



Shady Grove Station Preliminary Plan No. 12012008F & Shady Grove Station West Side Site Plan No. 82013022G

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Completed: 9/18/2020

Description

Request to incorporate 7,268 square feet of approved office space; shift dwelling units between multi-family buildings and revise the unit mix; add additional parking spaces; and make corresponding changes to architectural elevations and courtyard design, with minor modifications to building footprints, streetscape, and utilities.

Location: North of Shady Grove Metro Station, south of Shady Grove Road and west of Crabbs Branch Way.

Master Plan: 2006 *Shady Grove Sector Plan*.

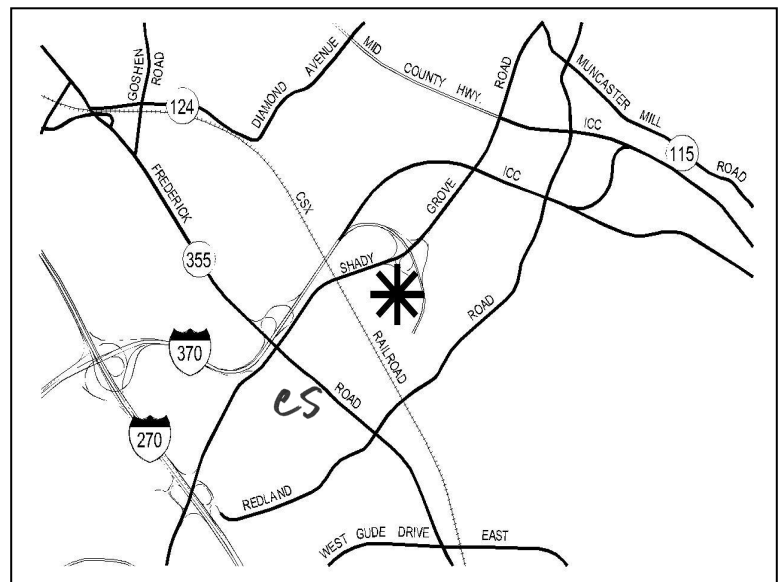
Zone: CRT-1.0 C-0.25 R-0.75 H-90T (TDR 0.89 Overlay) and CRT-0.75 C-0.25 R-0.5 H-60T (TDR Overlay 0.6).

Size: 90.34 acres.

Acceptance Date: April 7, 2020.

Applicant: EYA/CSP Associates.

Review Basis: Chapter 50, Subdivision Regulations and Chapter 59, Zoning Ordinance.



Summary

- Staff recommends approval of Preliminary Plan No. 12012008F and the Site Plan No. 82013022G.
- The proposed changes meet all development standards, and do not significantly modify the original findings of the approval.
- Staff has not received community correspondence regarding this amendment.

RECOMMENDATIONS AND CONDITIONS

Preliminary Plan No. 12012008F

Staff recommends approval of Preliminary Plan Amendment No. 12012008F. All site development elements shown on the latest electronic version of Preliminary Plan Amendment No. 12012008F submitted via ePlans as of the date of this Staff Report are required. All previously approved plans (Preliminary Plan: 120120080, 12012008A, 12012008B, 12012008C, 12012008D and 12012008E), findings, and conditions of approvals remain in full force and effect, except as modified herein:

General Approval

1. Density

This Preliminary Plan is limited to a maximum of 751 townhouse units on 751 lots, a maximum of 1,458 multi-family units on up to 119 lots (includes 109 lots for two-over-two units and ten (10) lots for multi-family buildings), 41,828 square feet of retail space on up to three (3) lots shared with multi-family units, a maximum of 7,268 square feet of office use shared with a multi-family building on one (1) lot, and 43,000 square feet of general retail development on one (1) lot. Additional lots are permitted for common areas, including parcels for private streets, clubhouses, park and school sites, and other County facilities. Ten (10) percent of the total number of residential units excluding Moderately Priced Dwelling Units (MPDUs) or resulting MPDU bonus density units must be Workforce Housing units, and fifteen (15) percent of the total number of residential units excluding Workforce House units must be MPDUs.

4. Concurrent Site Plan Approval

- a) Before clearing or grading the Subject Property, the Applicant must receive Staff certification of Site Plan No. 82013022G. The number and location of site elements including but not limited to buildings, dwelling units, on-site parking, and site circulation is determined through Site Plan review and approval.
- b) If a Site Plan for the Subject Property substantially modifies the lot or right-of-way configuration or quantities shown on this Preliminary Plan, the Applicant must obtain approval of a Preliminary Plan Amendment before Certified Site Plan.

Site Plan No. 82013022G

Staff recommends approval of Site Plan Amendment No. 82013022G. All site development elements shown on the latest electronic version of the Site Plan Amendment No. 82013022E submitted via ePlans as of the date of this Staff Report are required. All previously approved plans (820130220, 82013022A, 82013022B, 82013022C, 82013022D, 82013022E, and 82013022F), findings, and conditions of approvals remain in full force and effect, except as modified herein:

1. Preliminary Plan Conformance

The Applicant must comply with the conditions of approval for Preliminary Plan 120120080 and all subsequent Preliminary Plan Amendments.

2. Site Plan Conformance

The Applicant must comply with the conditions of approval for Site Plan 820130220 and all subsequent Site Plan Amendments.

3. Density

This Site Plan is limited to a maximum of 406 residential townhouses, 1,114 multifamily residential units (includes 100 for two-over-two units), 7,268 of office uses within Multi-Family Building D, and 41,828 square feet of non-residential (retail) development, and space for a public library.

7. Fire and Rescue

The Planning Board accepts the recommendations of the Montgomery County Fire and Rescue Service (MCFRS) Fire Code Enforcement Section in its letter dated August 4, 2020 and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCFRS may amend if the amendments do not conflict with other conditions of Site Plan approval.

10. Site Design

The exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on the architectural drawings, as determined by M-NCPPC Staff.

14. Development Program

The Applicant must construct the development in accordance with a development program table that will be reviewed and approved prior to the approval of the Certified Site Plan.

15. Certified Site Plan

Before approval of the Certified Site Plan, the following revisions must be made and/or information provided subject to Staff review and approval:

- a) Include the development program, and Site Plan resolution and other applicable resolutions on the approval or cover sheet(s).
- b) Add a note to the Site Plan stating that "M-NCPPC Staff must inspect all tree-save areas and protection devices before clearing and grading."

SITE DESCRIPTION

Vicinity

Shady Grove Station (Property or Subject Property), outlined in blue in Figure 1 below, is on the location of the former Montgomery County Service Park (CSP). Shady Grove Station is located south of Shady Grove Road, north of Redland Road, east of the CSX rail tracks, and west of the Shady Grove Metro Access Road. Crabbs Branch Way runs north-south through Shady Grove Station, dividing the area into two segments.

Immediately northeast of the intersection of Shady Grove Road and Crabbs Branch Way is the Grove Shopping Center in the CRT Zone. The David F. Bone Equipment Maintenance and Transit Operations Center (EMTOC) occupies the area northwest of the intersection of Shady Grove Road and Crabbs Branch Way in the EOF zone.

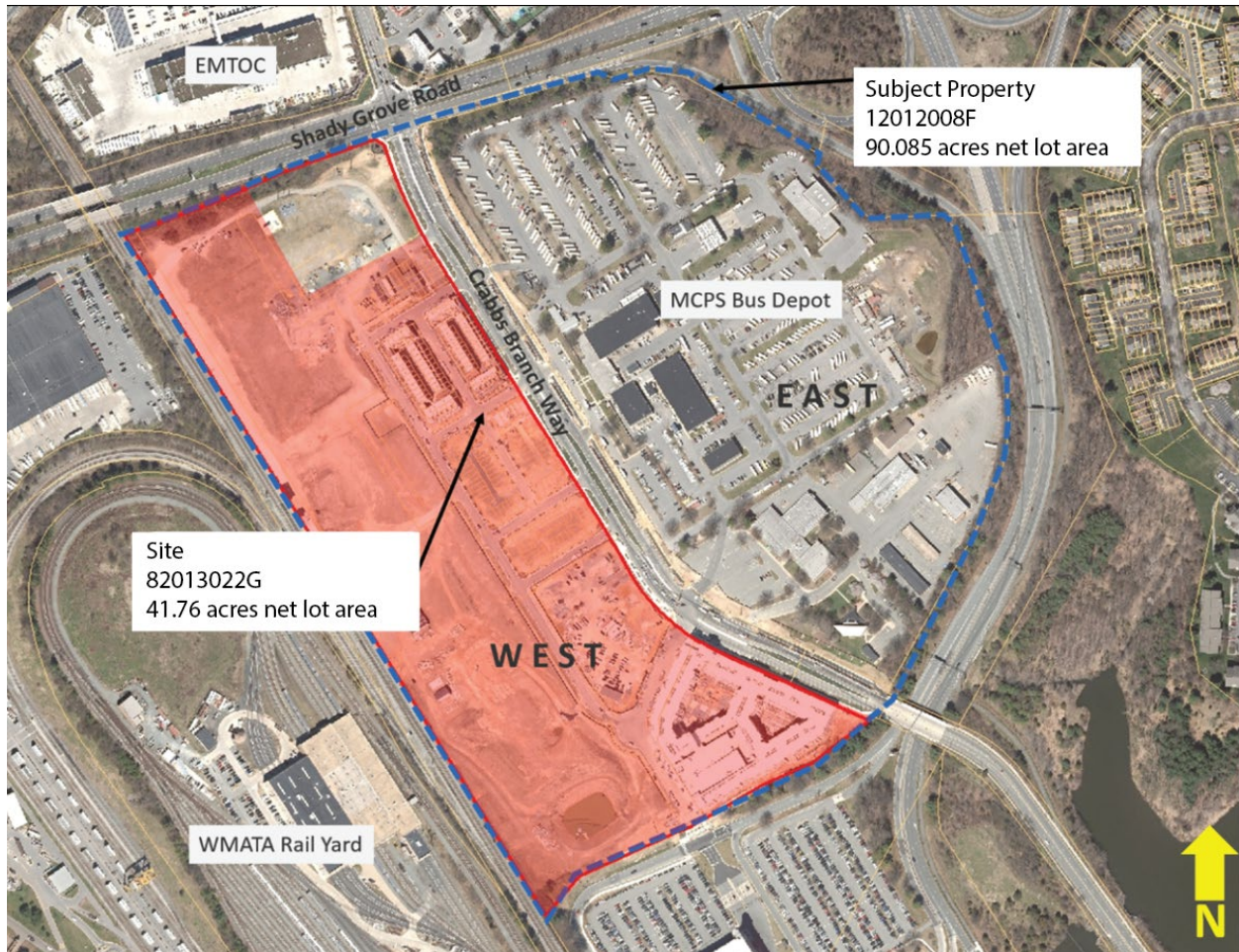


Figure 1: Vicinity (Site shown in red, Subject Property outlined in blue)

Site Analysis

Preliminary Plan No. 12012008F covers the Subject Property (Property) and is 90.085 acres, located on the east and west sides of Crabbs Branch Way. Site Plan No. 82013022G covers the Site and is composed of 41.76 acres on the west side of Crabbs Branch Way.

The Site is located at the southwest corner of the intersection of Shady Grove Road and Crabbs Branch Way and is currently zoned CRT-1.0 C-0.25 R-0.75 H-90T (TDR 0.89 Overlay) and CRT-0.75 C-0.25 R-0.5 H-60T (TDR Overlay 0.6). The redevelopment of the Site is underway; one multi-family building (Building A) and a portion of the townhouse community have been constructed.

The Property lies within the Rock Creek Watershed. There are no known historical or culturally significant resources on the site, and the site is served with public water and sewer.

PROJECT DESCRIPTION

Previous Approvals

The Planning Board has approved the following plans and amendments on the Site:

Preliminary Plan

- Preliminary Plan No. 120120080, Shady Grove Station, on September 11, 2012 for a maximum of 752 townhouse units on up to 752 lots; a maximum of 1,458 multi-family units on up to 95 lots, including 84 lots for 2-over-2 units and 11 lots for multi-family buildings; 41,828 square feet of retail space on up to 3 lots shared with multi-family units; and a maximum of 131,422 square feet of office development on 1 lot.
- Preliminary Plan Amendment No. 12012008A on April 23, 2014, which allowed the execution of the Traffic Mitigation Agreement (TMAg) at building permit and allowed modifications to the cross-section for Roads I and P.
- Preliminary Plan Amendment No. 12012008B on November 3, 2014 to: i) modify the alley pavement widths from 20 feet to 18 feet; ii) allow landscaping in alleys and deeper decks for residential units with a deck option; iii) revise lot lines; and iv) modify the location of Moderately Priced Dwelling Units (MPDUs) and Workforce Housing units.
- Preliminary Plan Amendment No. 12012008C on May 7, 2015, which allowed separate TMAgs applicable to the phase covered within a specific site plan for the various phases of the approved Shady Grove Station development.
- Preliminary Plan Amendment No. 12012008D on December 5, 2017 which allowed the conversion of an unbuilt 131,422 square feet of office use with up to 43,000 square feet of general retail space.
- Preliminary Plan Amendment No. 12012008E on February 5, 2019 replaced one multi-family lot and 752 townhouse lots with 751 townhouse lots and 50 two-over-two townhouse lots.

Site Plan

- Site Plan No. 820130220, Shady Grove Station-Westside, on January 23, 2014 for up to 1,521 residential dwelling units, 41,828 square feet of retail, and space for a public library on approximately 41.8 gross acres.
- Site Plan Amendment No. 82013022A, Shady Grove Station-Westside, on October 23, 2014, to modify the approved Site Plan to reduce the residential alley pavement widths from 20 feet to 18 feet, installation of additional landscaping in alleys, minor adjustments to lot lines, and modification to the location of MPDUs and Workforce Housing units layout.

- Site Plan Amendment No. 82013022B, Shady Grove Station-Westside, on February 9, 2017, to modify the approved Site Plan to revise party walls of select townhomes, update the footprint of Building A and interior courtyards, update the location of electric transformers, update materials and design of garage screening, and revise the Final Forest Conservation Plan infrastructure improvements for the trail and WMATA entrance approved under Mandatory Referral MR2014019 and Site Plan 820130220.
- Site Plan Amendment No. 82013022C, Shady Grove Station, on June 4, 2018, to transfer 61 multi-family units from Building C (reduced from 263) to Building D (increased to 273), increase maximum building height to 79 feet, adding one story to parts of Building D, amend building architecture elevations, amend streetscape plans, revise select townhouse party walls, and update plans for final Building A designs.
- Site Plan Amendment No 82013022D, Shady Grove Station on May 5, 2018 amended the FFCP through Administrative Amendment.
- Site Plan Amendment No 82013022E, Shady Grove Station on February 25, 2019 replaced 202 units of multi-family and 69 townhouse units with 55 townhouses and 100 two-over-two.
- Site Plan Amendment No 82013022F, Shady Grove Station on January 8, 2020 made the following changes:
 - Minor adjustments and refinements to the open spaces, includes modifications to the Block E park along Columbus Avenue, limited hardscaping to the pedestrian circulation and seating areas; adjust the landscaping and relocate the benches and bicycle parking.
 - Refinements to the pocket parks in Blocks C and T that include enhancements to the seating areas, paving, and additional landscaping.
 - Adjustments to the West Side dog parks to match existing forest conservation easements.
 - Refinements to the dog park near the intersection of Connors Way and Baxter Street to reflect current pedestrian and maintenance access to the area.
 - Minor revisions to the elevations and floor plans of the two-over-two townhouses.
 - Refinements to Block N's clubhouse, including the building shape and finished floor elevations. Also, minor changes to the size and capacity of the pool, pool deck, park area, patio and tot lot.
 - Adjustments to the locations of the streetlights, mailboxes, and plantings.

Proposal

The Preliminary Plan Amendment reflects the incorporation of 7,268 square feet of office use in Multi-Family Building D, which is made possible through a shifting of unit mix and unit dimensions. The Site Plan Amendment consists of minor adjustments to Multi-Family Building D's architectural elevations, courtyard design, building footprint, and utility layout. The Amendment also includes streetscaping enhancements related to the new office use that will establish and frame the office lobby area to make it prominent along the street, further activate Columbus Avenue, and encourage additional pedestrian circulation.

Additionally, the Amendment alters the unit mix in Multi-Family Building D and Multi-Family Building B. Applicant proposes to shift five dwelling units from Multi-Family Building D to Multi-Family Building B. Within Multi-Family Building D, the Amendment seeks to add ten new three-bedroom dwelling units, all of which will be provided as MPDUs or HOC equivalent affordable housing units. The total number of multi-family dwelling units approved in the Preliminary Plan (up to 1,458 multi-family dwelling units) and in the West Side Site Plan (up to 1,114 multi-family dwelling units) remains the same with the requested shifting and the addition of three-bedroom dwelling units in Multi-Family Building D.

Lastly, the Site Plan Amendment updates the amount of vehicular spaces in parking garages to reflect the addition of the office space and the shifting/modification to the unit mix in Multi-Family Buildings D and B. The final number of vehicular parking spaces will be determined at the time of building permit.

Community Outreach

The Applicant has met all noticing requirements. As of the posting of this Staff Report, Staff has not received any correspondence about this Amendment.

FINDINGS

Preliminary Plan

3. Public Facilities will be adequate to support and service the area of the subdivision.

Adequate Public Facilities (APF)

Adequate public facilities continue to be adequate to serve the proposed development.

Traffic Statement

The March 30, 2020 traffic statement, prepared by Wells+ Associates. Inc. and submitted with the Preliminary Plan Amendment, details that the development program proposed in the Preliminary Plan Amendment (7,268 square feet of office uses, 84,828 square feet of retail, 2,209 dwelling units) will generate fewer overall trips during the peak hour than the development program and associated determination of adequate public facilities approved in the Preliminary Plan. Furthermore, the traffic statement notes that no changes to vehicular access are proposed with the Preliminary Plan Amendment. The traffic statement concludes that the Preliminary Plan Amendment will neither result in any increase to the approved peak hour trip generation nor include roadway network changes. The previously planned, designed, and constructed improvements are adequate to serve the Site.

All Other Findings

All other findings remain valid, unchanged and in full force and effect.

Site Plan

Pursuant to the grandfathering provisions of Section 7.7.1.B.1, this Amendment was reviewed under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014, since the original site plan was approved on November 14, 2013. The proposed modifications do not alter the intent of the original Site Plan and the subsequent previously approved amendments.

2. The Site Plan meets all requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56.

While this Amendment proposes a change in use, all other development standards remain unchanged from prior approvals. There is no urban renewal plan associated with this Site.

Table 1 – Optional Method Development Standards, TOMX-2.0/TDR Zone

Zoning Ordinance Development Standard ① ②	Permitted/Required per Zoning Ordinance for TOMX-2.0/TDR Optional Development	Proposed
Gross Tract Area (sf) (1,952,298.63 GTA -127,779.57 Future Office Parcel SF)		1,824,519.06
Previously dedicated area (sf)		-
Approved dedicated area (sf)		5,462.04
Net Lot Area (sf)	18,000	1,819,057.02
Net Lot Area (ac)		41.76
Max Building Coverage (percent of net lot)		38% 682,025 sf
Density, for Mixed-Use Projects- FAR	2 3,649,038 sf	1.50 2,736,874 sf
Density Breakdown		
Non-Residential, Maximum (FAR)		0.03
Non-Residential, Maximum (sf)		55,955
Residential (FAR)	1.92	1.47
Residential (sf)	3,503,077	2,680,919
Residential (units/acre)	48	37
Total Non-residential Area (sf)		55,955
Retail (sf)		41,828
Office (sf)		7,268
Library (sf)		6,859
Total Units		1,520
Multifamily		1,114
MPDU's (included in total above)	15%	167
Workforce (included in total above)	8%	91
2-over-2 Condo Units (included in total above)		100
Townhouse		406
MPDU's (included in total above)	11%	44
Workforce (included in total above)	6%	25
Maximum Building Height (ft.) [1]	N/A[2]	79'
Parking [3]		0
Minimum Building Setbacks, Minimum (ft.)		
From adjacent TOMX zone	0'	0'
From an adjacent commercial or industrial zone	0'	0'
From a public right-of-way	0'	0'
Public Use Space (for Combined West and East)	Combined E & W	West Only
On-site (percent)	20%	7.6% [4]
On-site (ac)	17.45	6.66

The Site Plan Amendment consists of minor adjustments to Multi-Family Building D's architectural elevations, courtyard design, building footprint, and utility layout. The Amendment also includes streetscaping enhancements related to the new office use that will establish and frame the office lobby area to make it prominent along the street, further activate Columbus Avenue, encourage additional pedestrian circulation.

All Other Findings

All other findings remain valid, unchanged and in full force and effect.

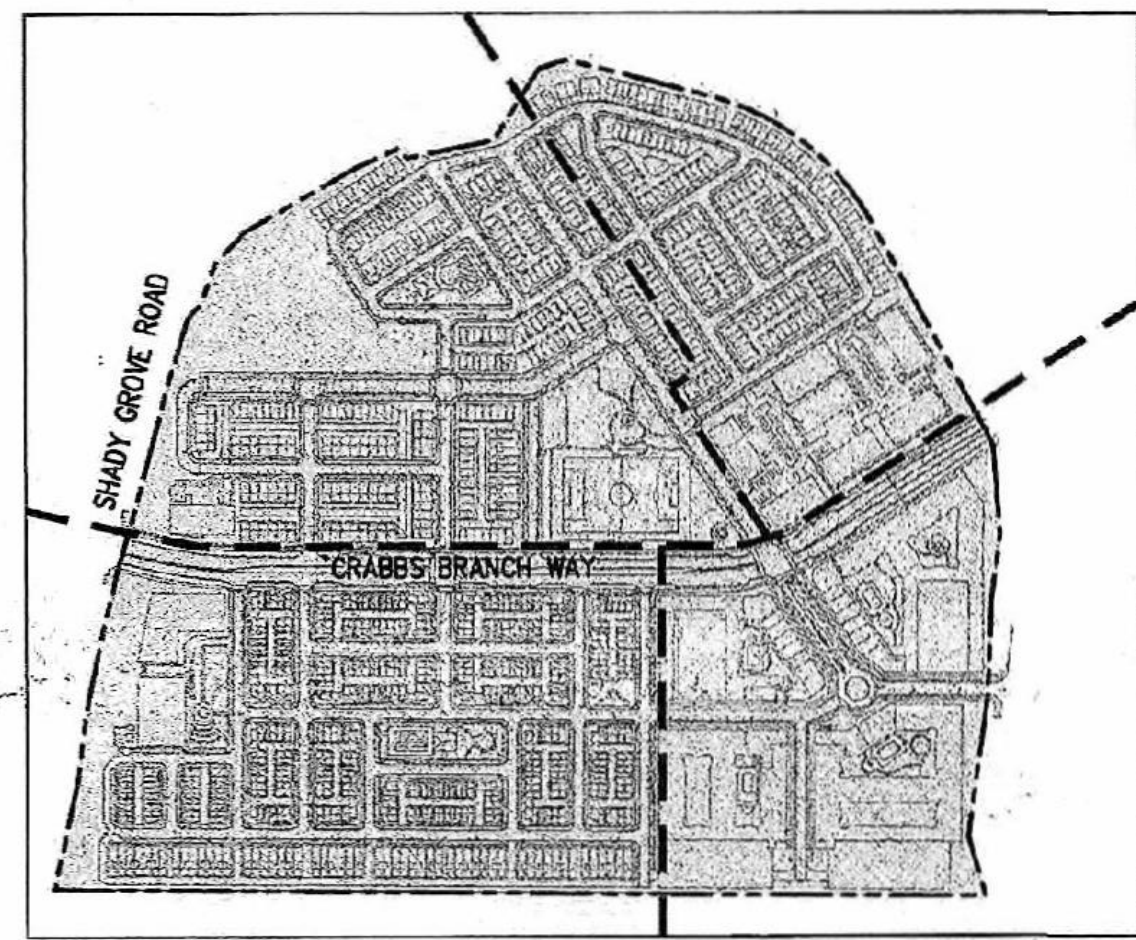
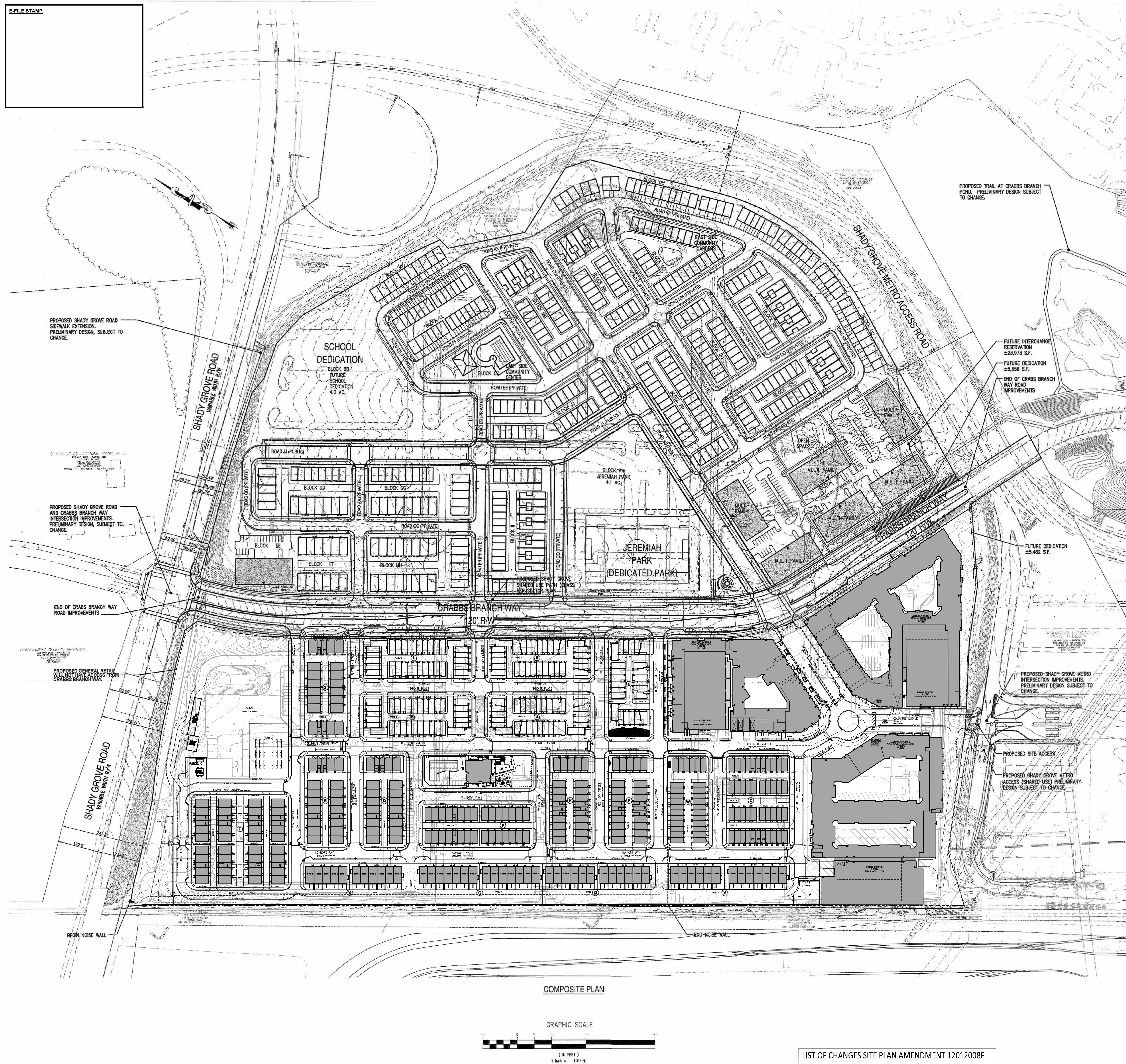
CONCLUSION

The Preliminary Plan and Site Plan Amendments continue to meet all requirements established in the Subdivision Regulations and the Zoning Ordinance, and the proposed modifications to the approved Preliminary Plan and Site Plan will not alter the overall character, or significantly impact the development with respect to the original findings and conditions of all previous approvals. The development remains compatible with the existing and proposed development adjacent to the Site and with respect to the surrounding neighborhood. Access and public facilities will continue to be adequate to serve the proposed lots and units, and the uses continue to conform with the Sector Plan. The Applications have been reviewed by other applicable county agencies, all of whom have recommended approval of the Applications. All previous conditions of approval and Planning Board findings remain in full force and effect, unless modified by this Amendment. Thus, Staff recommends approval of the Preliminary Plan No. 12012008F and Site Plan No. 82013022G, with the conditions listed at the beginning of this report.

ATTACHMENTS

1. Preliminary Plan Amendment
2. Site Plan Amendment
3. Agency Approval Letters

E-FILE STAMP



PRELIMINARY PLAN NOTES

- THE SUBJECT PROPERTY IS COMPRISED OF PARCEL 495 FOUND ON TAX MAP PAGE GS 123.
- THE SUBJECT PROPERTY IS ZONED TOW-2.0/DR (TRANSIT STATION DEVELOPMENT ZONE).
- SITE AREA TABULATION:

WEST SIDE	91
GROSS: 44,828 ACRES	
NET: 44,703 ACRES	
EAST SIDE	91
GROSS: 45,519 ACRES	
NET: 45,382 ACRES	
TOTAL	
GROSS: 90,347 ACRES	
NET: 90,085 ACRES	

CRABBS BRANCH ROW
EXISTING: 6,820 ACRES
PROPOSED: 7.15 ACRES

PROPERTY DENSITY

SHADY GROVE STATION WEST

RESIDENTIAL - TOWNHOMES:	
MARKET RATE	337
WORKFORCE	25
MDU	44
TOTAL	406

RESIDENTIAL - MULTI-FAMILY:	
MARKET RATE UNITS	856
WORKFORCE UNITS	167
MDU MULTIFAMILY	167
TOTAL	1,114

TOTAL WEST SIDE (RESIDENTIAL ONLY) =	1,520 DU
MARKET RATE UNITS TOTAL	1,193 DU
WORKFORCE UNITS TOTAL	118 DU
MDU TOTAL UNITS	211

NON-RESIDENTIAL:	
AUXILIARY RETAIL =	±41,828 SF
LIBRARY =	±6,859 SF
GENERAL RETAIL =	±43,000 SF
OFFICE =	±7,268 SF
TOTAL =	±98,955 SF

SHADY GROVE STATION EAST

RESIDENTIAL - TOWNHOMES:	
MARKET RATE	268
WORKFORCE	30
MDU	47
TOTAL	345

RESIDENTIAL - MULTIFAMILY:	
MARKET RATE	272
WORKFORCE	23
MDU UNITS	49
TOTAL	344

EAST SIDE TOTAL:	
MARKET RATE UNITS	688
WORKFORCE TOTAL	540
MDU TOTAL	53

TRANSFERABLE DEVELOPMENT RIGHTS / MODERATELY PRICED DWELLING UNITS

THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION (90.34 AC) IS 3,925,210.40 S.F.
BASED ON CALCULATIONS DEVELOPED WITH M-NPPC STAFF, THE TOTAL SECTOR PLAN RESIDENTIAL DENSITY FOR THE 90.34-ACRE COMMUNITY IS 1234 MARKET RATE UNITS PLUS 169 WORKFORCE HOUSING UNITS PLUS 307 MODERATELY PRICED DWELLING UNITS EQUAL 2210 DWELLING UNITS.

CSP DEVELOPMENT PLAN	WEST	EAST	TOTAL
BASE DENSITY (JOINT)	960	436	1396
TD DENSITY (20% BONUS)	192	87	279
MDU BONUS (22% INCL. TD'S)	263	114	367
WORKFORCE (10% OF BASE + TD'S)	116	53	169
TOTAL UNITS	1521	689	2210

UNIT MIX			
MARKET RATE UNITS	1,193	540	1,733
WORKFORCE HOUSING (10% PER ABOVE)	116	53	169
MDU'S (10% OF ALL UNITS EXCL. WORKFORCE)	211	85	307
TOTAL UNITS	1521	689	2,209

TD'S (2:1 FOR MULTIFAMILY)	64	29	93
3:1 RATIO FOR 93 TD'S = 279 TOTAL DWELLING UNITS			

ME UNITS (MAX 70% WEST / 30% EAST)			
MF MARKET RATE UNITS	856	270	1126
MF WORKFORCE	91	23	114
MF MDU	167	49	216

TH UNITS			
TH MARKET RATE UNITS	337	270	607
TH WORKFORCE	25	30	55
TH MDU	44	47	91

SECTOR PLAN LIMIT	1540	700	2240
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COMMERCIAL USES:			
AUXILIARY RETAIL (S.F.)	41,828	0	41,828
GENERAL RETAIL (S.F.)	43,000	0	43,000
OFFICE (S.F.)	7,268	0	7,268

NOTE: MAX SECTOR PLAN DENSITY CANNOT BE ACHIEVED UNDER CURRENT RULES

ANTICIPATED DEVELOPMENT DISTRICT IMPROVEMENTS

- CRABBS BRANCH WAY
- SHADY GROVE ROAD AND CRABBS BRANCH WAY INTERSECTION IMPROVEMENTS
- SHADY GROVE ROAD SIDEWALK
- WMA PEDESTRIAN IMPROVEMENTS
- PEDESTRIAN TRAIL AROUND CRABBS BRANCH POND
- SANITARY SEWER SERVICE UPGRADE

- ELIMINATE INTERCHANGE RESERVATION**
A FUTURE INTERCHANGE RESERVATION HAS BEEN DENOTED ON THE SITE PLAN AND ENCOMPASSES ±22,823 S.F. THIS RESERVATION WILL EFFECT THE LOCATION OF ±64 MULTI-FAMILY UNITS, INCLUDING SOME MDU'S AND WORKFORCE HOUSING. ADDITIONALLY, ±20 PARKING SPACES WILL NEED TO BE RELOCATED.
- FINAL UNIT MIX TO BE DETERMINED AT SITE PLAN, NOT TO EXCEED THE APPROVED PRELIMINARY PLAN TOTAL UNIT COUNT.**



ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIA MARYLAND, LLC
3021 CENTURY ROADWAY, SUITE 400
BETHESDA, MD 20814
PHONE (301) 556-4100
FAX (301) 556-4101
BETHESDA, MD

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CONSULTANTS
ARCHITECTS
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COMPOSITE PLAN
PRELIMINARY PLAN AMENDMENT 1-2012008F
SHADY GROVE STATION
CRABBS BRANCH WAY AND SHADY GROVE ROAD
TAX MAP GS 123, PARCEL 495
TAX MAP GS 122, PARCEL 496

THE NEIGHBORHOODS OF
EYA

EYA ASSOCIATES
C/O EYA, LLC
400 HAMPDEN LANE
SUITE 100
BETHESDA, MD 20814

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: MICHAEL B. GOODMAN
LICENSE NUMBER: 27721
EXPIRATION DATE: 7/15/20

DATE	DESCRIPTION
3/11/12	12012008F
4/23/14	12012008F
11/03/14	12012008F
5/07/15	12012008F
12/05/17	12012008F
1/17/19	12012008F
XX/XX/20	12012008F

DATE: 12/05/17
DESCRIPTION: 12012008F
DESIGN: []
DRAWN: []
CHKD: []
SCALE: AS SHOWN
JOB No. VM1791
DATE: XX/XX/2020
FILE No. 1791

E-PLANS APPROVAL

GENERAL NOTES

- THE SUBJECT PROPERTY IS COMPRISED OF PART OF PARCEL 495 FOUND ON TAX MAP PAGE GS 123 WITH THE TAX ACCOUNT NUMBER 01678886.
- THE SUBJECT PROPERTY IS ZONED TMX-2.0/TDR (TRANSIT STATION DEVELOPMENT ZONE).
- BOUNDARY INFORMATION TAKEN FROM TAX MAP GS 123, PARCEL 495, CONDUCTED BY VIKI A COMPLETED NOVEMBER 28, 2012.
- PROJECT HORIZONTAL DATUM IS THE MARYLAND STATE PLANE, NAD 83. VERTICAL DATUM IN NGVD29.
- THE SUBJECT PROPERTY IS LOCATED ON WSSC MAP 222NW08.
- EXISTING TOPOGRAPHIC INFORMATION IS FLOWN & PREPARED BY MCKENZIE-SNYDER ON OCTOBER 2009, SUPPLEMENTED WITH FIELD RUN TOPOGRAPHY COMPLETED FEBRUARY 2011 BY BOWMAN CONSULTING AND SHOWN AT 2' INTERVALS. VIKI A PERFORMED A LIMITED TOPOGRAPHY CHECK NOVEMBER 30, 2012.
- THERE ARE SLOPES GREATER THAN 15% LOCATED ON THIS SITE.
- SOILS INFORMATION WAS TAKEN FROM THE SOIL SURVEY OF MONTGOMERY COUNTY, MD ISSUED 1995.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "Y" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RAE MAP (FIRM) COMMUNITY MAP NO. 24031C031D & 24031C0193D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.
- THE SUBJECT PROPERTY IS LOCATED IN THE ROCK CREEK WATERSHED. NO ENVIRONMENTAL SENSITIVE AREA OR 100 YEAR FLOODPLAIN EXIST ON SITE.
- EXISTING FOREST COVER ON THE WEST SIDE PROPERTY IS APPROXIMATELY 0.78 ACRES.
- THIS PROPERTY HAS AN APPROVED NATURAL RESOURCES INVENTORY / FOREST STAND DELINEATION PLAN, APPROVED APRIL 25, 2011 (#420111200), AND PRELIMINARY FOREST CONSERVATION PLAN #120120080, APPROVED FEBRUARY 1, 2013. FINAL FOREST CONSERVATION PLAN #20130220, APPROVED APRIL 2, 2014.
- THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY LOCATION ATLAS AND INDEX OF HISTORICAL SITES.
- TRAFFIC STUDY PREPARED BY WELLS AND ASSOCIATES DATED AUGUST 22, 2011.
- STORMWATER MANAGEMENT CONCEPT PREPARED BY BOWMAN CONSULTING, DATED JULY 13, 2011 (APPROVED).
- PUBLIC UTILITIES SERVED BY WSSC FOR WATER & SEWER; PEPCO FOR ELECTRIC.
- WATER & SEWER CATEGORY: W-1, S-1.
- THIS SITE WILL BE DEVELOPED IN MULTIPLE PHASES. PHASES MAY BE DONE SIMULTANEOUSLY AND IN ANY ORDER. SEE DEVELOPMENT PROGRAM ON THIS PAGE.
- PUBLIC UTILITY EASEMENTS AND RIGHT-OF-WAYS WILL BE PROVIDED WHERE NEEDED TO ALLOW FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE, AND EASEMENT TO THE PROPOSED BUILDINGS. LOCATIONS TO BE DETERMINED AT PERMIT.
- BUILDING LOCATIONS AND GRADING ARE GRAPHICAL REPRESENTATIONS. FINAL BUILDING LOCATION AND GRADING TO BE COMPUTED AT BUILDING PERMIT.
- LOADING SPACES AND PARKING SPACES ARE LOCATED WITHIN THE MULTI-FAMILY BUILDINGS. SEE ARCHITECTURAL PLANS FOR DETAILS.
- THIS PLAN IS SUBJECT TO A FINAL FOREST CONSERVATION PLAN. M-NCPPC STAFF MUST INSPECT ALL TREE-SAVE AREAS AND PROTECTION DEVICES PRIOR TO CLEARING AND GRADING.
- LIBRARY SQUARE FOOTAGE IS IN ADDITION TO RETAIL SQUARE FOOTAGE SHOWN. IF THE DESIGNATED LIBRARY SPACE IS NOT USED FOR A LIBRARY, IT MAY BE USED FOR RETAIL USE. THE PRELIMINARY PLAN AND SITE PLAN WILL NEED TO BE AMENDED SHOULD THE LIBRARY NOT BE IMPLEMENTED.
- CRABBS BRANCH WAY IS PART OF PUBLIC INFRASTRUCTURE PLAN & IS SHOWN FOR INFORMATIONAL PURPOSES ONLY AND IS NOT PART OF THIS SITE PLAN. IT WAS APPROVED WITH MR2014019, SHADY GROVE PUBLIC INFRASTRUCTURE IMPROVEMENTS, RIGHT-OF-WAY TO BE DEDICATED BY DEED OF DEDICATION.
- A PRE-CONSTRUCTION MEETING WITH MNCPPC & MCDPS STAFF MUST OCCUR PRIOR TO ANY CLEARING OR GRADING OCCURS.
- FINAL MULTI-FAMILY MPDU LOCATIONS, BEDROOM COMPOSITIONS & LAYOUTS WILL BE DETERMINED AT CERTIFIED SITE PLAN WITH REVIEW & APPROVED BY DMCA.
- ALL PRIVATE STREETS SHALL BE AVAILABLE FOR PUBLIC USE.
- ROAD P AND ROAD I ARE SUBJECT TO THE REQUIREMENTS OF CONDITION 7 OF MCPB RESOLUTION 12-89 APPROVING PRELIMINARY PLAN NO. 120120080.
- UTILITIES, STORMWATER MANAGEMENT FACILITIES AND OTHER ELEMENTS SUBJECT TO PUBLIC AGENCY REVIEW DURING FINAL ENGINEERING ARE SUBJECT TO CHANGE.
- PARCEL "C" MAY BE USED FOR TEMPORARY PUBLIC EVENTS, SUCH AS FARMERS MARKETS, HOLIDAY FESTIVALS, SEASONAL SALES, LIVE MUSIC, ART SHOWS, & OUTDOOR MOVIES PER THE APPROVED PLAYERS CEMENARY EXHIBIT.
- THE MULTI-FAMILY BUILDING FOOTPRINTS ARE SUBJECT TO MINOR CHANGES PER FINAL ARCHITECTURAL DESIGN & BUILDING PERMIT REVIEW.
- MINOR MODIFICATIONS TO THE LIMITS OF DISTURBANCE SHOWN ON THE SITE PLAN WITHIN THE PUBLIC RIGHT-OF-WAY FOR UTILITY CONNECTIONS MAY BE DONE DURING THE REVIEW OF THE RIGHT-OF-WAY PERMIT DRAWINGS AT THE DEPARTMENT OF PERMITTING SERVICES.
- M-NCPPC STAFF MUST INSPECT ALL TREE-SAVE AREAS AND PROTECTION DEVICES BEFORE CLEARING AND GRADING.
- AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SET UP WITH THE DEPARTMENT OF PERMITTING SERVICES (DPS), ZONING & SITE PLAN ENFORCEMENT DIVISION BEFORE ANY BUILDING CONSTRUCTION ACTIVITY OCCURS ON-SITE. THE OWNER OR HIS DESIGNEE WHO HAS SIGNATURE AUTHORITY, AND GENERAL CONTRACTOR MUST ATTEND THE PRE-CONSTRUCTION MEETING WITH THE DPS SITE PLAN ENFORCEMENT INSPECTOR. A COPY OF THE CERTIFIED SITE PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES. TO SCHEDULE A SITE PLAN INSPECTION WITH DPS, ZONING & SITE PLAN ENFORCEMENT DIVISION, PLEASE CONTACT BRIAN KEELER, SUPERVISOR AT 240-581-4485.

DATA TABLE

Zoning Ordinance Development Standard	Permitted/Required per Zoning Ordinance for TMX-2.0/TDR Optional Development	Proposed
Gross Tract Area (sf) (1,952,286.63 GTA-127,779.57 Future Office Parcel SF)		1,824,519.08
Previously dedicated area (sf)		2,000
Approved dedicated area (sf)		5,462.04
Net Lot Area (sf)	18,000	1,819,057.02
Net Lot Area (ac)		41.76
Max Building Coverage (percent of net lot)		38%
		682,025 sf
Density, for Mixed-Use Projects- FAR	2	1.50
	3,649,038 sf	2,736,874 sf
Density Breakdown		
Non-Residential, Maximum (FAR)		0.03
Non-Residential, Maximum (sf)		55,955
Residential (FAR)	1.92	1.47
Residential (sf)	3,593,077	2,680,919
Residential (units/acre)	48	37
Total Non-residential Area (sf)		55,955
Retail (sf)		41,828
Office (sf)		7,268
Library (sf)		6,859
Total Units		1,520
Multifamily		1,114
MPDU's (included in total above)	15%	187
Workforce (included in total above)	8%	91
2-over-2 Condo Units (included in total above)		100
Townhouse		406
MPDU's (included in total above)	11%	44
Workforce (included in total above)	6%	25
Maximum Building Height (ft.) [1]	N/A [2]	79'
Parking [3]		0
Minimum Building Setbacks, Minimum (ft.)		
From adjacent TMX zone	0'	0'
From an adjacent commercial or industrial zone	0'	0'
From a public right-of-way	0'	0'
Public Use Space (for Combined West and East)	Combined E & W	West Only
On-site (percent)	20%	7.6% [4]
On-site (ac)	17.45	6.66

- As measured from top of curb as shown on plan.
- Shady Grove Sector Plan recommends limiting building heights in the Metro North Neighborhood to 8 stories closest to the Metro and stepping down to 4 stories along Crabbs Branch Way. Mixed Use and multi-family buildings will be 8 stories or less closest to Metro & townhouse units will be 4 stories or less along Crabbs Branch Way.
- Per section 59-E-3.3, the Property is within 1600' of a metro station, so can apply a 5% reduction from the total requirement for residential use. The Property is within a transit station development area, so can apply a 10% reduction from the total requirement for the entire project. See parking tabulation chart for full breakdown.
- Percentage shown for total requirement of both East Side and West Side Public Use Area. As per Preliminary Plan Approval, the requirement is to be met over both East and West sides. The remaining area needed to meet or exceed the requirement will be met on undeveloped portion of West Side (Office Area) per a future amendment and on the East Side, as these properties are developed.

DEVELOPMENT PHASES

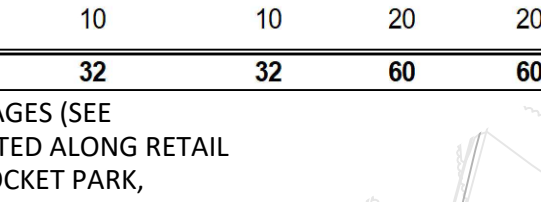
Multi-Family Buildings			Townhouses and 2-over-2 Condos			
Phase 1 Bldg A	Phase 2 Bldg D	Phase 3 Bldg B	Phase B	Phase C 2-over-2	TH	2-over-2
333	268	413	148	163	50	95
256	189	311	123	136	50	78
50	08	51	16	15		13
27	13	51	9	12		4
Total Units						
Market Rate						
MPDU						
Workforce						

PARKING TABULATIONS

REQUIRED PARKING [1]				
Use		Parking Ratio	Gross Square Feet/ Units	Total Required Spaces
Residential				
Multifamily (within 1600' of Metro)				
Studio	1 x	25	=	25.00
Studio MPDU	0.5 x	4	=	2.00
Studio WFH	1 x	2	=	2.00
1 Bedroom	1.25 x	429	=	531.25
1 Bedroom MPDU	0.625 x	95	=	59.38
1 Bedroom WFH	1.25 x	52	=	65.00
2 Bedroom	1.5 x	296	=	444.00
2 Bedroom MPDU	0.75 x	68	=	51.00
2 Bedroom WFH	1.5 x	37	=	55.50
3 Bedroom	2 x	10	=	20.00
3 Bedroom 2-over-2 Condos	2 x	100	=	200.00
Total Multifamily Parking Requirement for 15% Reduction [2]			1,114 units =	1455.13
Townhouses (not within 1600' of Metro)				218.87
2 spaces per unit x 10% Reduction [2]			406	812.00
				81.20
Non-Residential				
Non-Residential/Non-Retail (no reductions permitted)				
Community Pool	1 / 7 persons	x	89 max capacity =	12.71
Community Center	2.5 / 1000 gsf	x	3,690 =	9.23
Total Non-Residential/Non-Retail Parking Requirement				21.94
Library/Retail [4]	3.5 / 1000 gsf	x	6,859 =	24.01
Office	2 / 1000 gsf	x	7,268 =	14.54
Retail	3.5 / 1000 gsf	x	41,828 =	146.40
Total Retail Parking Requirement 15% Reduction [3]				184.94
				27.74
Total Base Parking Required: 2,474.00				
Parking Reductions: 327.21				
Total Base Parking After Reductions: 2,146.79				
Parking Rounded Up: 2,147				
On-Street Parking Approved: 213				

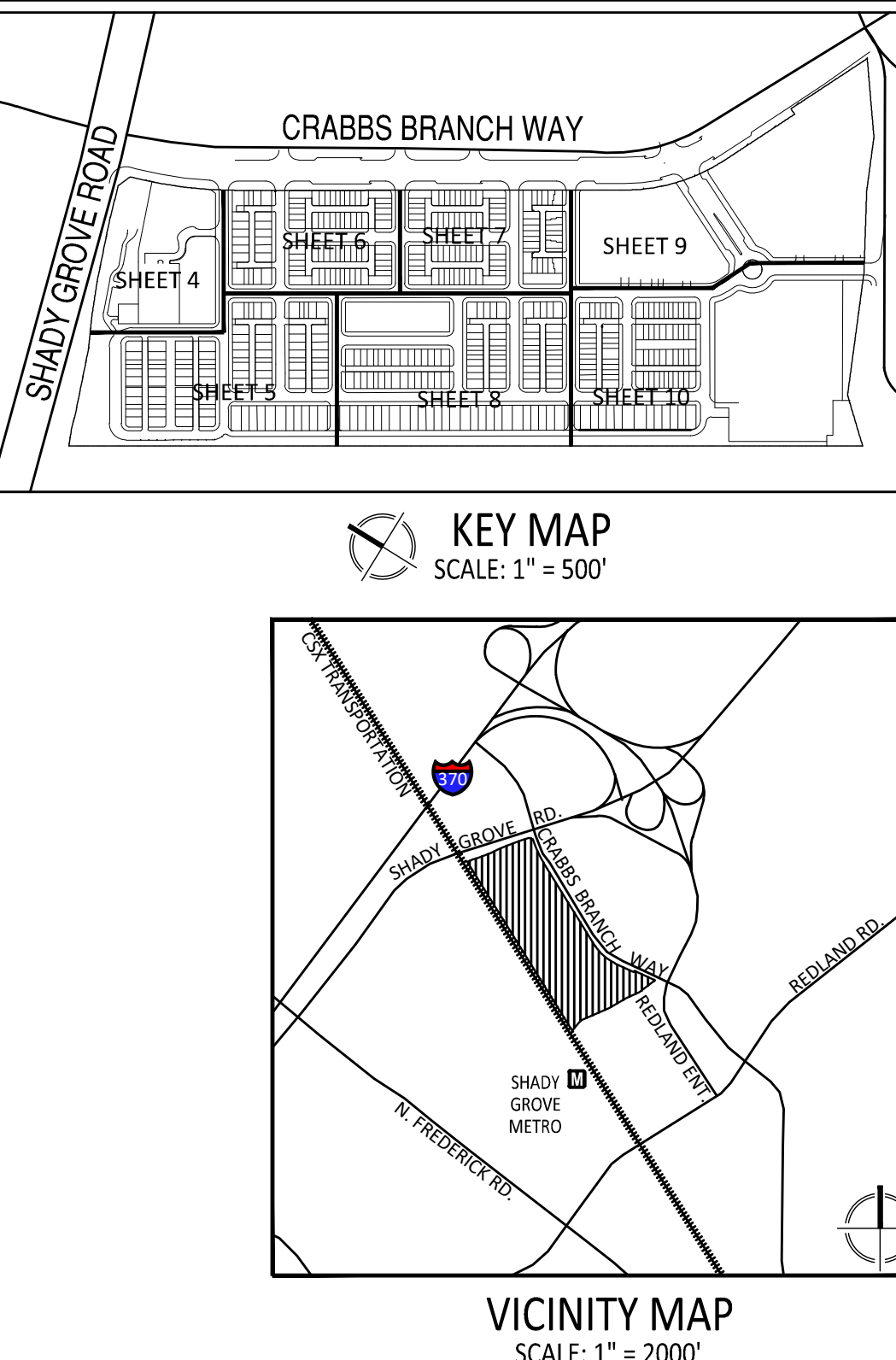
- If density decreased at time of building permit, parking requirement would be decreased to correspond.
- Per section 59-E-3.3.3, a 10% reduction to residential parking requirement may be approved if within a transit station development. An additional 5% can be reduced if also within 1600 feet of a metro station.
- Per section 59-E-3.3.2, a 15% reduction to retail parking requirement may be approved if within 1600' of a metro station.
- Library/Retail area is counted as retail area for parking requirement to provide flexibility.

OFF-STREET PARKING & LOADING

Location		Approved Parking		Parking Breakdown									
Building A garage		466		Total Parking Required	Handicap Spaces Required	Handicap Spaces Provided	Van Accessible Spaces Required	Van Accessible Spaces Provided	Motorcycle Spaces Required	Motorcycle Spaces Provided	Bicycle Spaces Required	Bicycle Spaces Provided	
Building B garage		592											
Building D garage		476											
2-over-2 Condos		200											
TH Garage Parking		812											
Total*		2546											
*Total Provided can be decreased to minimum parking allowed at time of building permit													
Loading Chart		Threshold	Increment	GSF	Required	Approved	IN ADDITION TO BIKE RACKS FOR 60 SPACES IN PARKING GARAGES (SEE ARCHITECTURAL PLAN FOR LOCATION), BIKE PARKING IS LOCATED ALONG RETAIL CORRIDOR, AT MULTI-FAMILY RESIDENTIAL ENTRANCES, AT POCKET PARK, COMMUNITY BUILDING, AND COMMUNITY GARDEN (SEE LANDSCAPE PLANS FOR LOCATIONS).						
Building A		25,000	100,000	361,000	4	1							
Residential		20,000	up to 19,464	1	1								
Building B		25,000	100,000	442,100	4	1							
Residential		10,000	100,000	6,895	0	0							
Library		25,000	100,000		0	0							
Building D		25,000	100,000	302,962	3	2							
Residential		10,000	20,000	up to 22,364	1	1							
Retail		10,000	20,000	up to 22,364	1	1							
TOTAL					13	5							
* Loading spaces provided as approved at Preliminary Plan.													

TDR CHARTS

RESIDENTIAL - TOWNHOMES:					
MARKET RATE	337				
WORKFORCE	25				
MPDU	44				
TOTAL	406				
RESIDENTIAL - MULTI-FAMILY:					
MARKET RATE UNITS	856				
WORKFORCE UNITS	91				
MPDU MULTI-FAMILY	167				
TOTAL	1,114				
TOTAL (RESIDENTIAL ONLY) =	1,520				
MARKET RATE UNITS TOTAL	1,193				
WORKFORCE UNITS TOTAL	116				
MPDU TOTAL UNITS	211				
NON-RESIDENTIAL:					
RETAIL (SF) =	41,828				
OFFICE (SF) =	7,268				
LIBRARY (SF) =	6,859				
TOTAL (SF) =	55,955				
REQUIRED TDR's					
MARKET RATE UNITS	%	TDR's	%		
BUILDING A	333	33%	19	30%	
BUILDING B	413	41%	30	47%	
BUILDING D	268	26%	15	23%	
	1014		64		
TRANSFERABLE DEVELOPMENT RIGHTS / MODERATELY PRICED DWELLING UNITS					
THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION (44.82 AC) IS 1,952,286.63 SF.					
CSP DEVELOPMENT PLAN					
WEST					
BASE DENSITY					960
TDR DENSITY (20% BONUS)					192
MPDU BONUS (22% INCL TDR'S)					253
WORKFORCE (10% OF BASE + TDR'S)					116
TOTAL UNITS					1,521
UNIT MIX					
MARKET RATE UNITS					1,193
WORKFORCE HOUSING (10% PER ABOVE)					116
MPDUS (15% OF ALL UNITS EXCL. WORKFORCE)					211
TOTAL UNITS					1,520
TDR'S					
TDR'S (3:1 FOR MULTI-FAMILY)					64
3:1 RATIO FOR 93 TDR'S = 279 TOTAL DWELLING UNITS					
MF UNITS (MAX 78% WEST / 50% EAST)					
MF MARKET RATE UNITS					856
MF WORKFORCE					91
MF MPDU					167
TH UNITS					
TH MARKET RATE UNITS					337
TH WORKFORCE					25
TH MPDU					44
SECTOR PLAN UNIT					1,540
COMMERCIAL USES					
RETAIL (SF)					41,828
LIBRARY (SF)					6,859
OFFICE (SF)					7,268
NOTE: MAX SECTOR PLAN DENSITY CANNOT BE ACHIEVED UNDER CURRENT RULES					



VIKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE 400
GERMANTOWN, MARYLAND 20854
PHONE: (301) 916-4100
FAX: (301) 916-2362
GERMANTOWN, MD. MCLEAN, VA.

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MIKE GOODMAN

LIGHTING CONSULTANT
CHESAPEAKE LIGHTING
9820 PATUXENT WOODS DRIVE
COLUMBIA, MD 21

ATTACHMENT 3



Department of Permitting Services Fire Department Access and Water Supply Comments

DATE: 18-Sep-13
TO: Michael Goodman
VIKA, Inc
FROM: Marie LaBaw
RE: Shady Grove Station
120120080 820130220

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **18-Sep-13** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

***** 3/29/2018 Site Plan Amendment C - approval of minor modifications to building footprint, unit layouts, and Building D lobby shift *****

***** 11/18/2018 Site Plan Amendment E - approval of reconfigured blocks T, C, U, G, B *****

***** 4/1/2020 Revised pool access at Columbus Ave community building *****

***** 8/4/2020 Amendment G: see scope of work *****

July 17, 2020

Marie LaBaw
MCDPS - Fire and Rescue
255 Rockville Pike
Rockville, MC 20850

FIRE CODE ENFORCEMENT

Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation

BY: SML* FM: 43 DATE: 8/4/2020
original 9/13/2018

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

Re: Fire Access Plan Revision
Shady Grove Station – Multi-Family Building D
Site Plan Amendment 82016022G
VIKA # VM1791P

Dear Ms. LaBaw,

EYA/CSP Associates has submitted application 82013022G for the purpose of refining the architecture and adding office space within Building D. By way of history, the fire access plan associated with Site Plan 820130220 was approved 9/18/2013 and subsequently revised three times with the following dates and details:

Revision Date	Scope of Change
March 29, 2018	Site Plan Amendment 'C': minor modifications to building footprint, unit layouts, and Building D lobby shift. Fire access was not altered with this revision.
November 11, 2018	Site Plan Amendment 'E': reconfiguration of blocks T, C, U, G, and B. Fire access in and around these blocks were revised with this revision.
April 1, 2020	Site Plan Amendment 'F': minor modification to location of emergency access point to pool deck of community building in block N. Fire access was not altered with this revision.

Specifics of this requested amendment are as follows:

- Minor modifications to the building footprint
- Shift 5 units to future building 'B' while maintain the overall number of multi-family units
- Adjustments to locations of FDCs
- Minor shift in Building 'D' lobby location on Gramercy Boulevard
- Addition of office space on ground floor with entry door located on Columbus Avenue.



These requested changes to Building D are all within general conformance to the originally approved building and streetscape footprint in the West Side Site Plan. If you have any questions or need more information, please do not hesitate to contact us so that we may discuss this matter further.

Sincerely,

VIKA Maryland, LLC

Michael B Goodman

Digitally signed by Michael B Goodman
DN: c=US, o=Unaffiliated,
ou=A01410C0000016FE8DED8F30000C879, cn=Michael B
Goodman
Date: 2020.07.17 14:32:35 -04'00'

Michael B. Goodman, P.E.

Vice President



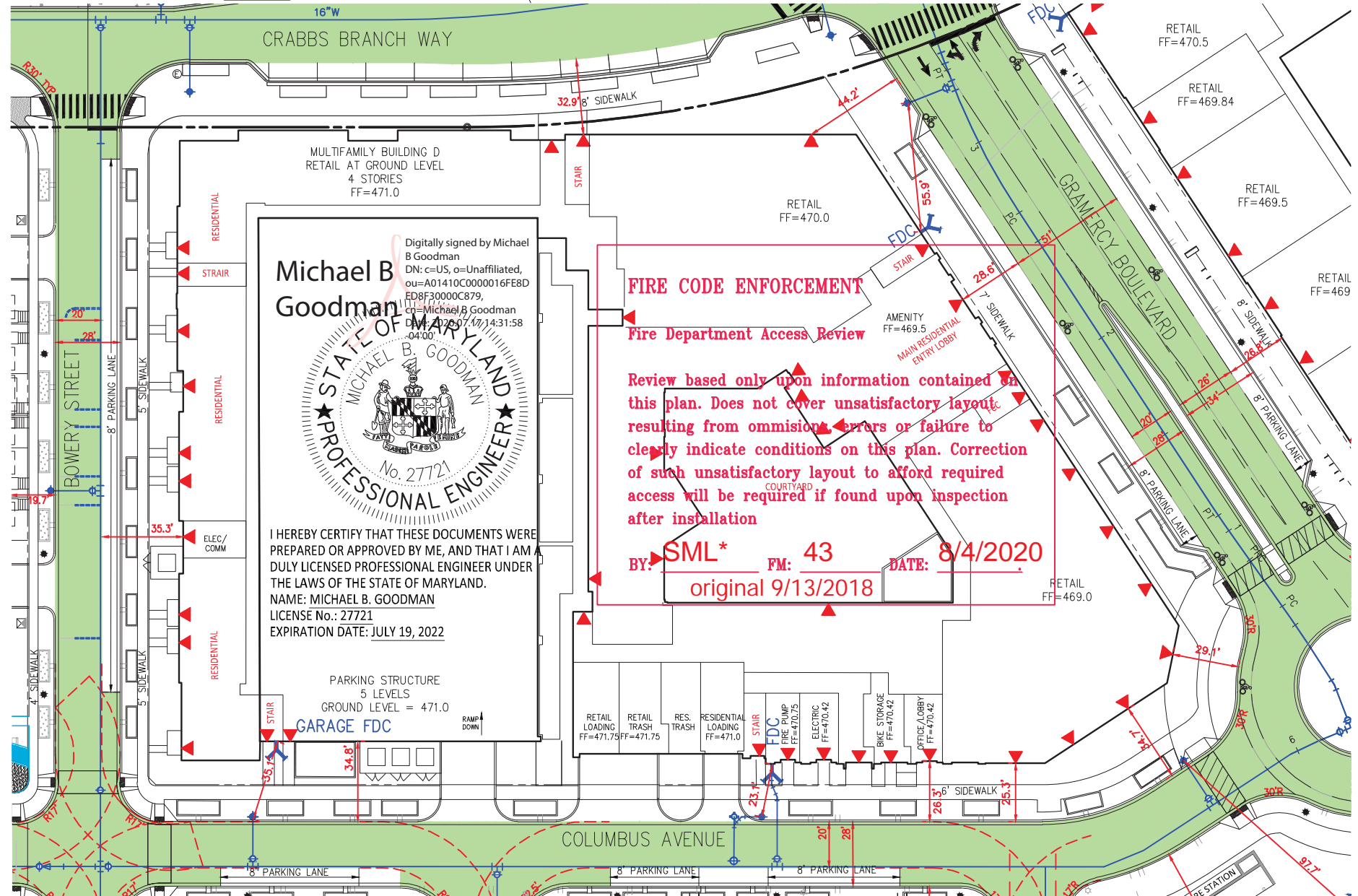
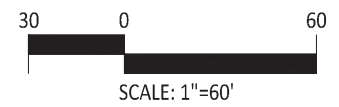
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Amend G FAAP Revision.docx

LEGEND

- PROPOSED DOOR LOCATIONS
- PROPOSED WATER LINE
- FIRE HYDRANT
- FIRE VEHICLE ACCESS PATH



NOTE: ACCESS HAS NOT CHANGED FROM ORIGINAL APROVAL FOR 820130220 DATED 9/18/2013 AND THIS PLAN SUPERCEDES THE FIRE ACCESS REVISION FOR 82013022C DATED MARCH 29, 2018.
REVISIONS WITH THIS AMENDMENT INCLUDE: MINOR FOOTPRINT CHANGE, ADDITION OF OFFICE SPACE WITH DOOR ON COLUMBUS AVENUE, ADJUSTMENT TO FDC LOCATIONS, AND ADJUSTMENT TO MAIN LOBBY ENTRANCE LOCATION.



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SHADY GROVE STATION
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 222NW08 TAX MAP: GS123

FIRE ACCESS PLAN
82013022G AMENDMENT

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

DRAWN BY:	JB
DESIGNED BY:	JB
DATE ISSUED:	7/15/2020
PROJECT No.	VM1791P
SHEET No.	1 OF 1