183.76'
C5	1220.00'	4°43'50"	100.73'	50.39'	S51°54'45"W	100.70'
C6	1230.00'	3°20'12"	71.63'	35.82'	S55°56'30"W	71.62'



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL BELIEF AND KNOWLEDGE THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION; AND THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES AS DEFINED IN COMAR 09.13.06.12.

Zachary M. Mellott
Professional Land Surveyor
Maryland Registration #21890
Expires 1/17/2024

2-7-2023
Date

STATE OF MARYLAND — ZACHARY M. MELLOTT — 21890 — PROFESSIONAL LAND SURVEYOR

LEGEND

- PROPOSED ANNEXATION LINE
- INTERMEDIATE TAX PARCEL LINE
- INTERMEDIATE DEED/PLAT LINE
- ADJACENT PROPERTY LINE

GENERAL NOTES

1. PRELIMINARY DRAFT OCTOBER 24, 2022
2. INFORMATION PRESENTED IS BASED ON THE COMPILATION OF DEEDS AND PLATS OF RECORD. NO FIELD WORK WAS PERFORMED.
3. TOTAL AREA SHOWN FOR POSSIBLE ANNEXATION = 4,704,060 SQ. FT. OR 107.99036 AC.

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

A. MORTON THOMAS AND ASSOCIATES, INC.
CONSULTING ENGINEERS
800 KING FARM BOULEVARD, 4TH FLOOR
ROCKVILLE, MD 20850
PHONE:(301) 881-2545 | FAX:(301) 881-0814
EMAIL: AMT1@AMTENGINEERING.COM

RES.	CS
SURV.	AMT
COMP.	CS
DES.	AMT
DRN.	CS
CHK.	ZM

DATE	REVISION	BY	APP'R.
10/24/2022	DRAFT FOR REVIEW	CS	ZM

METES AND BOUNDS SURVEY

SHADY GROVE METRO STATION

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
ROCKVILLE, MARYLAND

9TH ELECTION DISTRICT — MONTGOMERY COUNTY, MARYLAND

SCALE	CONTOUR INTERVAL	A.M.T. FILE No.
1"=150'	N/A	17-1019.004
DATE	TAX MAP No.	SHEET
OCTOBER, 2022	GS122,GS123	1