

Avalon Twinbrook Station

General Notes/Site Narrative

Property Information
 Lot/Block: Lot 1, Block E of Spring Lake Park, Halpine Subdivision
 Tax Map: G0663
 Address: 12720 Twinbrook Parkway
 Rockville, Maryland 20852
 Site Area: 4.002 +/- ac.
 Zoning: Mixed Use Business (MXB)
 Planning Area: Twinbrook Neighborhood Plan, City of Rockville Planning Area 8

Boundary & Topography:
 This survey is in the Maryland Coordinate System (NAD83/CORS96, SPCS ZONE 1900, U.S. SURVEY FEET) based on GNSS observations post-processed by the National Geodetic Survey (NGS) Online Positioning Users Service (OPUS) using base stations AF9522 (Gathersburg CORS ARP), AF7403 (U.S. Naval Observatory CORS ARP), and AF9646 (Goddard Space Center CORS ARP). The average combined scale/elevation factor for the site is 0.999943625.

All surface improvements shown hereon were located by Rodgers Consulting, Inc. in October, 2008. All property corner monumentation found was held unless otherwise shown hereon.

Streams, Floodplains & Watershed:
 There are no streams or floodplains present or within 100' of the subject site. The site is within the Rock Creek Watershed, Class I. Floodplain Information is from Floodplain Insurance Rate Map number 24031C0353D, dated Sept. 29, 2006.

Wetlands:
 There are no wetlands present on the site or within 100' of the site.

Soils:
 Soils information from the Montgomery County Soil Survey, 1995. Soils on-site are 400 - Urban Land.

Water & Sewer:
 The site is located within the City of Rockville water and sewer service area and is served by the Tabbutt Street storage tank, which has an overflow elevation of 491.0.

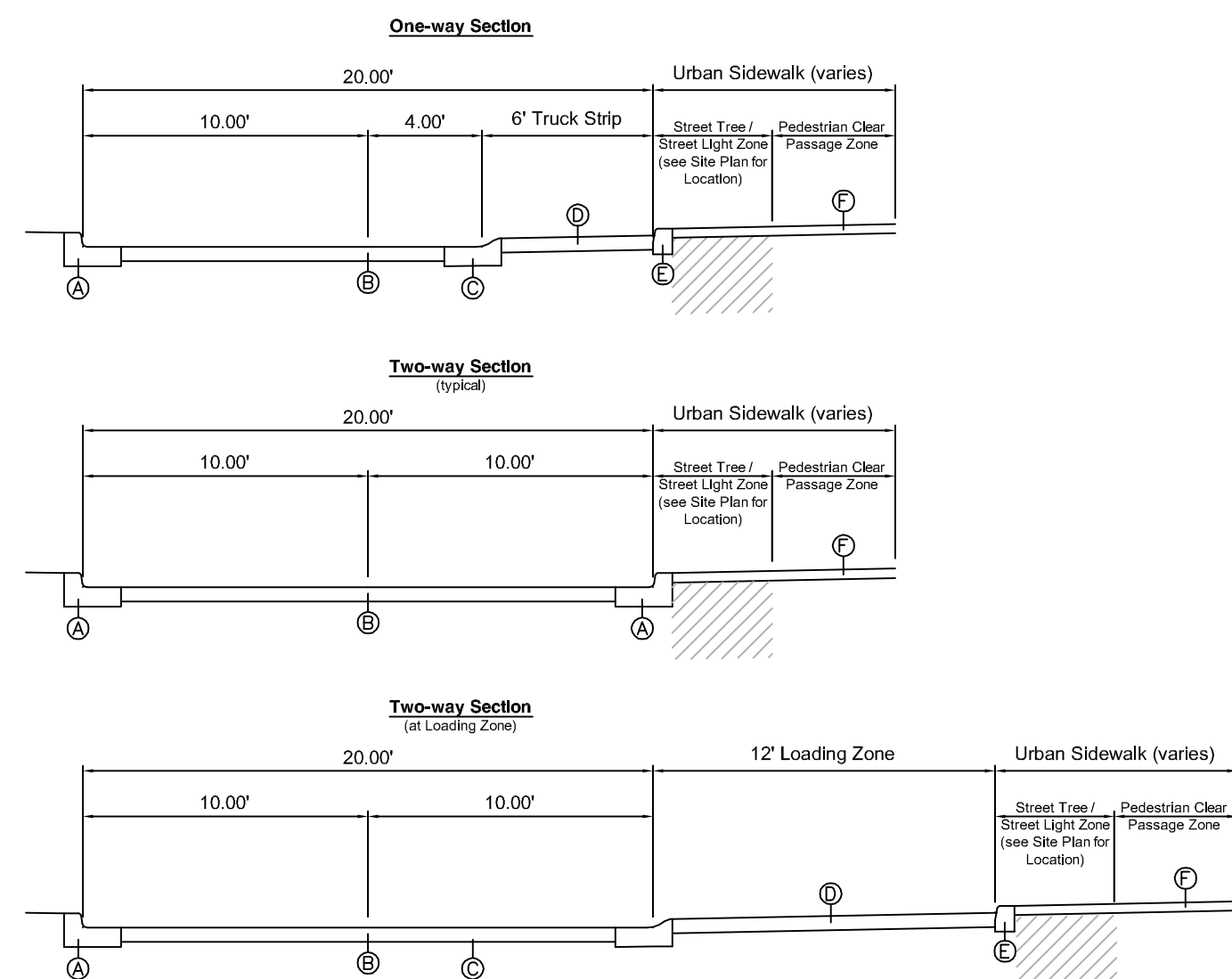
Public Schools:
 The site is within the Twinbrook Elementary, Julius West Middle, Richard Montgomery High School cluster.

Historic/Cultural:
 No references to historic assets on site or in the area were found in a review of the City of Rockville online Inventory of Properties in Historic Districts or in the Maryland Historical Trust's online Inventory.

Site Description:
 The site is located 1,200 feet (0.23 miles) east of the Twinbrook Metro station. The site is currently an office park and affiliated surface parking lot. The site is a through lot that is bordered to the west by Ardennes Avenue, including a site access point, with the Halpine Baptist Church to the northwest and the Twinbrook Station mixed-use development (under construction USE2005-00685) to the southwest is zoned PD-TC. Directly to the north, the site is bounded by a lot owned by the City that is zoned MXB. The site is bordered by an office building to the northeast, zoned MXB. To the east, the site is bordered by Twinbrook Parkway, including a site access point. The site is bordered to the south by commercial buildings and the construction site for the seven-story Uniwest office building (USE2002-00642) zoned MXE.

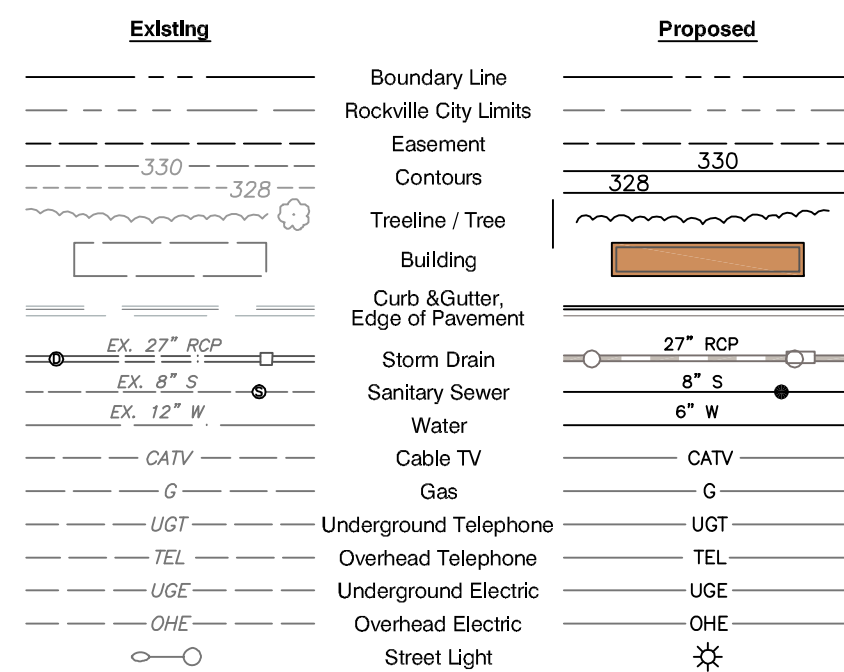
Site Utilities:
 The site is serviced by Comcast, Peppo, Verizon, Washington Gas and City of Rockville.

Trash Facilities:
 Trash and recycling facilities for the site are located within the garage.



- Concrete Curb & Gutter (MCDOT Std. MC-100.01)
- Asphalt Pavement (per Geotechnical Engineer)
- Concrete Curb & Gutter (MCDOT Std. MC-104.01)
- Stamped Concrete Pavement (per Geotechnical Engineer)
- Concrete Header Curb (MSHA Std.)
- 4" Urban Concrete Sidewalk

Site Plan Legend



Owner:
 AvalonBay Communities
 Jon Cox
 2900 Eisenhower Avenue, Suite 300
 Alexandria, VA 22314
 703.317.4767

Attorney:
 Linowes & Blocher
 Barbara Sears, Esquire
 Samantha Mazo
 7200 Wisconsin Avenue
 Bethesda, MD 20814
 301.961.5157

Civil Engineer/Landscape Architect:
 Rodgers Consulting
 Doug Wenn
 Robert Graham
 19847 Century Boulevard, Suite 200
 Germantown, MD 20874
 301.948.4700

Architect:
 SKA1 Architectural Design Group
 Brian Dreyhoff
 7735 Old Georgetown Road, Suite 1000
 Bethesda, MD 20814
 301.654.9300

Transportation Consultant:
 The Traffic Group
 Glenn Cook
 9900 Franklin Square Drive, Suite H
 Baltimore, Maryland 21236
 410.931.6600

Building Height, pursuant to Section 25.03.03.c.3 (b) (iv) - Through Lots

	datum elev.	max. mean roof elev.
For the purpose of calculating building height the main datum point will be the centerline elevation of Twinbrook Parkway at the mid-point of frontage	351.52	406.52
The secondary datum point will be the centerline elevation of Ardennes Avenue at the mid-point of frontage	347.93	402.93

Terms of Measurement and Calculation pursuant to Section 25.03.03.c.3 (b) (iv) - Through Lots

Swimming Pool Capacity

Depth	pool area (sq. ft.)	sq. ft. / person	capacity
Depth < 5'	900	10	90
Depth > 5'	0	24	0
Summary	900	900	90

Pool Deck

	pool capacity	sq. ft. / person	min. deck area (sq. ft.)
Required	90	20	1,800
Provided			3,400

Signage

	location	sign area (sq. ft.)
Entrance Monument	Twinbrook Parkway	**
Entrance Monument	Ardennes Avenue	**
Building	Building Entrance	**
Summary		250 sf (max.)

**Signs permitted in the MXTD, MXCD, MXB, and MXE Zones 25.18.14.b.1 -

(b) Total Aggregate Area - MXE and MXB Zones
 (i) The total area of all signs erected on a record lot in the MXE and MXB Zones must not exceed 250 square feet.

Bulk Standards

Development Standards, pursuant to Section 25.13.05 (b) - MXB Zone		
	Required	Provided
Building Height:	55' (max.)	55'
Public Use Space:	20% (min.)	20%
Setbacks:		
Public R/W	None required (10' min. if provided)	10'
Side (Residential)	25' or height of building, whichever is greater	n/a
Side (Non-Residential)	None required (10' min. if provided)	10'
Rear (Residential)	25' or 1/2 height of building, whichever is greater	n/a
Rear (Non-Residential)	None required (10' min. if provided)	n/a

Proposed Redevelopment

Residential Units by Type	dwelling units
Studio (Efficiency)	40
1-Bedroom (small)	60
1-Bedroom (standard)	42
2-Bedroom (small)	60
2-Bedroom (standard)	38
Summary Total	240
MPDU Units	12.5%
Market Rate Units	30
	210

Non-Residential (associated services)

	sq. ft.
Leasing Office	±1,500
Fitness Center (non-staffed)	±1,750
Clubroom	±1,000
Summary Total	±4,250

Parking

Residential Parking Requirements, pursuant to Section 25.16.03 (d)			
	dwelling units	spaces / unit	auto spaces
Studio (Efficiency)	40	1	40
1-Bedroom (small)	60	1	60
1-Bedroom (standard)	42	1	42
2-Bedroom (small)	60	1.5	90
2-Bedroom (standard)	38	1.5	57
Sub-Total Total	240	1.2 avg.	289
	dwelling units	bicycle spaces / unit	bicycle spaces
Bicycle - Short Term	240	1 / 50	5
Bicycle - Long Term	240	1 / 3	80

Non-Residential Parking Requirements, pursuant to Section 25.16.03 (d)

	sq. ft.	sq. ft. / auto space	auto spaces
Leasing Office	±1,500	300	5
Fitness Center (non-staffed)	±1,750	n/a	0
Clubroom (non-staffed)	±1,000	n/a	0
Sub-Total Total	±4,250		5
	sq. ft.	bicycle spaces / sq. ft.	bicycle spaces
Bicycle - Short Term	±4,250	2 / 40,000	1
Bicycle - Long Term	±4,250	2 / 10,000	1

Summary Parking Requirements, pursuant to Section 25.16.03 (d)

	auto spaces	bicycle - short	bicycle - long
Residential	289	5	80
Support Services	5	1	1
Summary Total	294	6	81

Summary Parking Provided

	auto spaces	bicycle - short	bicycle - long
Garage	360	n/a	81
Surface	16	6	n/a
Summary Parking Provided	376	6	81

Summary ADA Parking

	van spaces	car spaces	ADA spaces
Garage	1	6	7
Surface	1	0	1
Summary Parking Provided	2	6	8

ADA Parking requirement per ADA standards for total site parking between 301 and 400 spaces



REVISION	DATE	REVISION	DATE

Owner / Developer:
 Avalon Twinbrook Station
 AvalonBay Communities, Inc.
 2900 Eisenhower Avenue
 Suite 300
 Alexandria, Virginia 22314
 Jon Cox, Sr. V.P. Development (703) 317-4619

Cover Sheet
Site Plan
(Level 3)

RODGERS CONSULTING
 Knowledge • Creativity • Enduring Values

19847 Century Boulevard
 Suite 200
 Germantown, Maryland 20874
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 Ph: 301.359.6509 (Frederick)
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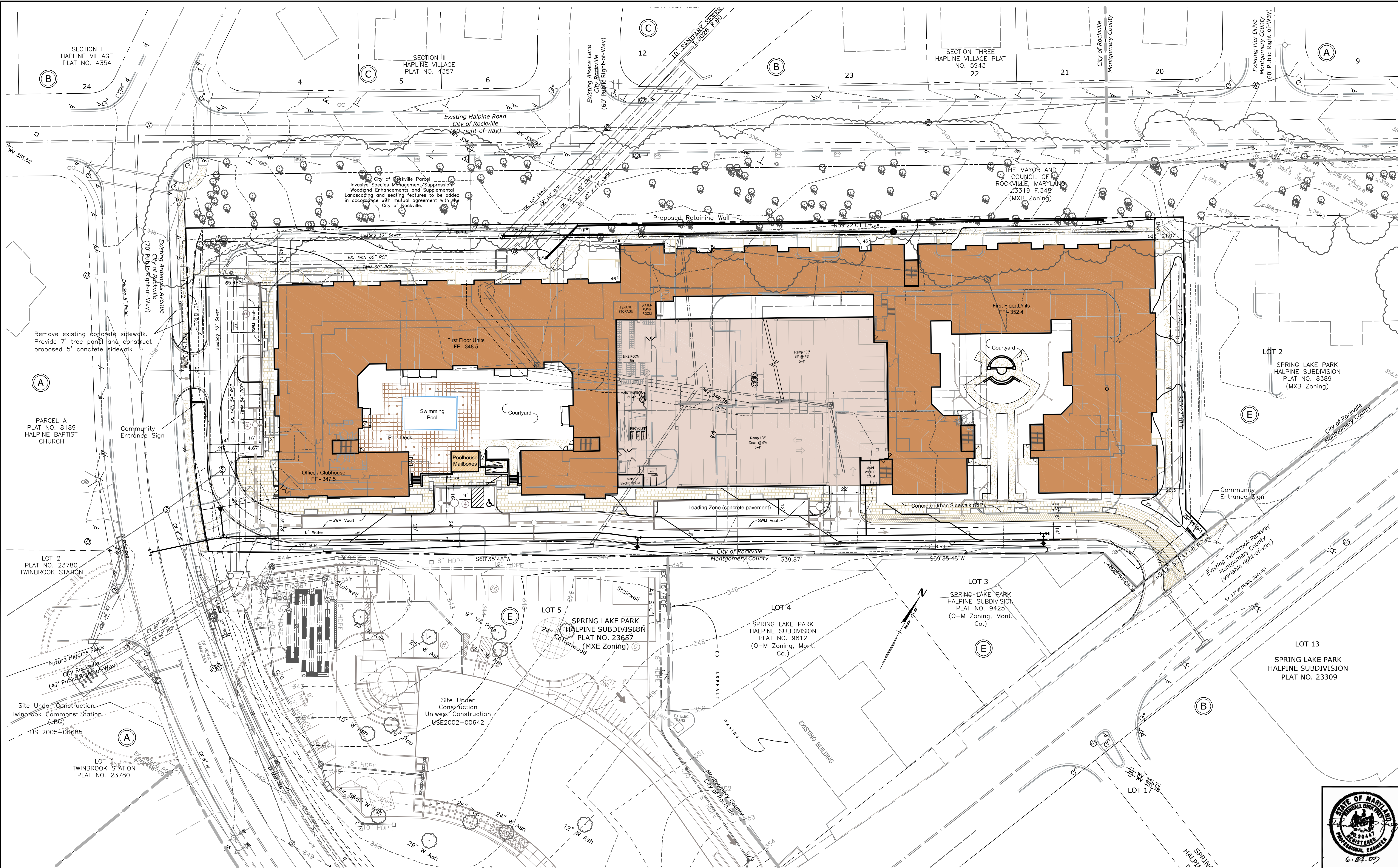
BY	DATE
BASE DATA	Field 10-2008
DESIGNED	RAG 3-2009
DRAWN	RAG 3-2009
REVIEWED	
RODGERS CONTACT:	
RELEASE FOR	
BY	DATE

Lot 1, Block E, Spring Lake Park Halpine Subdivision
Avalon Twinbrook Station
 L: 27665 F: 352
 City of Rockville, Rockville (4th) Election District,
 Montgomery County, Maryland

SCALE: 1" = 30'
 JOB No. 851-E
 DATE: March 2009
 SHEET No. 1 OF 2

PRELIMINARY NOT FOR CONSTRUCTION

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SHEET No.	2 OF 2

