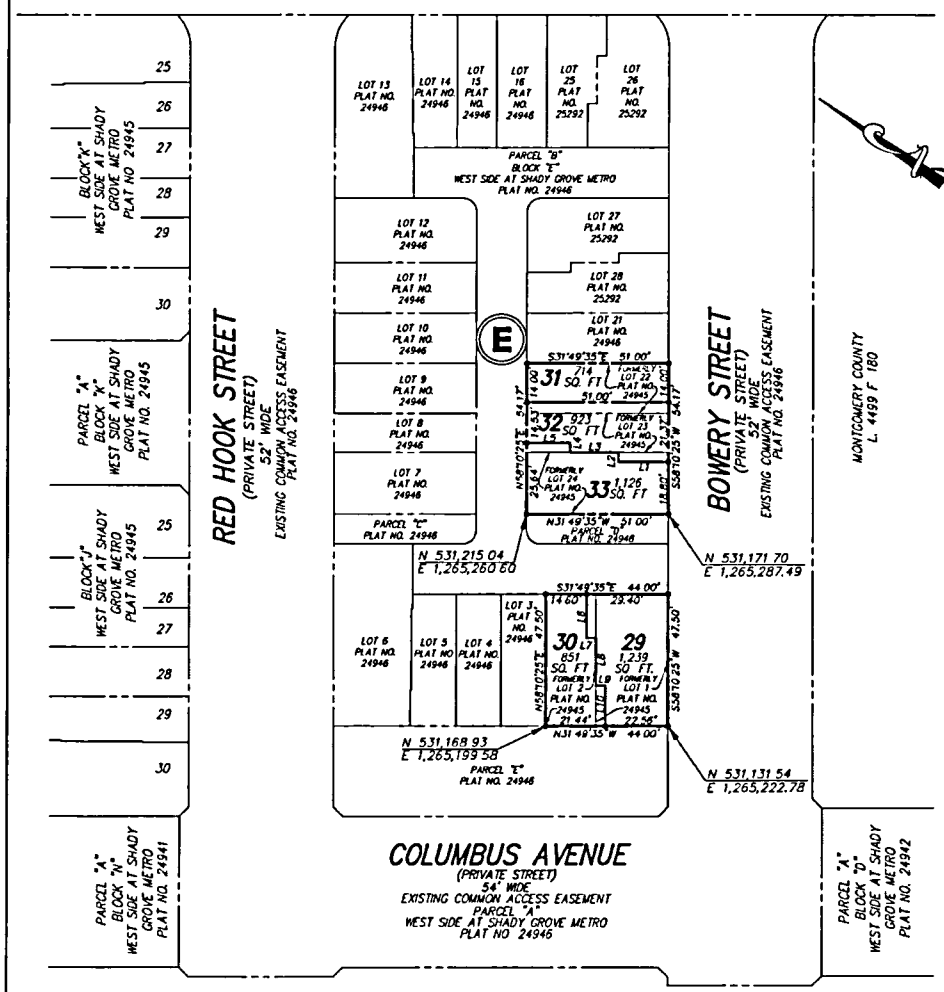
Plat Name:	**West Side at Shady Grove Metro**
Plat #:	**220181040 - 220181050**

Location:	Located on Tribeca Street and Bowery Street, approximately 200 feet south of Crabbs Branch Way
Master Plan	Shady Grove Sector Plan
Plat Details:	CRT zone; 7 lots
Owner:	CSP Associates I, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12012008B (MCPB Resolution No. 14-96), and with Site Plan No. 82013022C (Certified Site Plan dated August 6, 2018) as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.



PLAT NO. _____

NOTES:

1) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO GS 123, WSSC GRID 222 NW 08, AND ZONED CR1-1.0, C-0.25, R-0.75, H-90 T AS OF DATE OF RECORDATION OF THIS PLAT

2) HORIZONTAL DATUM SHOWN HEREON IS MARYLAND STATE PLANE GRID, NAD 83 (2011) AND IS BASED UPON THE FOLLOWING CORS STATIONS.

BASE STATIONS USED

PID	DESIGNATION	NORTHING	EASTING
DF9217	ZDC1 DC WAAS 1 CORS ARP	523,040.704	1,158,310.928
AF9646	GODE GODDARD SPACE CTR CORS ARP	493,540.708	1,361,533.087
AI7403	USNO U.S. NAVAL OBSERV CORS ARP	456,073.551	1,293,492.335
TRY 907	VIKA TRAVERSE STATION	530,825.597	1,266,420.530

DISTANCES AND COORDINATES SHOWN HEREON HAVE NOT BEEN SCALED UP TO THE LOCAL GROUND DISTANCES USING A CONVERSION FACTOR OF 1.0000408. VIKA TRAVERSE STATION 907 IS IN TRUE MARYLAND STATE PLANE GRID COORDINATES, NAD 83 (2011).

3) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

4) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

5.) THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY

6.) DEVELOPMENT OF THE PROPERTY IS CONTROLLED BY THE TERMS AND CONDITIONS AS DETERMINED BY APPROVAL BY THE MONTGOMERY COUNTY PLANNING BOARD OF PRELIMINARY PLAN NO. 120120088 ENTITLED "SHADY GROVE STATION" AS AMENDED TO DATE AND THE SITE PLAN NO. 820130220, ENTITLED "SHADY GROVE STATION, WESTSIDE" AS AMENDED TO DATE.

7.) THE SOLE PURPOSE OF THIS PLAT OF RESUBDIVISION IS TO RESUBDIVIDE LOTS 1, 2, 22, 23, & 24, BLOCK E, WEST SIDE AT SHADY GROVE METRO, PLAT NO. 24946.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF RE-SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT A CERTAIN DEED OF TRUST RECORDED IN LIBER 50242 AT FOLIO 178.

CSP ASSOCIATES I LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: EYA CSP MANAGER I, LLC
A DELAWARE LIMITED LIABILITY COMPANY
MANAGER

BY: MEGAN QUINN — DATE: 9/11/18 — WITNESS
VICE PRESIDENT

MANUFACTURERS AND TRADERS TRUST COMPANY
A NEW YORK BANKING CORPORATION

BY: TIMOTHY A. LASCKO — DATE: 9/11/18 — WITNESS
TRUSTEE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF PART OF THE LAND ACQUIRED BY CSP ASSOCIATES I LLC FROM MONTGOMERY COUNTY, MARYLAND, BY DEED DATED APRIL 28, 2015 AND RECORDED ON MAY 4, 2015 IN LIBER 50242 AT FOLIO 155; ALSO BEING A RE-SUBDIVISION OF ALL OF LOTS 1, 2, 22, 23, & 24, BLOCK E AS SHOWN ON A PLAT ENTITLED "WEST SIDE AT SHADY GROVE METRO" RECORDED AS PLAT NO 24946 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND

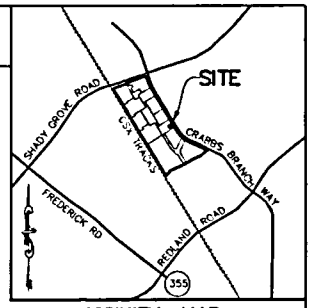
I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS DEDICATION HEREON ALL MONUMENTS AND ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS ——●—— WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED IN THIS PLAT OF RE-SUBDIVISION IS 4,853 SQUARE FEET OR 0.11141 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

9/6/18
DATE

JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21811
LICENSES EXPIRES: 5/31/20
JPRICE@VIKA.COM

AREA TABULATION

5 LOTS	4,853	SQ.FT. OR	0.11141 ACRES
TOTAL AREA	4,853	SQ.FT. OR	0.11141 ACRES



VICINITY MAP
SCALE : 1" = 2000'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N31°49'35"W	18.00'
L2	N58°10'25"E	3.42'
L3	N31°49'35"W	17.25'
L4	N58°10'25"E	3.42'
L5	N31°49'35"W	15.75'
L6	S58°10'25"W	15.79'
L7	S31°49'35"E	3.42'
L8	S58°10'25"W	17.25'
L9	S31°49'35"E	3.42'
L10	S58°10'25"W	14.50'

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

SUBDIVISION RECORD PLAT

LOTS 29 THRU 33, BLOCK E

WEST SIDE AT SHADY GROVE METRO

(BEING A RE-SUBDIVISION OF LOTS 1, 2, 22, 23, AND 24, BLOCK E, WEST SIDE AT SHADY GROVE METRO)

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: SEPTEMBER 6, 2018

VIKA

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • GEOMATICS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD, SUITE 400 • GERMANTOWN, MD 20874
(301)916-4100 • FAX (301)916-2262
GERMANTOWN, MD HERNDON, VA

#220181040

MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____ DATE
CHAIRMAN — ASST. SECRETARY TREASURER

M-NCP & PC RECORD FILE NO:

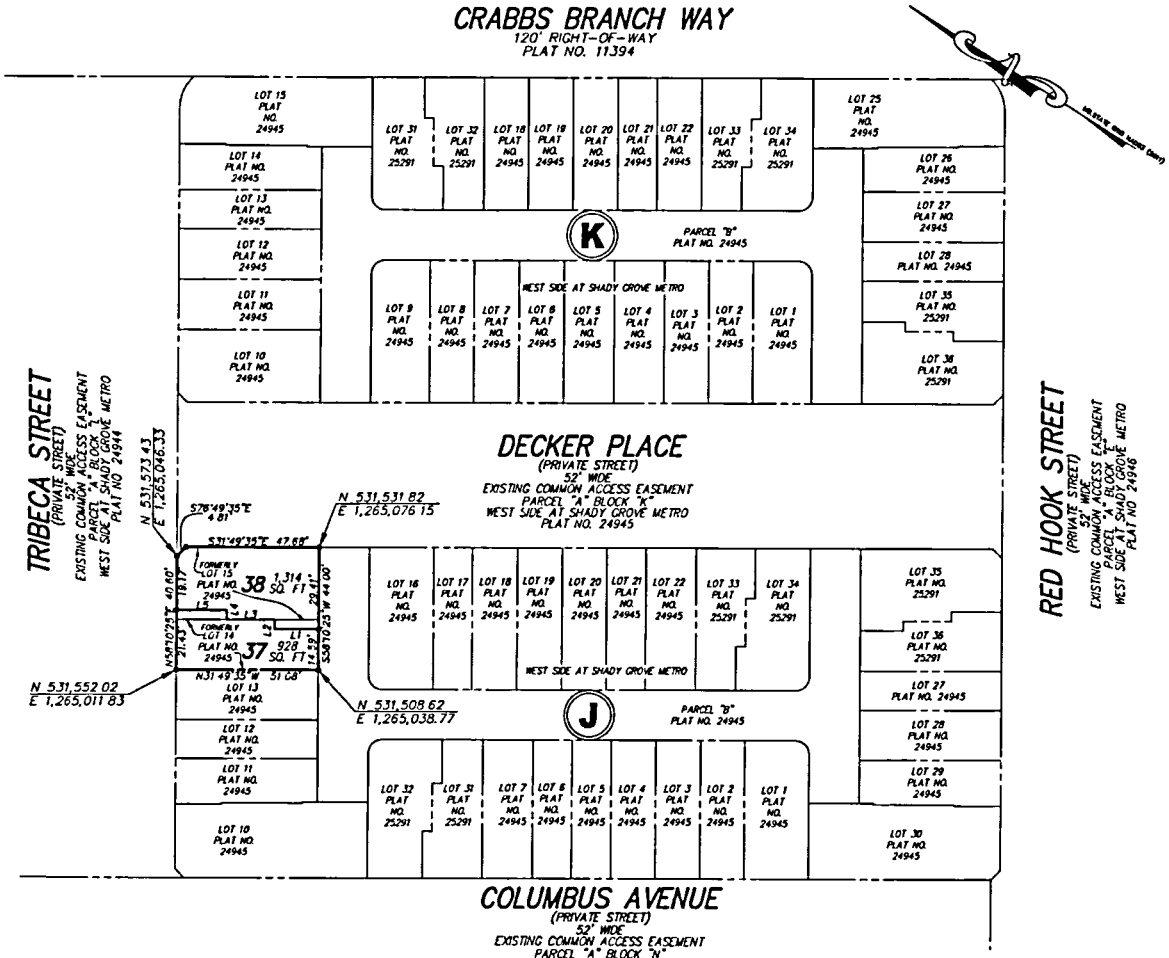
DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

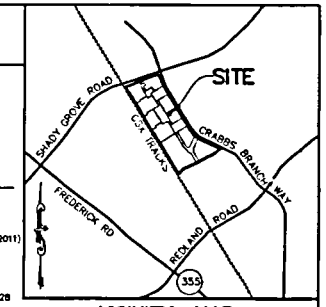
APPROVED: September 14, 2018 DATE
DIRECTOR

PLAT NO.:

DATE:

PLAT NO. _____





VICINITY MAP
SCALE : 1" = 2000'

NOTES:

1) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO GS 123, WSSC GRID 222 NW 08 AND ZONED CRT-1 0, C-0.25, R-0.75, H-90 T AS OF DATE OF RECORDATION OF THIS PLAT.

2) HORIZONTAL DATUM SHOWN HEREON IS MARYLAND STATE PLANE GRID, NAD 83 (2011) AND IS BASED UPON THE FOLLOWING CORS STATIONS.

BASE STATIONS USED

PID	DESIGNATION	NORTHING	EASTING
DF9217	ZDC1 DC WAAS 1 CORS ARP	523,040.704	1,158,310.928
AF9646	GODE GODDARD SPACE CTR CORS ARP	493,540.708	1,381,533.087
AI7403	USNO U.S. NAVAL OBSERV CORS ARP	456,073.551	1,293,492.335
TRV 907	VIKA TRAVERSE STATION	530,625.597	1,266,420.530

DISTANCES AND COORDINATES SHOWN HEREON HAVE NOT BEEN SCALED UP TO THE LOCAL GROUND DISTANCES USING A CONVERSION FACTOR OF 1.0000408. VIKA TRAVERSE STATION 907 IS IN TRUE MARYLAND STATE PLANE GRID COORDINATES, NAD 83 (2011).

3.) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

4.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

5.) THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY

6.) DEVELOPMENT OF THE PROPERTY IS CONTROLLED BY THE TERMS AND CONDITIONS AS DETERMINED BY APPROVAL BY THE MONTGOMERY COUNTY PLANNING BOARD OF PRELIMINARY PLAN NO. 120120080 ENTITLED "SHADY GROVE STATION" AS AMENDED TO DATE AND THE SITE PLAN NO. 820130220, ENTITLED "SHADY GROVE STATION, WESTSIDE" AS AMENDED TO DATE.

7.) THE SOLE PURPOSE OF THIS PLAT OF RESUBDIVISION IS TO RESUBDIVIDE LOTS 14 AND 15, BLOCK J, WEST SIDE AT SHADY GROVE METRO, PLAT NO. 24945.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF RE-SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.C OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT A CERTAIN DEED OF TRUST RECORDED IN LIBER 50242 AT FOLIO 178.

CSP ASSOCIATES I LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: EYA CSP MANAGER I, LLC
A DELAWARE LIMITED LIABILITY COMPANY
MANAGER

BY: McLEAN QUINN
VICE PRESIDENT

9/11/18
DATE

WITNESS

MANUFACTURERS AND TRADERS TRUST COMPANY
A NEW YORK BANKING CORPORATION

BY: TIMOTHY A. LASCKO
TRUSTEE

9/11/18
DATE

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT: THAT IT IS A RE-SUBDIVISION OF PART OF THE LAND ACQUIRED BY CSP ASSOCIATES I LLC FROM MONTGOMERY COUNTY, MARYLAND, BY DEED DATED APRIL 28, 2015 AND RECORDED ON MAY 4, 2015 IN LIBER 50242 AT FOLIO 155; ALSO BEING A RE-SUBDIVISION OF ALL OF LOTS 14 AND 15, BLOCK J AS SHOWN ON A PLAT ENTITLED "WEST SIDE AT SHADY GROVE METRO" RECORDED AS PLAT NO. 24945 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S DEDICATION HEREON, ALL MONUMENTS AND ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS ——●—— WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.C OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED IN THIS PLAT OF RE-SUBDIVISION IS 2,242 SQ FT OR 0.05147 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

9/6/18
DATE

JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21144
LICENSES EXPIRES: 6/31/20
JPRICE@VIKA.COM

AREA TABULATION

2 LOTS	2,242 SQ.FT.	OR	0.05147 ACRES
TOTAL AREA	2,242 SQ.FT.	OR	0.05147 ACRES

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N31°49'35"W	15.75'
L2	N58°10'25"E	3.42'
L3	N31°49'35"W	17.25'
L4	N58°10'25"E	3.42'
L5	N31°49'35"W	18.08'

MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____
DATE

CHAIRMAN — ASST. SECRETARY TREASURER

M-NCP & PC RECORD FILE NO:

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: September 14, 2018
DATE

DIRECTOR

PLAT NO.:

DATE:

SUBDIVISION RECORD PLAT

LOTS 37 AND 38, BLOCK J

WEST SIDE AT SHADY GROVE METRO

(BEING A RE-SUBDIVISION OF LOTS 14 AND 15, BLOCK J, WEST SIDE AT SHADY GROVE METRO)

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: SEPTEMBER 6, 2018

VIKA

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • GEOMATICS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE 400 • GERMANTOWN, MD 20874
(301)916-4100 • FAX (301)916-2262
GERMANTOWN, MD BALTIMORE, MD

#220181050

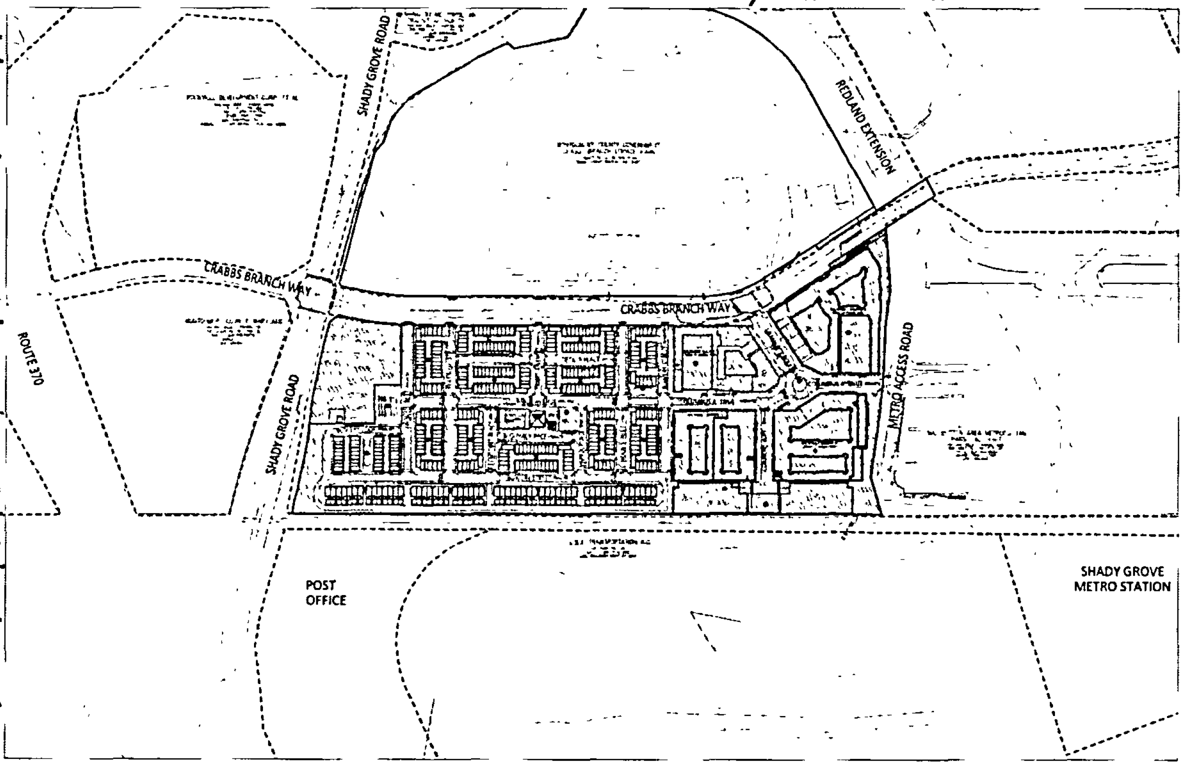
CERTIFIED SITE PLAN 82013022C

SHADY GROVE STATION

WEST SIDE

MONTGOMERY COUNTY, MARYLAND

[illegible]



LOCAL AREA MAP
1"=200'

SCALE 1"=200'

SHEET INDEX
SHEETS REVISED PER THE CURRENT AMENDMENT ARE MARKED WITH AN ASTERISK.

SHEETS ADDED PER THE CURRENT AMENDMENT ARE MARKED WITH TWO ASTERISKS.

SITE PLAN

* SP-1	COVER SHEET
SP-2A	APPROVALS
SP-2B	APPROVALS
* SP-2C	APPROVALS
* SP-3	SITE PLAN OVERALL
SP-4	SITE PLAN - 30 SCALE
SP-5	SITE PLAN - 30 SCALE
* SP-6	SITE PLAN - 30 SCALE
* SP-7	SITE PLAN - 30 SCALE
* SP-8	SITE PLAN - 30 SCALE
* SP-9	SITE PLAN - 30 SCALE
SP-10	SITE PLAN - 30 SCALE
SP-11	PUBLIC USE SPACE EXHIBIT
SP-12	RECREATION FACILITIES PLAN
P 1 2	PLACEMAKING EXHIBITS

LANDSCAPE, HARDSCAPE, & PHOTOMETRIC PLAN

* COMP	OVERALL LANDSCAPE & HARDSCAPE
LP-1	30 SCALE LANDSCAPE & HARDSCAPE
LP-2	30 SCALE LANDSCAPE & HARDSCAPE
LP-3	30 SCALE LANDSCAPE & HARDSCAPE
* LP-4	30 SCALE LANDSCAPE & HARDSCAPE
* LP-5	30 SCALE LANDSCAPE & HARDSCAPE
* LP-6	30 SCALE LANDSCAPE & HARDSCAPE
LP-7	30 SCALE LANDSCAPE & HARDSCAPE
* LP-8	5-SCALE ENLARGEMENTS
* LP-9	LANDSCAPE & HARDSCAPE DETAILS
LP-10	LANDSCAPE & HARDSCAPE DETAILS
LP-11	LANDSCAPE & HARDSCAPE DETAILS
** LP-12	30 SCALE LANDSCAPE AND HARDSCAPE PLANS AND DETAILS
PH-1-8	PHOTOMETRIC PLANS

BUILDING A LANDSCAPE PLAN

** L1.00	OVERALL PLAN
** L1.01	HARDSCAPE PLAN
** L1.02	HARDSCAPE PLAN
** L1.06	LAYOUT ENLARGEMENTS
** L3.01	HARDSCAPE DETAILS
** L3.02	HARDSCAPE DETAILS
** L3.03	HARDSCAPE DETAILS
** L5.01	LANDSCAPE PLAN - AREA 1
** L5.02	LANDSCAPE PLAN - AREA 2
** L5.03	LANDSCAPE PLAN - AREA 3
** L5.06	TREE PIT PLANTING PLANS
** L6.01	LANDSCAPE DETAILS & PLANT SCHEDULE

ARCHITECTURAL PLANS

MULTI-FAMILY BUILDINGS

A0.1	SHEET INDEX
A1.0	CONCEPTUAL SITE PLAN
A1.1 1.2	CONCEPTUAL PERSPECTIVE

BUILDING A

A2a.0-2a.3	ELEVATIONS
A3a.0-3a.6	BUILDING PLANS
A4a.0-4a.3	PERSPECTIVES

BUILDING B

A2b.0-2b.2	ELEVATIONS
A3b.0-3b.5	BUILDING PLANS
A4b.0-4b.3	PERSPECTIVES

BUILDING C

A2c.0-2c.2	ELEVATIONS
A3c.1-3c.4	BUILDING PLANS
A4c.0-4c.2	PERSPECTIVES

BUILDING D

* A2d.0-2d.2	ELEVATIONS
* A3d.0-3d.7	BUILDING PLANS
* A4d.0-4d.2	PERSPECTIVES
** A7d.0-7d.2	DETAIL STUDIES

TOWNHOUSES

A001	COVER
A002	RENDERING 1
A003	RENDERING 2
A100-102	STYLE 1 TOWNHOMES
A110-112	STYLE 2 TOWNHOMES
A120-122	STYLE 3 TOWNHOMES
A130	STYLE 4 & 5 TOWNHOMES
A131	STYLE 4 TOWNHOMES
A132	STYLE 5 TOWNHOMES
A133-141	STYLE 4 & 5 TOWNHOMES
A150	RENDERING 3

FOREST CONSERVATION PLAN 82013022B/ MR 2014019

FCP-01	COVER SHEET
FCP-02	OVERALL FINAL FC PLAN
FCP-03	COMPOSITE FINAL FC PLAN
FCP-04	DETAILED FINAL FC PLAN
FCP-05	DETAILED FINAL FC PLAN
FCP-06	DETAILED FINAL FC PLAN
FCP-07	DETAILED FINAL FC PLAN
FCP-08	DETAILED FINAL FC PLAN
FCP-09	DETAILED FINAL FC PLAN
FCP 10	DETAILED FINAL FC PLAN
FCP 11	DETAILED FINAL FC PLAN
FCP-12	DETAILED FINAL FC PLAN
FCP-13	DETAILED FINAL FC PLAN
FCP-14	DETAILED FINAL FC PLAN
FCP 15	DETAILED FINAL FC PLAN
FCP 16	DETAILED FINAL FC PLAN
FCP 17	NOTES & DETAILS

INSPECTION SCHEDULE - PHASE 1

[illegible]

INSPECTION SCHEDULE - PHASE 2

[illegible]

INSPECTION SCHEDULE - PHASE 3

[illegible]

INSPECTION SCHEDULE - PHASE 4

[illegible]

INSPECTION SCHEDULE - PHASE B

[illegible]

INSPECTION SCHEDULE - PHASE C

[illegible]

INSPECTION SCHEDULE - PHASE D

[illegible]

*LIST OF CHANGES SITE PLAN AMENDMENT 82013022C

1. TRANSFER 63 MULTI FAMILY UNITS FROM BUILDING C TO BUILDING D
2. INCREASE MAXIMUM BUILDING HEIGHT FROM 70 TO 79' ADDING ONE STORY IN SOME LOCATIONS
3. BUILDING ARCHITECTURE ELEVATIONS AMENDMENTS
4. STREETSCAPE AMENDMENTS
5. REVISE SELECT TOWNHOUSE PARTY WALLS
6. UPDATE PLANS FOR FINAL BLDG. A DESIGNS FOR
   a. STREETSCAPE DESIGN AT COLUMBUS AND GRAMERCY FOR FINAL LANDSCAPE DESIGN
   b. SECONDARY STAIR ENTRY INTO THE RETAIL AT GRAMERCY AND CRABBS BRANCH

DEVELOPER'S CERTIFICATE

[illegible]

DATE 5/15/18

REVISIONS	DATE
82013022C	5/31/18
82013022D	5/4/18
82013022B	2/9/17
82013022A	10/25/15
82013022D	1/23/14

SHADY GROVE STATION
WEST SIDE

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SITE PLAN
82013022C

SITE PLAN
COVER SHEET

SP 1

DATA TABLE

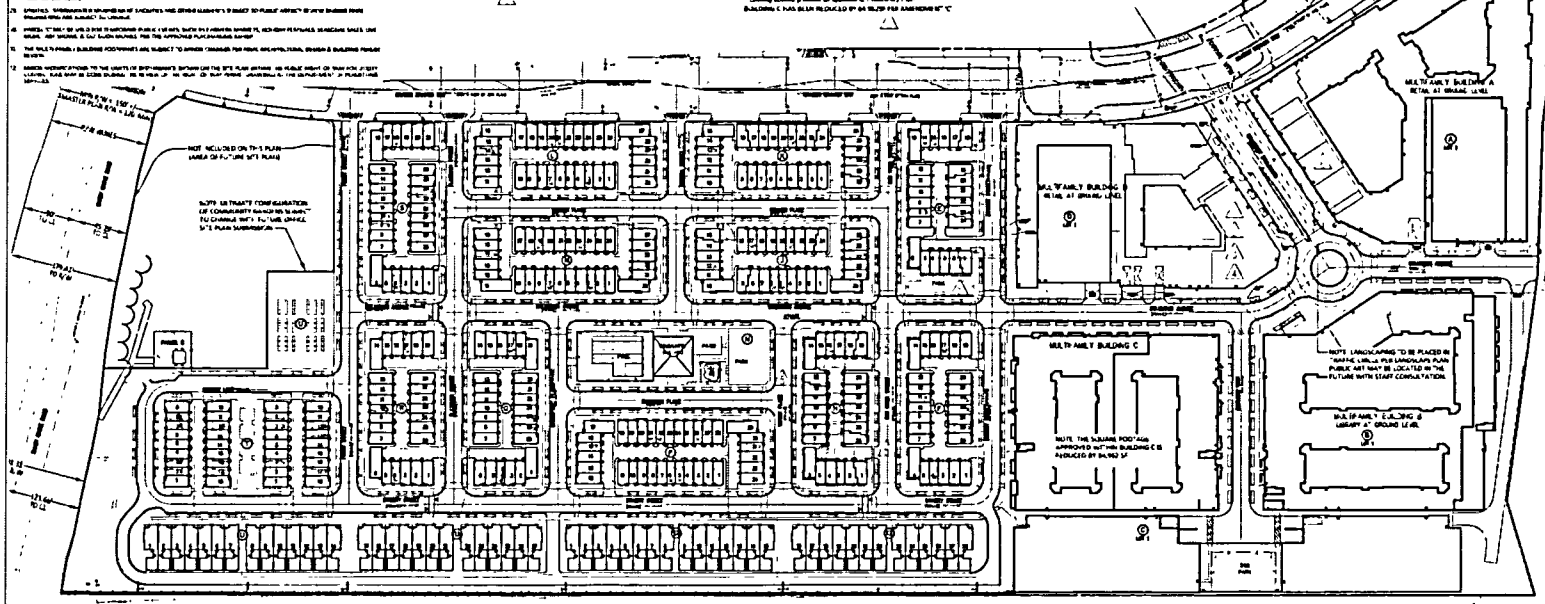
PARKING TABULATIONS

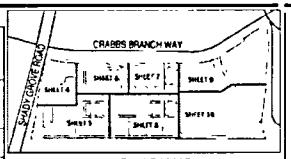
TDR CHARTS

GENERAL NOTES

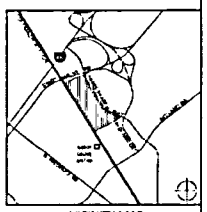
OFF-STREET PARKING & LOADING

DEVELOPMENT PHASES





KEY MAP
SCALE 1" = 1000'



VICINITY MAP
SCALE 1" = 2000'

*LIST OF CHANGES SITE PLAN AMENDMENT 82013022C

1. TRANSFER 63 MULTI-FAMILY UNITS FROM BUILDING C TO BUILDING D
2. INCREASE MAXIMUM BUILDING HEIGHT FROM 70' TO 79' ADDING ONE STORY IN SOME LOCATIONS
3. BUILDING ARCHITECTURE ELEVATIONS AMENDMENTS
4. STREETSCAPE AMENDMENTS
5. REVISE SELECT TOWNHOUSE PARTY WALLS
6. UPDATE PLANS FOR FINAL BLDG. & DESIGN PDP:
   a. STREETSCAPE DESIGN AT COLUMBUS AND GRAMERCY FOR FINAL LANDSCAPE DESIGN
   b. SECONDARY STAIR ENTRY INTO THE RETAIL AT GRAMERCY AND CRABBS BRANCH

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FIRST PARTS OF THIS SITE PLAN APPROVAL NO. 82013022C INCLUDING APPROVED CONDITIONS, DRAWINGS, PROGRAMS, AND CERTIFIED SITE PLAN.

NAME OF OWNER'S NAME: SHADY GROVE STATION LLC
ADDRESS: 4700 MONTGOMERY LANE, SUITE 100, BETHESDA, MD 20814
PHONE: 301-654-8000
SIGNATURE: [illegible] DATE: 7/15/19

VIKA

STUDIOS ASSOCIATES
ARCHITECTS
LEGGETT GROUP
ATTORNEY
LINOWES & BLOCHER
TRAFFIC ENGINEER
WELLS & ASSOCIATES
PLANNING, CIVIL ENGINEERS & LANDSCAPE ARCHITECT
VIKA MARYLAND, LLC
LIGHTING CONSULTANT
ENTSAFANE LIGHTING
BUILDING & LANDSCAPE SPECIFICATIONS
LANDSCAPE

REVISIONS

SHADY GROVE STATION
WEST SIDE

SITE PLAN 82013022C

SITE PLAN COMPOSITE

DRAWN BY: SHG
DESIGNED BY: LMM
DATE: 07/15/2019

SHEET NO. SP 3