

MATCHLINE COMPOSITE MAP
SCALE: 1" = 500'

GENERAL NOTES

- THE SUBJECT PROPERTY IS COMPRISED OF PARCEL 495 FOUND ON TAX MAP PAGE GS 123.
- THE CURRENT ZONES FOR THE SUBJECT PROPERTY ARE: EAST SIDE - CRT-0.75, C-0.25, R-0.5, H-80' AND WEST SIDE - CRT-1.0, C-0.25, R-0.75, H-80'. THIS PROJECT WILL BE DEVELOPED UNDER ITS PREVIOUS ZONE OF TOMX-2.0/OTDR (TRANSIT STATION DEVELOPMENT ZONE).
- SITE AREA TABULATION:

WEST SIDE	GROSS	NET
44,825 ACRES	44,703 ACRES	5,462 S.F. CSW DEDICATION (0.1254 AC.)
EAST SIDE	GROSS: 45,519 ACRES	NET: 45,382 ACRES
5,656 S.F. CSW DEDICATION (0.1298 AC.)	TOTAL GROSS: 90,344 ACRES	NET: 90,085 ACRES

CRABBS BRANCH ROW
GROSS: 6,920 ACRES
NET: 7,175 ACRES
- BOUNDARY INFORMATION TAKEN FROM TAX MAP GS 123, PARCELS 495, CONDUCTED BY BOWMAN CONSULTING GROUP, COMPLETED DEC. 2009.
- PROJECT HORIZONTAL DATUM IS THE MARYLAND STATE PLANE, NAD 83. PROJECT VERTICAL DATUM IS NAVD83.
- EXISTING TOPOGRAPHIC INFORMATION IS SHOWN AND PREPARED BY MONKNEY-SHYDER ON OCT. 2009, SUPPLEMENTED WITH FIELD RUN TOPOGRAPHY COMPLETED FEB. 2001 BY BOWMAN CONSULTING AND SHOWN AT 2' INTERVALS.
- SOILS INFORMATION WAS TAKEN FROM THE SOIL SURVEY OF MONTGOMERY COUNTY, MD ISSUED 1995.
- 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 PROPERTY IS APPROXIMATELY 0.31 ACRES.
- THIS PROPERTY HAS AN APPROVED NATURAL RESOURCES INVENTORY / FOREST STAND DELINEATION PLAN APPROVED 4-25-2011. (MNP/MP/CS/42011200).
- TRAFFIC STUDY PREPARED BY WELLS AND ASSOCIATES DATED 8-22-2011.
- STORMWATER MANAGEMENT CONCEPT PREPARED BY BOWMAN CONSULTING, DATED 7-13-2011.
- DEVELOPMENT SUMMARY:

AREA TYPE	SSS WEST	SSS EAST	TOTAL
AREA IN TOWN HOMES & ALLEY*	17.68 AC +/-	16.17 AC +/-	33.85 AC +/-
AREA IN MULTIFAMILY*	00.00 AC +/-	5.79 AC +/-	5.79 AC +/-
AREA IN MIXED USE*	13.82 AC +/-	00.00 AC +/-	13.82 AC +/-
AREA IN HOA USE*	3.22 AC +/-	6.42 AC +/-	9.64 AC +/-
AREA IN PRIVATE HOA ROAD**	12.32 AC +/-	9.36 AC +/-	21.68 AC +/-
AREA IN SCHOOL RESERVATION	N/A	4.01 AC +/-	4.01 AC +/-
AREA IN PARK DEDICATION	N/A	4.08 AC +/-	4.08 AC +/-
AREA IN PUBLIC ROW	N/A	2.91 AC +/-	2.91 AC +/-

* THESE AREAS DO NOT INCLUDE OPEN SPACES AS NOTED IN AREA IN HOA USE.
** THESE AREAS INCLUDE PUBLIC USE SPACE - SEE SHEETS 14 & 15
- FLOOR AREA RATIO (FAR) TABULATION:

WEST SIDE: 1.46	EAST SIDE: 0.91
-----------------	-----------------
- PUBLIC UTILITIES:

A. WATER AND SEWER: WSSC	B. ELECTRIC: PEPOD
--------------------------	--------------------
- PRE-SUBMISSION MEETING OCCURRED ON 9-19-2011. PRE-SUBMISSION MEETING MINUTES ARE INCLUDED IN SUBMISSION PACKAGE.
- THIS PLAN IS NOT FOR CONSTRUCTION PURPOSES.
- WATER AND SEWER DESIGNATIONS:

WATER: W-1	SEWER: S-1
------------	------------
- THIS SITE IS APPROVED TO BE DEVELOPED IN MULTIPLE PHASES, THE SPECIFICS OF WHICH ARE TO BE DETERMINED AT THE TIME OF SITE PLAN. IT IS ANTICIPATED THAT EACH PHASE WILL INCLUDE SUFFICIENT INTERNAL INFRASTRUCTURE CONSTRUCTION TO SUPPORT THAT PHASE AND ALSO WILL INCLUDE APPROPRIATE AMENITIES, AS DETERMINED AT SITE PLAN.
- A WAIVER WILL BE REQUESTED AT SITE PLAN FOR THE PARKING SPACE NUMBER AT THE POOL AREAS.
- FINAL LOCATION OF LIBRARY WITHIN RETAIL AREA TO BE DETERMINED AT SITE PLAN REVIEW. 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.
- UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF THE SITE PLAN REVIEW. PLEASE REFER TO THE ZONING DTA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, BUILDING HEIGHT, AND LOT COVERAGE FOR THIS LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.
- APPROVED GENERAL RETAIL WILL NOT HAVE ACCESS FROM CRABBS BRANCH WAY.

REQUIRED / APPROVED ZONING - TOMX 2.0

DEVELOPMENT STANDARDS	TOMX 2.0 OPTIONAL	TOMX 2.0/OTDR APPROVED EAST	TOMX 2.0/OTDR APPROVED WEST	TOMX 2.0/OTDR TOTAL
59-C-13.231. The minimum net lot area required for any development (in square feet). Provided, however, that a smaller lot may be approved for the TOMX zones where such lot is designed for one of these zones on an approved and adopted master plan or sector plan, the lot is located adjacent to or confronting another lot either classified in or under application for either zone, and the combined lots are subject to a single project plan subject to approval or approved by the Planning Board. The required minimum area does not prohibit a lot of less than 18,000 square feet for purposes of subdivision or record plat approval.	18,000	1,982,498.30	1,952,729.40	3,935,227.70
59-C-13.232. Maximum Building Coverage (percent of net lot area):		23.58%	30%	29.20%
59-C-13.233. Minimum Public Use Space (percent of net lot area):	20	32.25%	14.50%	21.25%
59-C-13.234. Maximum Density of Development:	FAR 2.0	FAR 0.91	FAR 1.50	FAR 1.15
59-C-13.235. Maximum Building Heights:		70 feet	79 feet	79 feet
59-C-13.236. Minimum Setbacks:		15 feet	15 feet	15 feet
From an adjacent TOMX zone				
From an adjacent commercial or industrial zone		15 feet	15 feet	15 feet
From an adjacent single family residential zone		0 feet	0 feet	0 feet
From a public right-of-way				

PUBLIC USE SPACE - OVERALL SUMMARY:

Total Public Use Space Required (20% of total Net Area): 18.07 Acres (90.3404 x 0.20)
Total Public Use Space Provided - 11.31 Acres (23.37% of Total Net Area)

PUBLIC USE SPACE CALCULATION EAST SIDE:

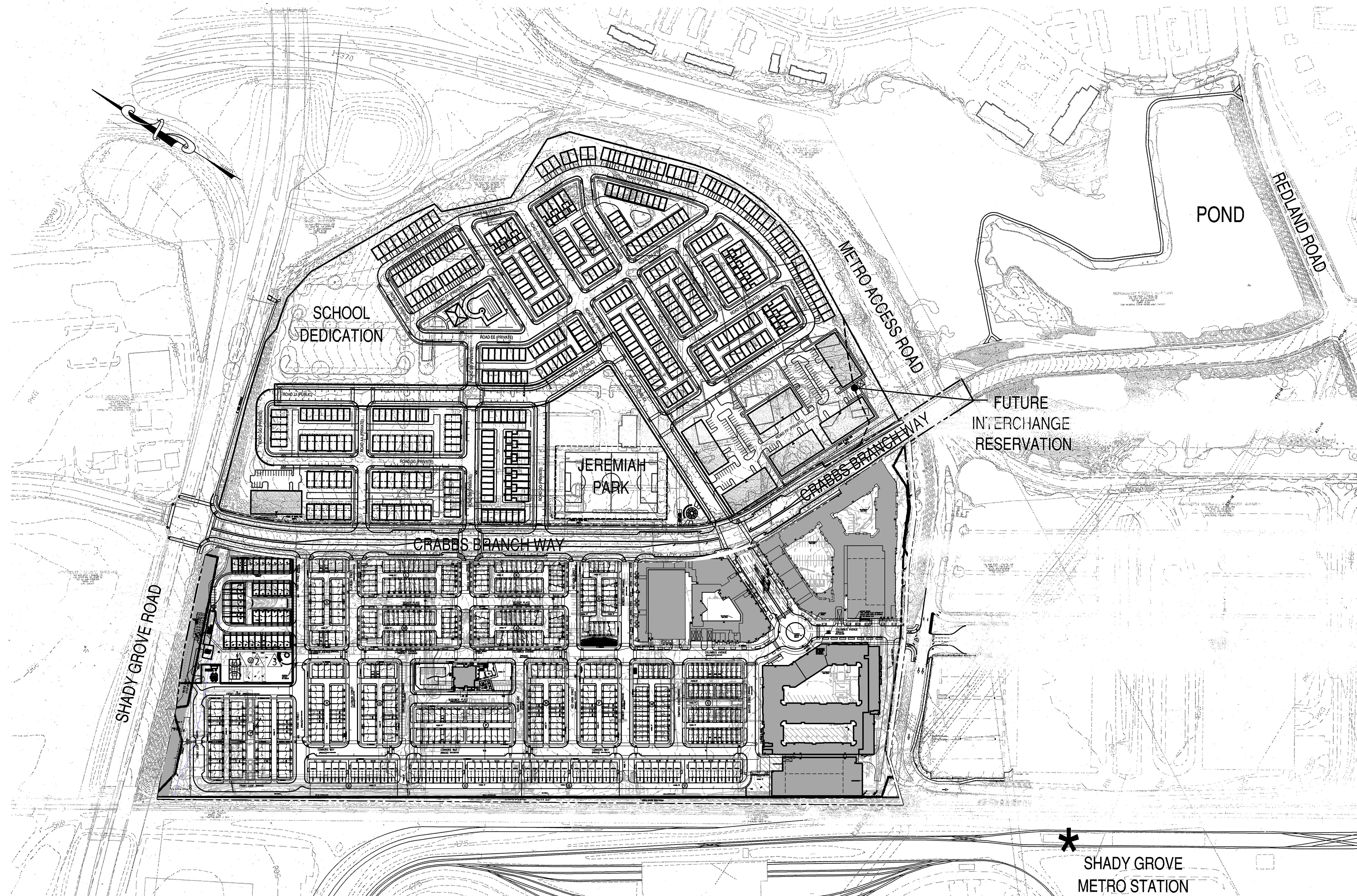
Type of Public Use Space	Sidewalk	Urban Park	Jeremiah Park	Pocket Parks	School Reserve
Townhouse and Multi-Family	5.86	0.33	4.08	0.4	4
Grand Total	14.67				
PUBLIC USE SPACE REQUIRED:	9.1 ac.				
PUBLIC USE SPACE PROVIDED:	14.67 ac.				
EAST SIDE AREA:	45,382 Net Ac.	20% Public Use Space Req'd.	Approved:	32.33%	

PUBLIC USE SPACE CALCULATION WEST SIDE:

Type of Public Use Space	Sidewalk	Urban Park	Pocket Parks
Townhouse	2.86	1.40	0.09
Multi-Use Building A	0.41	0	0
Multi-Use Building B	0.60	0	0
Multi-Use Building D	0.65	0	0
Subtotal:	1.66	0.00	0
2-over-2 Condo Units	0.43	0	0
Grand Total	4.95	1.40	0.09
			6.44
PUBLIC USE SPACE REQUIRED:	8.9 ac.		
PUBLIC USE SPACE PROVIDED:	6.4 ac.		
WEST SIDE AREA:	44,703 Net Ac.	20% Public Use Space Req'd.	Approved:
			14.41%

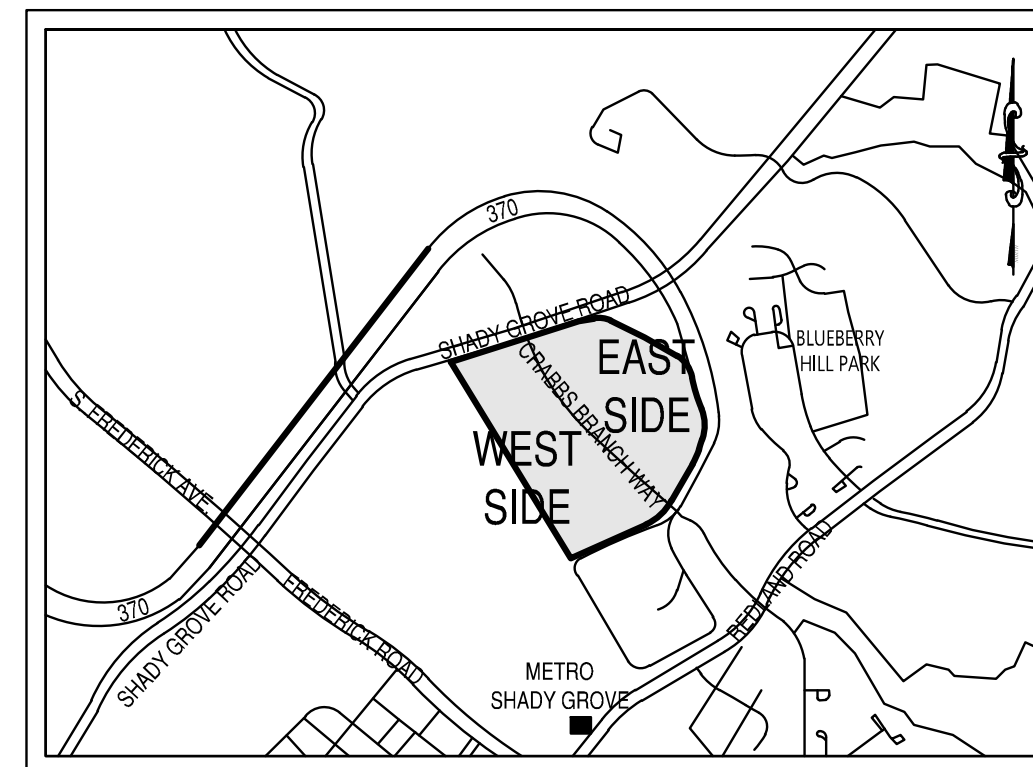
SHADY GROVE STATION

PRELIMINARY PLAN AMENDMENT NO.12012008H



PLAN VIEW
SCALE: 1" = 200'

ATTACHMENT A



VICINITY MAP
SCALE: 1" = 2000'

SHEET INDEX

- 1. COVER SHEET
- 1A. RESOLUTIONS AND APPROVALS
- 1B. RESOLUTIONS AND APPROVALS
- 1C. RESOLUTIONS AND APPROVALS
- 1D. RESOLUTIONS AND APPROVALS
- 1E. RESOLUTIONS AND APPROVALS
- 2. LEGEND AND PRELIMINARY PLAN NOTES
- 3. COMPOSITE PLAN (1"=100')
- 4. EXISTING CONDITIONS PRELIMINARY PLAN SSS WEST (1"=40')
- 5. EXISTING CONDITIONS PRELIMINARY PLAN SSS WEST (1"=40')
- 6. EXISTING CONDITIONS PRELIMINARY PLAN SSS EAST (1"=40')
- 7. EXISTING CONDITIONS PRELIMINARY PLAN SSS EAST (1"=40')
- 8. DETAIL PRELIMINARY PLAN SSS WEST (1"=40')
- 8. DETAIL PRELIMINARY PLAN SSS WEST (1"=40')
- 9. DETAIL PRELIMINARY PLAN SSS WEST (1"=40')
- 9. DETAIL PRELIMINARY PLAN SSS WEST (1"=40')
- 10. DETAIL PRELIMINARY PLAN SSS EAST (1"=40')
- 10. DETAIL PRELIMINARY PLAN SSS EAST (1"=40')
- 11. DETAIL PRELIMINARY PLAN SSS EAST (1"=40')
- 11. DETAIL PRELIMINARY PLAN SSS EAST (1"=40')
- 12. MPDU AND WORKFORCE HOUSING PLAN (1"=60')
- 13. MPDU AND WORKFORCE HOUSING PLAN (1"=60')
- 14. PUBLIC USE SPACE PLAN (1"=60')
- 15. PUBLIC USE SPACE PLAN (1"=60')
- 16. PRELIMINARY PLAN DETAIL - TYP. STREET SECTIONS
- 17. PRELIMINARY PLAN DETAIL - TYP. STREET SECTIONS
- 18. PRELIMINARY PLAN DETAIL - TYP. STREET SECTIONS
- 19. PRELIMINARY PLAN DETAIL - TYP. STREET SECTIONS
- 20. UTILITY PLAN - SSS WEST (1" = 40')
- 21. UTILITY PLAN - SSS WEST (1" = 40')
- 22. UTILITY PLAN - SSS EAST (1" = 40')
- 23. UTILITY PLAN - SSS EAST (1" = 40')
- 24. PRELIMINARY PLAT PLAN - EAST
- 25. PRELIMINARY PLAT PLAN - WEST
- 26. OFF-SITE UTILITY CONNECTIONS AND FEATURES (1"=200')
- SHEETS REVISED WITH THIS AMENDMENT
- OWNER/APPLICANT
- EXECUTIVE OFFICE BUILDING (EOB)
101 MONROE STREET, 2ND FLOOR
ROCKVILLE, MD 20850
ATTN: DIANE SCHWARTZ JONES
ASSISTANT CHIEF ADMINISTRATIVE OFFICER
- DEVELOPER/CO-APPLICANT
- EYA/CS/ ASSOCIATES
C/O EYA, LLC
4800 HAMPTON LANE
SUITE 300
BETHESDA, MD 20814
ATTN: BRIAN JACKSON
WINDHAM ROBERTSON



June 29, 2011

David E. Dine, Director
Montgomery County Department of General Services
101 Monroe Street, 9th Floor
Rockville, Maryland 20850

SUBJECT: Mandatory Referral No. 2011208-DGS-2, Montgomery County Service Park

Dear Mr. Dine:

The Montgomery County Planning Department has reviewed Mandatory Referral No. 2011208-DGS-2 for the disposition of land located at the Montgomery County Service Park (CS/SP), along Crabbs Branch Way in Derwood. The proposal is to add a portion of the CS/SP to EYA/CS/SP Associates, LLC of Bethesda.

This project meets the Department's criteria for an administrative mandatory referral review. Staff recommends approval since the proposed site will facilitate development that is recommended in the Approved and Adopted (2006) Shady Grove Sector Plan.

Municipalities and residential associations, including the City of Rockville, City of Gaithersburg, and the Town of Washington Grove were notified of the proposed sale of the County Service Park. We received no correspondence regarding the proposed sale.

The Department appreciates the opportunity to review this project and looks forward to working with the Department of General Services on future projects.

Sincerely,

Montgomery
Director

REPLY: M/Yearwood/Administrative mandatory referral on the CS/SP disposition (2).docx

Director's Office, 301-495-4500, Fax 301-495-1320
8707 Georgia Avenue, Silver Spring, Maryland 20910
2025-Montgomery-County

LIST OF CHANGES PRELIMINARY PLAN AMENDMENT 12012008H

- CHANGE USE OF BLOCK U, SHADY GROVE STATION WEST FROM GENERAL RETAIL (43,000 SQ. FT.) TO RESIDENTIAL (35 MARKET RATE TOWNHOMES AND 5 WORKFORCE HOUSING TOWNHOMES)
- TRANSFER 35 MARKET RATE TOWNHOMES AND 5 WORKFORCE HOUSING TOWNHOMES APPROVED FOR SHADY GROVE STATION EAST TO BLOCK U, SHADY GROVE STATION WEST.
- RECONFIGURE BLOCK U, SHADY GROVE STATION WEST TO ACCOMMODATE REVISED COMMUNITY AMENITY AREAS
- UPDATE PUBLIC USE SPACE AND PARKING TABULATIONS



PREPARED FOR:
EYA/CS/ ASSOCIATES
C/O EYA, LLC
4800 HAMPTON LANE
SUITE 300
BETHESDA, MD 20814
901-634-8633
BRIAN JACKSON

CONSULTANTS:
ARCHITECTS:
TESSARD GROUP
1011 LEBLANC DRIVE
VIENNA, VA 22181
301-591-4444
JOAN KALAMARIS

ENGINEER:
KTC
3010 WESTWOOD CENTER DRIVE
SUITE 100
VIENNA, VA 22182
301-591-4123
KAMAR CHANDRASEKAR

LANDSCAPE ARCHITECT:
UNIVERSITY & BLOCHER
7200 WISCONSIN AVENUE
SUITE 100
BETHESDA, MD 20814
301-983-0337
TRAFFIC ENGINEER:
WELLS & ASSOCIATES

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

LIGHTING CONSULTANT:
CHESPEAKE LIGHTING
9000 PENTHEUS DRIVE
COLLEGE PARK, MD 20740-1591
301-953-3333

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

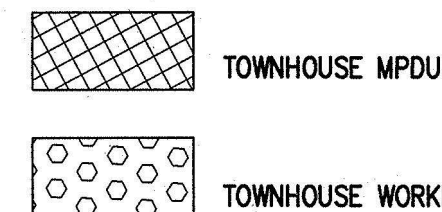
PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

PLANNING/CIVIL ENGINEER &
LANDSCAPE ARCHITECT:
VIA MARYLAND, LLC
3010 CENTER EIGHTH AVENUE
SUITE 400
GERMANTOWN, MD 20874
301-954-4100
MARK COCCOMINI

LEGEND



WEST SIDE:

MARKET RATE TOWNHOMES:	376
WORKFORCE TOWNHOMES:	31
MPDU TOWNHOMES:	44
TOTAL	451

MULTIFAMILY

MARKET RATE UNITS:	856
WORKFORCE UNITS:	91
MPDU MULTIFAMILY:	167
TOTAL	1114

NOTE:

FINAL LOCATION OF MPDU AND WORKFORCE
DWELLING UNITS WILL BE DETERMINED AT SITE PLAN.



ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIBA MARYLAND, LLC
20351 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20834
PHONE: (301) 916-4100
FAX: (301) 916-2262
GERMANTOWN, MD. MCLEAN, VA.

PREPARED FOR:
EY/CSF ASSOCIATES
c/o EYA, LLC
4800 HAMPTON LANE
SUITE 200
BETHESDA, MD 20814
301-634-0515
EY@EYACSF.COM

CONSULTANTS:
ARCHITECTS
PETERSON GROUP
3252 LEESBURG PIKE
VENNIA, VA 22622
703-646-1100
JACK MCJULRIN
KATY

GENERAL CONTRACTOR:
BETH TWOOT CREDIT LIGHT
SUITE 300
VENNIA, VA 22622
703-616-1111
RAMRAN CHARMAS
ALICE

INTERIOR DESIGNER:
LINOWES & BLOTCHER
7200 WISCONSIN AVENUE
SUITE 200
BETHESDA, MD 20814
301-681-1157
JENNIFER LINOWES
TRAFFIC ENGINEER

WELLS & ASSOCIATES:
1833 WISCONSIN AVENUE
SUITE 600
BETHESDA, MD 20814
301-767-6050
MIKE WILKINSON

LANDSCAPE ARCHITECT:
JAMES J. COLE ENGINE
LANDSCAPE ARCHITECT
JAMES MARYLAND, LLC
1000 PATENTWALK BOULEVARD
SUITE 200
GERMANTOWN, MD 20874
301-791-1100
KEVIN GOODMAN

LIGHTING CONSULTANT:
JAMES MARYLAND, LLC
820 PATENTWALK WOODS DRAM
GERMANTOWN, MD 20846-1556

MPDU AND WORKFORCE HOUSING PLAN
PRELIMINARY PLAN AMENDMENT 12012008H
SHADY GROVE STATION
COTTER BRANCOLLI WAY AND SHADY GROVE ROAD

THE NEIGHBORHOODS OF
EYA

EYA / CSP ASSOCIATES
C/O EYA, LLC
4800 HAMPDEN LANE
SUITE 200

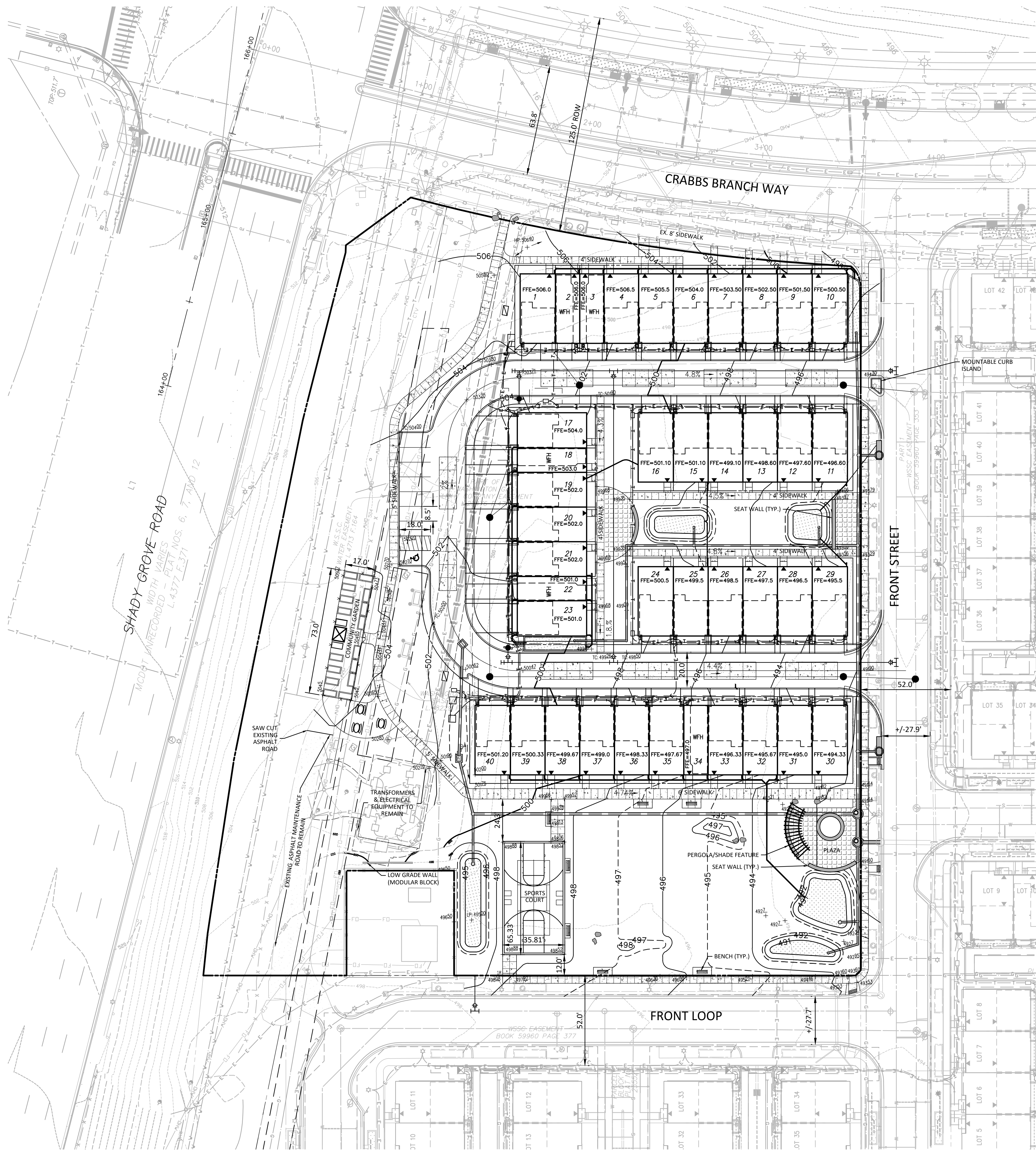
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

NAME: LOGAN B. KELSO, P.E.
LICENSE NUMBER: 51971
EXPIRATION DATE: 12/10/2025

PLAN STATUS	
9/11/12	120120080
4/23/14	12012008A
11/03/14	12012008B
5/07/15	12012008C
12/05/17	12012008D
1/17/19	12012008E
9/10/20	12012008F
5/16/23	12012008G
X/XX/XX	12012008H

DATE	DESCRIPTION	
DESIGN	DRAWN	CHKD
SCALE	H: AS SHOWN V:	
JOB No. VM1791		
DATE : 6/23/2025		
FILE No. 1791		

E-FILE STAMP



NOT FOR CONSTRUCTION

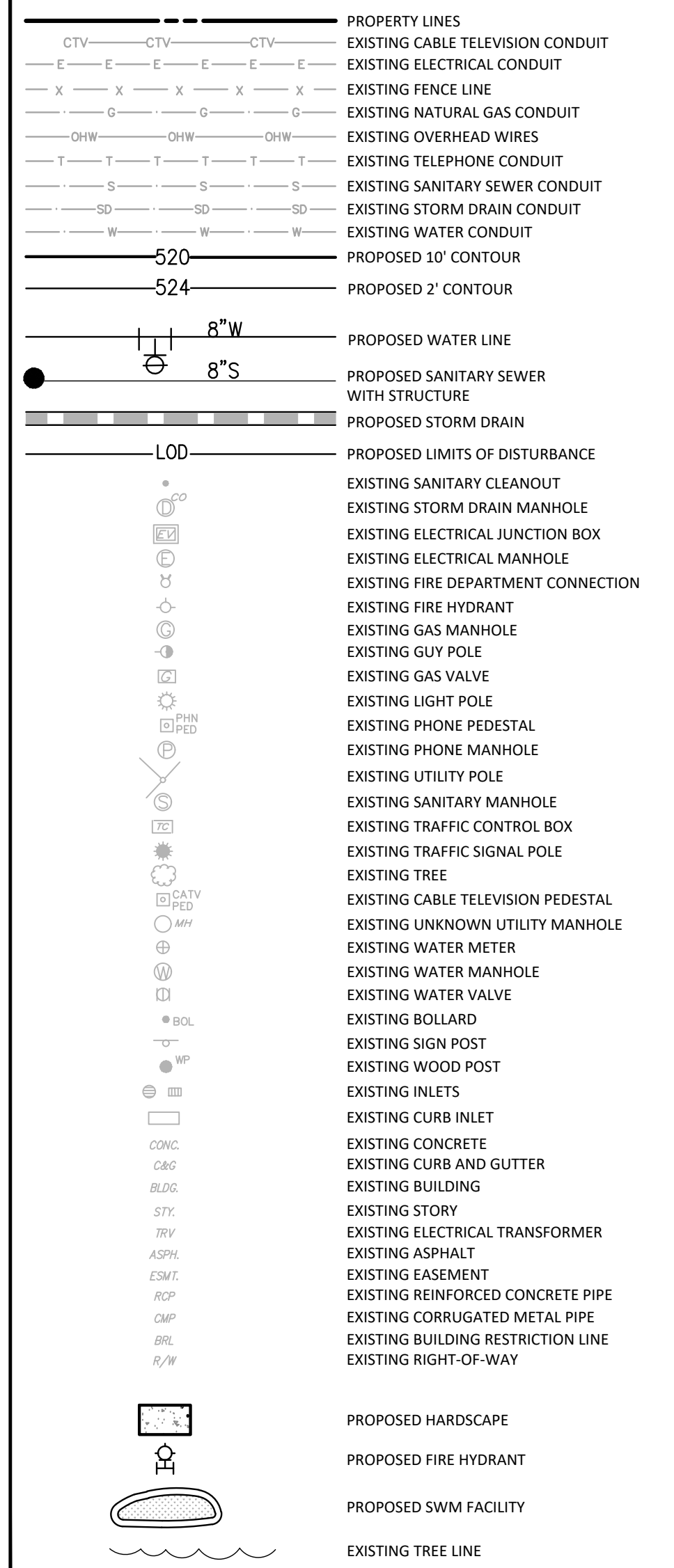


**"FOR LOCATION OF UTILITIES CALL
8-1-1 or 1-800-257-7777 OR LOG ON TO
www.call811.com or http://www.missutility.net
48 HOURS IN ADVANCE OF ANY
WORK IN THIS VICINITY"**

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

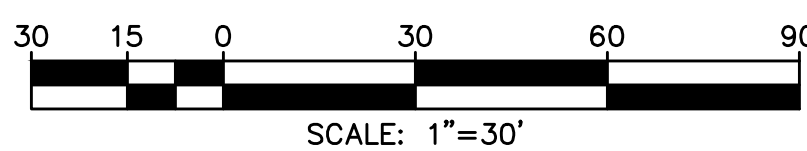
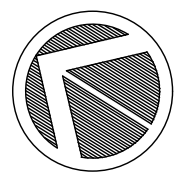
LAYOUT: 07-SITE-820260010-04. Plotted By: james.buchheister

PLAN LEGEND

[illegible]

SHADY GROVE
BLOCK U
TOWNHOMES
820260010
9TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 222NW08
TAX MAP: GC123 PARCEL 495

SITE PLAN



DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 820260010, including Approval Conditions, Development Program and Certified Site Plan.

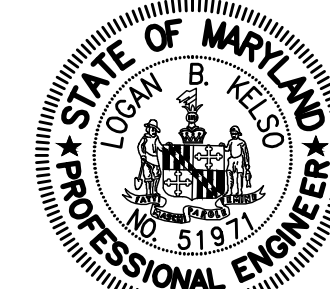
Developer's Name: EYA, LLC
Contact Person: ADAM HAYES
Address: 4800 HAMPDEN LANE SUITE 300 BETHESDA, MARYLAND 20814
Phone: 301.804.2531

Signature: _____ Date: _____

NOTE

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 ACTS 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 CERTIFIED SITE PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES. TO SET UP A SITE PLAN INSPECTION WITH DPS, ZONING AND CODE COMPLIANCE SERVICES (ZCCS), PLEASE CONTACT BRIAN KEELER, 2401-581-4485.

PROFESSIONAL SEAL



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.
ENGINEER'S NAME: LOGAN B. KELSO, P.E.
LICENSE No.: 51971
EXPIRATION DATE: DECEMBER 10, 2027

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.

© 2019 VIKI MARYLAND, LLC

DRAWN BY: JS/ZS

DESIGNED BY: JB/LKDATE ISSUED: JUNE 2025

1148

PROJECT 1791AJ

DRAWING

No. SP-4.0

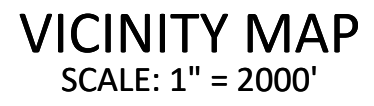
SHEET NO.



PREPARED FOR:
EYA, LLC
4800 HAMPDEN LANE
SUITE 300
BETHESDA, MARYLAND 20814
(301) 804-2531
CONTACT: ADAM HAYES
ahayes@eya.com

CIVIL ENGINEER:
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
(301) 916-4100
CONTACT: LOGAN B. KELSO, P.E.
logan.kelso@vikamd.com

LANDSCAPE ARCHITECT:
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
(301) 916-4100
CONTACT: ESRA SOYTUTAN ASLA,
PLA, LEED AP ND
esra.soytutan@vikamd.com
PLANNING:
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
(301) 916-4100
CONTACT: JAMES BUCCHHEISTER
james.bucchheister@vikamd.com



LEGEND

Public Open Space

NET LOT AREA:	3.34 AC
TOTAL PUBLIC USE SPACE REQUIRED %:	20% 0.67 AC

PROPOSED PUBLIC USE SPACE FOR
BLOCK U %: 20% 0.67 AC

PREVIOUSLY PROVIDED PUBLIC USE
SPACE FOR WEST SIDE : 6.80 AC
- COMMUNITY GARDEN[1]: 0.49 AC

PROPOSED TOTAL PUBLIC USE SPACE
FOR WESTSIDE INCLUDING BLOCK U: 6.98 AC

NOTES:

[1] PREVIOUSLY APPROVED SITE PLAN 8201302220 TAKES CREDIT FOR A 0.49 AC. COMMUNITY GARDEN LOCATED IN BLOCK U ON THE WEST SIDE. THE COMMUNITY GARDEN IS BEING REVISED BY THIS CURRENT SITE PLAN.

[illegible]

SHADY GROVE
BLOCK U
TOWNHOMES
820260010

9TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 222NW08
TAX MAP: GC123 PARCEL 495

PUBLIC USE
SPACE PLAN

PROFESSIONAL SEAL



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.
ENGINEER'S NAME: LOGAN B. KELSO, P.E.
LICENSE No.: 51971
EXPIRATION DATE: DECEMBER 10, 2027

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

© 2019 VIKI MARYLAND, LLC

DRAWN BY: JS/ZS

DESIGNED BY: JB/LKDATE ISSUED: JUNE 2023VIRA
PROJECT 1791AJ

DRAWING NO. E D E O

NO. 31-5.0

SHEET NO. _____

NOT FOR CONSTRUCTION



**"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.

NOTE

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 AND CODE COMPLIANCE SECTION (ZCCS, PLEASE CONTACT BRIAN KEELER, 2401-581-4485.

Developer's Name: EYA, LLC
Contact Person: ADAM HAYES
Address: 4800 HAMPDEN LANE SUITE 300 BETHESDA, MARYLAND 20814
Phone: 301.804.2531
Signature: _____ Date: _____

LAYOUT: 07-SITE-820260010-05, Plotted By: zorio.stebbins

E-FILE STAMP

- GENERAL FCP NOTES
1. THE SHADY GROVE STATION OVERALL SITE COMPREHES PARCELS P495, LOCATED ON WSC MAPS 222N08R AND RECORDED IN THE LAND RECORDS OF MARYLAND AT L. 449, F.180 AND THE CRABBS BRANCH ROAD RIGHT-OF-WAY. ADDITIONAL PARCELS FOR THE PUBLIC INFRASTRUCTURE IMPROVEMENTS ARE: PARCEL P790B (SUBP LINES 5513 & FOLD 844, PARCEL PART A @ USER 5486 & FOLD 886, PARCEL POS5 @ USER 5465 & FOLD 844, PARCEL P800 @ USER 8863 & FOLD 776.

2. THE TRACT AREA FOR PHASE I WEST IS THE LIMITS OF DISTURBANCE FOR THE WEST DEVELOPMENT AND CRABBS BRANCH WAY WHICH TOTALS 53.15 ACRES (52.03 AC ON-SITE AND 1.12 AC OFF-SITE). THE TRACT AREA FOR THE REVISED TRAIL, COMPREHES THE LOD FOR THE TRAIL WHICH TOTALS 1.20 ACRES. THE TRACT AREA FOR THE REVISED SEWER EXTENSION AND WMATA ENTRANCE COMPREHES THE LOD FOR THOSE IMPROVEMENTS WHICH TOTALS 2.34 ACRES.

3. THE HORIZONTAL DATUM IS BASED ON NAD83(CORS)(EPSCH 2010.0000) / MARYLAND COORDINATE SYSTEM (MD1900) USING THE FOLLOWING NGC CORS STATIONS:
DC1C DC WA51 CORS ARR, PID NO. D99217;
GODE GODEARD SPACE CTR CORS ARR, PID NO. A9F646;
USNO U.S. NAVAL OBSERVATORY CORS ARR, PID NO. A17403

4. THE VERTICAL DATUM IS BASED ON NGVD29 USING THE FOLLOWING W.S.S.C. BENCHMARKS:
BM 1, ELEVATION 457.75, AS SHOWN ON W.S.S.C. CONTRACT PLAN NO. 88 AW 7516A, SHT. 1 OF 2;
BM 2, ELEVATION 460.73, AS SHOWN ON W.S.S.C. CONTRACT PLAN NO. 88 AW 7516A, SHT. 1 OF 2

5. EXISTING TOPOGRAPHIC INFORMATION FOR SHADY GROVE STATION & CRABBS BRANCH WAY WAS FLOWN & PREPARED BY MCKENZIE-SNYDER ON OCTOBER, 2009, SUPPLEMENTED WITH FIELD RUN TOPOGRAPHY COMPLETED FEBRUARY, 2011 BY BOWMAN CONSULTING AND SHOWN AT 2' INTERVALS. VIKA MARYLAND, LLC PERFORMED A LIMITED TOPOGRAPHIC CHECK NOVEMBER 30, 2012. EXISTING TOPOGRAPHIC INFORMATION FOR THE TRAIL AND SEWER OUTFALL IS BASED ON AERIAL FLOWN BY NORTHEAST MAPPING APRIL, 2013. VIKA MARYLAND, LLC PERFORMED A LIMITED TOPOGRAPHY AND DETAILED UTILITY CHECK APRIL, 2013.

6. PARCEL P495 IS LOCATED IN ZONE "X" (AREA OF 0.2% ANNUAL CHANCE OF FLOOD) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 24033C033D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006. THE FLOOD PLAIN SHOWN ON THE PUBLIC INFRASTRUCTURE IMPROVEMENTS PARCELS FOR THE TRAIL AND SEWER OUTFALL IS FROM THE DEP CRABBS BRANCH SWM PROJECT #76868 DATED 7/25/2080. NOTE: THE FLOODPLAIN SHOWN IS BASED ON THE APPROVED AS-BUILT AND NOT A FLOODPLAIN STUDY APPROVED BY DEP. THIS FLOODPLAIN LINE IS BEING USED TO EVALUATE THE STREAM VALLEY BUFFER FOR THE INSTALLATION OF THE TRAIL ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

7. THE SUBJECT PROPERTY IS LOCATED IN THE ROCK CREEK WATERSHED, A USE CLASS IV STREAM.

8. NONE OF THE PARCELS FOR THIS OVERALL PROJECT ARE LOCATED WITHIN AN SPA OR PMA. BASED UPON A FIELD INVESTIGATION CONDUCTED BY BOWMAN CONSULTING GROUP, LTD., 11/25/2009, THERE ARE NO WATERS OF THE UNITED STATES, WETLANDS, 100-YEAR FLOOD PLAINS OR THEIR ASSOCIATED BUFFERS LOCATED ON PARCELS P495. WATERS OF THE U.S., WETLANDS AND THEIR ASSOCIATED BUFFERS AS SHOWN ON THE PUBLIC INFRASTRUCTURE IMPROVEMENT PARCELS WERE DELINEATED BY ECOTONE JULY, 2013.

9. THE WILDLIFE AND HERITAGE DIVISION OF THE MD DNR HAS DETERMINED, PER LETTER DATED FEBRUARY 22, 2011, THAT THERE ARE NO STATE OR FEDERAL RECORDS FOR RARE, THREATENED OR ENDANGERED SPECIES WITHIN THE BOUNDARIES OF PARCELS P495 AS DELINEATED ON APPROVED NRI 42011200. THE WILDLIFE AND HERITAGE DIVISION OF THE MD DNR HAS DETERMINED, PER LETTER DATED JULY 20, 2013, THAT THERE ARE NO STATE OR FEDERAL RECORDS FOR RARE, THREATENED OR ENDANGERED SPECIES WITHIN THE NRI STUDY BOUNDARIES FOR THE PUBLIC INFRASTRUCTURE IMPROVEMENT PARCELS, AS DELINEATED ON NRI'S 42014000 AND 42014020.

10. NONE OF THE PARCELS THAT COMPRISE THE SUBJECT PROPERTY OF THE SITE PLAN AND THE PUBLIC INFRASTRUCTURE IMPROVEMENTS ARE IDENTIFIED IN THE MONTGOMERY COUNTY LOCATIONAL ATLAS AND INDEX OF HISTORIC SITES.

11. PER APPROVED NRI 42011200, THERE ARE 5.31 ACRES OF FOREST ON PARCEL P495. OF THAT TOTAL, 0.59 ACRES OF FOREST STAND #11 LOCATED WITHIN THE EXISTING WSC EASEMENT NOT BEING CONSTRUCTED OR DISTURBED IN CONJUNCTION WITH THE DEVELOPMENT OF THIS PROPERTY AND, THEREFORE, HAS BEEN DEDUCTED FROM THE FCP TRACT AREA. THEREFORE, THE TOTAL ACREAGE OF FOREST ON THE OVERALL SITE PLAN PROPERTY IS 5.31 ACRES MINUS 0.59 ACRES OR 4.72 ACRES OF THAT TOTAL, 0.37 ACRES OF FOREST IS LOCATED WITHIN THE PHASE I SUBJECT PROPERTY. ADDITIONAL OFFSITE IMPACT TOTALS .111 ACRES AS REFLECTED ON THE PLAN, THE SPREADSHEETS AND WORKSHEETS.

12. THIS NOTE IS REVISED FOR AMENDMENT 820130220. THERE ARE A TOTAL OF 1.14 ACRES OF FOREST WITHIN THE LOD'S FOR THE REVISED TRAIL, SEWER OUTFALL AND WMATA ENTRANCE PUBLIC INFRASTRUCTURE IMPROVEMENTS WHICH ARE PROPOSED TO BE CLEARED AS SHOWN ON THE PLAN, WORKSHEETS AND FOREST CLEARED TABLES ON THIS SHEET.

13. SEE THE SIGNIFICANT AND SPECIMEN TREE TABLES ON THIS SHEET FOR INFORMATION ON THE SIGNIFICANT TREES LOCATED WITHIN THE NRI STUDY AREAS FOR THE OVERALL SHADY GROVE STATION PROJECT AND THE PUBLIC INFRASTRUCTURE IMPROVEMENTS.

14. SEE THE SIGNIFICANT AND SPECIMEN TREE TABLES ON THIS SHEET FOR INFORMATION ON THE SIGNIFICANT TREES LOCATED WITHIN THE NRI STUDY AREAS FOR THE OVERALL SHADY GROVE STATION PROJECT AND THE PUBLIC INFRASTRUCTURE IMPROVEMENTS.

15. THERE ARE NO CHAMPION TREES OR TREES 75% OF THE STATE CHAMPION WITHIN THE NRI STUDY AREAS.

16. THIS PLAN IS SUBJECT TO APPROVED NRI 42011200 APPROVED 4/25/2013 AND PRELIMINARY FCP120120080 APPROVED 4/20/2012. THIS PLAN IS ALSO SUBJECT TO THE PUBLIC INFRASTRUCTURE IMPROVEMENTS NRI'S 42014000 AND 42014020.

17. A TREE VARIANCE TO REMOVE EIGHTEEN SPECIMEN TREES WAS GRANTED WITH THE APPROVAL OF PRELIMINARY FCP 120120080. TEN OF THOSE TREES ARE TO BE REMOVED IN PHASE I WEST AS SHOWN ON THIS PLAN AND THE SIGNIFICANT AND SPECIMEN TREE TABLE PER NRI 42011200.

18. AS PER PRELIMINARY PLAN RESOLUTION 120120080, FIFTY SHADE TREES OF AT LEAST 3" CALIPER MUST BE INCLUDED IN THE SITE PLAN AS MITIGATION FOR THE REMOVAL OF 18 SPECIMEN TREES UNDER THE APPROVED TREE VARIANCE. TEN OF THE EIGHTEEN SPECIMEN TREES WILL BE REMOVED IN PHASE I WEST AND TWENTY- EIGHT TREES OF AT LEAST 7" CALIPER WILL BE PLANTED WITHIN THE PHASE I WEST SITE PLAN AS MITIGATION FOR THEIR REMOVAL. THREE TREES OF AT LEAST 3" CALIPER WILL BE PLANTED AS MITIGATION FOR THE REMOVAL OF SPECIMEN TREE I-51. SEE THE TREE REPLACEMENT TABLE THIS SHEET.

19. THIS NOTE IS REVISED FOR AMENDMENT 820130220. A TREE VARIANCE TO IMPACT SIX SPECIMEN TREES, REMOVING ONE AND PRESERVING FIVE, WAS APPROVED WITH FCP 820130220. THREE TREES OF AT LEAST 3" CALIPER ARE TO BE PLANTED AS MITIGATION FOR THE REMOVAL OF SPECIMEN TREE I-51. SEE THE TREE REPLACEMENT TABLE THIS SHEET.

20. A PARK CONSTRUCTION PERMIT IS REQUIRED PRIOR TO BEGINNING ANY WORK ON A NCNPPC PARK PROPERTY. ANY AND ALL WORK WITHIN A NCNPPC PARK PROPERTY SHALL CONFORM TO THE PARK CONSTRUCTION PERMIT.

21. THE UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM RECORDS RESEARCH AND SURFACE INSPECTIONS. THEIR LOCATION IS APPROXIMATE AND DOES NOT REPRESENT AN UNDERGROUND FIELD SURVEY.

22. THE CONTRACTOR SHALL TAKE EXTREME CAUTION NOT TO DISTURB THE EXISTING VEGETATION OUTSIDE THE LIMITS OF DISTURBANCE. SOIL STABILIZATION SHALL CONFORM TO THE "1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION, AND SEDIMENT CONTROL".

23. THE CONTRACTOR SHALL LIMIT THE AREA IN WHICH WORK IS PERFORMED TO THE LIMIT OF DISTURBANCE AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN WHICH IS THE SAME LIMIT OF DISTURBANCE SHOWN ON THIS PLAN.

24. IF THERE IS ANY DISCREPANCY OF INFORMATION FOUND ON THESE PLANS, EXISTING OR PROPOSED, OR DEVIATION FROM THESE PLANS OR SPECIFICATIONS, THE CONTRACTOR IS RESPONSIBLE TO HALT CONSTRUCTION AND CONTACT THE LANDSCAPE ARCHITECT AS SOON AS THE DISCREPANCY OR DEVIATION IS NOTED. FAILURE TO DO SO COULD RESULT IN THE CONTRACTOR BEARING THE BURDEN, FINANCIAL OR OTHERWISE, WHICH RESULTS FROM REMOVAL, RECONSTRUCTION, OR REPLACEMENT OF ALL NECESSARY ITEMS DUE TO THE DISCREPANCY.

25. SITE PLAN AMENDMENT 820130228 WAS TO REVISE THE FCP FOR A) THE PUBLIC INFRASTRUCTURE TRAIL, REALIGNMENT AND CORRESPONDING UPDATES TO THE LOD, FOREST IMPACTS, AND B) REMOVAL OF THE TREES FOR LANDSCAPE CREDIT ON THE WMATA PROPERTY AND CORRESPONDING UPDATES TO AFFORESTATION/REFORESTATION REQUIREMENTS AND CREDITS.

26. SITE PLAN AMENDMENT D IS TO A) REVISE LIMITS OF DISTURBANCE ASSOCIATED WITH THE DOWNSIDE SEWER OUTFALL IMPROVEMENT ON THE FINAL FOREST CONSERVATION PLAN PER WSC APPROVALS. THE SHEETS THAT ARE LISTED FOR THIS AMENDMENT ARE SHOWN WITH AN ASTERISK ON THE SHEET INDEX ON THIS SHEET. NO TREE VARIANCE IS REQUESTED FOR THIS AMENDMENT.
- SIGNIFICANT AND SPECIMEN TREE TABLE PER NRI 42011200

No.	VARIANCE TREE	SCIENTIFIC NAME	COMMON NAME	DBH	CONDITION	PHASE I	SIZE EAST	FUTURE PHASE
1-1	-	QUERCUS PHELLOS	WILLOW OAK	26	GOOD	NO IMPACT	REMOVE	REMOVE
1-2	-	PINUS STROBUS	WHITE PINE	25	FAIR	NO IMPACT	REMOVE	REMOVE
1-3	-	PINUS STROBUS	WHITE PINE	27	FAIR	NO IMPACT	REMOVE	REMOVE
1-4	APPROVED VARIANCE	QUERCUS PHELLOS	WILLOW OAK	26	GOOD	NO IMPACT	REMOVE	REMOVE
1-5	APPROVED VARIANCE	QUERCUS PHELLOS	WILLOW OAK	26	GOOD	NO IMPACT	REMOVE	REMOVE
1-6	-	QUERCUS PHELLOS	WILLOW OAK	28	GOOD	NO IMPACT	REMOVE	REMOVE
1-7	-	QUERCUS RUBRA	RED OAK	29	GOOD	NO IMPACT	REMOVE	REMOVE
1-8	-	QUERCUS RUBRA	RED OAK	29	GOOD	NO IMPACT	REMOVE	REMOVE
1-9	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-10	-	PINUS SP.	CHERRY	26	GOOD	REMOVE	-	-
1-11	-	QUERCUS ALBA	WHITE OAK	25	GOOD	REMOVE	-	-
1-12	-	QUERCUS ALBA	WHITE OAK	29	GOOD	REMOVE	-	-
1-13	-	CARYA TOMENTOSA	MOCKERNUT HICKORY	25	GOOD	REMOVE	-	-
1-14	APPROVED VARIANCE	CARYA TOMENTOSA	MOCKERNUT HICKORY	26	GOOD	REMOVE	REMOVE	REMOVE
1-15	-	CARYA TOMENTOSA	MOCKERNUT HICKORY	28	GOOD	REMOVE	-	-
1-16	APPROVED VARIANCE	CARYA TOMENTOSA	MOCKERNUT HICKORY	32	GOOD	SAVE	REMOVE	REMOVE
1-17	-	CARYA TOMENTOSA	MOCKERNUT HICKORY	26	GOOD	REMOVE	-	-
1-18	-	QUERCUS ALBA	WHITE OAK	29	GOOD	SAVE	REMOVE	REMOVE
1-19	-	QUERCUS ALBA	WHITE OAK	26	GOOD	NO IMPACT	REMOVE	REMOVE
1-20	APPROVED VARIANCE	QUERCUS PHELLOS	WILLOW OAK	30	GOOD	NO IMPACT	REMOVE	REMOVE
1-21	APPROVED VARIANCE	QUERCUS PHELLOS	WILLOW OAK	30	GOOD	NO IMPACT	REMOVE	REMOVE
1-22	-	QUERCUS PHELLOS	WILLOW OAK	26	GOOD	NO IMPACT	REMOVE	REMOVE
1-23	-	QUERCUS PHELLOS	WILLOW OAK	28	GOOD	NO IMPACT	REMOVE	REMOVE
1-24	-	QUERCUS PHELLOS	WILLOW OAK	26	GOOD	NO IMPACT	REMOVE	REMOVE
1-25	-	QUERCUS PHELLOS	WILLOW OAK	26	GOOD	NO IMPACT	REMOVE	REMOVE
1-26	-	QUERCUS PHELLOS	WILLOW OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-27	-	QUERCUS PHELLOS	WILLOW OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-28	-	QUERCUS PHELLOS	WILLOW OAK	26	GOOD	REMOVE	-	-
1-29	-	PINUS STROBUS	WHITE PINE	24	GOOD	REMOVE	-	-
1-30	APPROVED VARIANCE	PINUS VIRGINIANA	VIRGINIA PINE	32	FAIR	REMOVE	-	-
1-31	-	QUERCUS RUBRA	RED OAK	32	GOOD	REMOVE	-	-
1-32	APPROVED VARIANCE	QUERCUS RUBRA	RED OAK	31	FAIR	NO IMPACT	REMOVE	REMOVE
1-33	APPROVED VARIANCE	ACER RUBRUM	RED MAPLE	41	GOOD	NO IMPACT	REMOVE	REMOVE
1-34	-	PINUS STROBUS	WHITE PINE	26	FAIR	NO IMPACT	REMOVE	REMOVE
1-35	APPROVED VARIANCE	QUERCUS RUBRA	RED OAK	32 (TWN)	GOOD	NO IMPACT	SAVE	SAVE
1-36	APPROVED VARIANCE	ACER RUBRUM	RED MAPLE	39	GOOD	NO IMPACT	SAVE	SAVE
1-37	APPROVED VARIANCE	QUERCUS RUBRA	RED OAK	39	GOOD	NO IMPACT	SAVE	SAVE
1-38	APPROVED VARIANCE	ACER RUBRUM	RED MAPLE	37	GOOD	NO IMPACT	SAVE	SAVE
1-39	-	QUERCUS RUBRA	RED OAK	25	GOOD	NO IMPACT	REMOVE	REMOVE
1-40	-	QUERCUS RUBRA	RED OAK	26	GOOD	NO IMPACT	REMOVE	REMOVE
1-41	-	QUERCUS RUBRA	RED OAK	26	POOR	NO IMPACT	REMOVE	REMOVE
1-42	-	QUERCUS RUBRA	RED OAK	26	POOR	NO IMPACT	REMOVE	REMOVE
1-43	-	QUERCUS RUBRA	RED OAK	26	GOOD	NO IMPACT	REMOVE	REMOVE
1-44	-	NYSSA SYLVATICA	BLACK GLIM	26	GOOD	SAVE	SAVE	SAVE
1-45	-	LIRODENDRON TULIPIFERA	TULIP POPLAR	24	GOOD	SAVE	SAVE	SAVE
1-46	-	QUERCUS RUBRA	RED OAK	26	GOOD	SAVE	SAVE	SAVE
1-47	-	PINUS STROBUS	WHITE PINE	24	GOOD	SAVE	SAVE	SAVE
1-48	-	LIRODENDRON TULIPIFERA	TULIP POPLAR	27	GOOD	SAVE	SAVE	SAVE
1-49	-	QUERCUS RUBRA	RED OAK	29	FAIR	REMOVE	-	-
1-50	-	CARYA OVATA	PIGNON HICKORY	24	GOOD	REMOVE	-	-
1-51	APPROVED VARIANCE	QUERCUS RUBRA	RED OAK	41	GOOD	REMOVE	-	-
1-52	-	LIRODENDRON TULIPIFERA	TULIP POPLAR	27	GOOD	REMOVE	-	-
1-53	-	QUERCUS RUBRA	RED OAK	24	GOOD	REMOVE	-	-
1-54	APPROVED VARIANCE	QUERCUS RUBRA	RED OAK	37	GOOD	REMOVE	-	-
1-55	-	LIRODENDRON TULIPIFERA	TULIP POPLAR	25	POOR	REMOVE	-	-
1-56	-	LIRODENDRON TULIPIFERA	TULIP POPLAR	31	POOR	REMOVE	-	-
1-57	APPROVED VARIANCE	LIRODENDRON TULIPIFERA	TULIP POPLAR	26	GOOD	REMOVE	-	-
1-58	-	LIRODENDRON TULIPIFERA	TULIP POPLAR	27	FAIR	REMOVE	-	-
1-59	-	LIRODENDRON TULIPIFERA	TULIP POPLAR	30	GOOD	SAVE	-	-
1-60	APPROVED VARIANCE	LIRODENDRON TULIPIFERA	TULIP POPLAR	34	FAIR	REMOVE	-	-
1-61	APPROVED VARIANCE	LIRODENDRON TULIPIFERA	TULIP POPLAR	30	GOOD	REMOVE	-	-
1-62	-	LIRODENDRON TULIPIFERA	TULIP POPLAR	27	GOOD	REMOVE	-	-
1-63	APPROVED VARIANCE	LIRODENDRON TULIPIFERA	TULIP POPLAR	30	GOOD	REMOVE	-	-
1-64	-	QUERCUS ALBA	WHITE OAK	24	GOOD	REMOVE	-	-
1-65	APPROVED VARIANCE	LIRODENDRON TULIPIFERA	TULIP POPLAR	31	FAIR	REMOVE	-	-
1-66	-	QUERCUS RUBRA	RED OAK	26	GOOD	REMOVE	-	-
1-67	-	PINUS SP.	CHERRY	25	FAIR	NO IMPACT	SAVE	SAVE
1-68	-	PINUS SP.	CHERRY	24	GOOD	NO IMPACT	SAVE	SAVE
1-69	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-70	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-71	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-72	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-73	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-74	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-75	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-76	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-77	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-78	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-79	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-80	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-81	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-82	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-83	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-84	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-85	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-86	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-87	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-88	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-89	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-90	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-91	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-92	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-93	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-94	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-95	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-96	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-97	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-98	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-99	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-100	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-101	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-102	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-103	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-104	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-105	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-106	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-107	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-108	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-109	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-110	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-111	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-112	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-113	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-114	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-115	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-116	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-117	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-118	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-119	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-120	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-121	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-122	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-123	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-124	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-125	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-126	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-127	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-128	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-129	-	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE	REMOVE
1-130	-	QUERCUS RUB						

