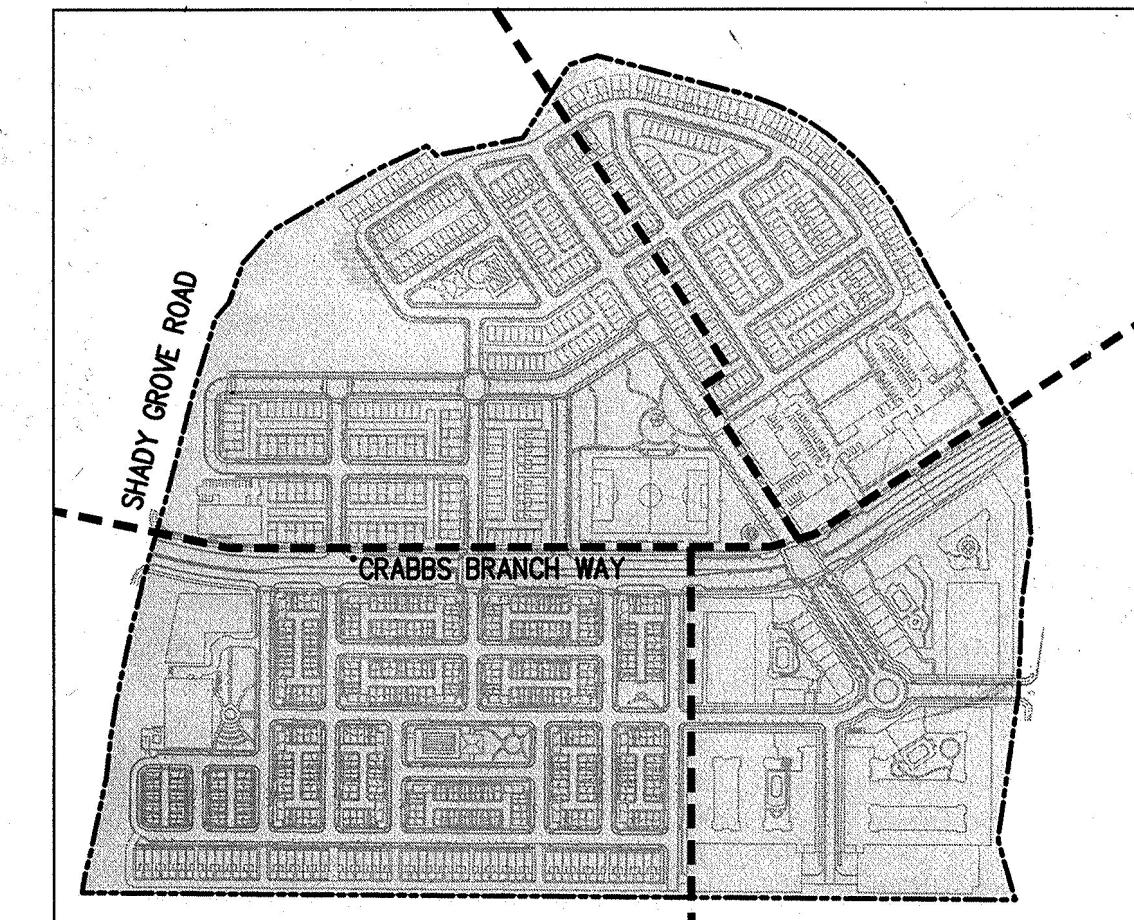


ATTACHMENT A

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-90'. THIS PROJECT WILL BE DEVELOPED UNDER ITS PREVIOUS ZONE OF TOMX-2.0/TDR (TRANSIT STATION DEVELOPMENT ZONE).
- SITE AREA TABULATION:

WEST SIDE	TOTAL
GROSS: 44.8285 ACRES NET: 44.0301 ACRES 5.405 SF CBWDEDICATION (0.1254 AC.)	44.0301 ACRES
EAST SIDE	
GROSS: 45.5119 ACRES NET: 45.3820 ACRES 5.656 SF CBWDEDICATION (0.1298 AC.)	45.3820 ACRES
TOTAL	90.1404 ACRES NET: 90.0851 ACRES
CRABB'S BRANCH ROW	
GROSS: 6.920 ACRES NET: 7.175 ACRES	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 IN NOV2003.
- EXISTING TOPOGRAPHIC INFORMATION IS FLOWN AND PREPARED BY MCKENZIE-SNYER ON OCT. 2009, SUPPLEMENTED WITH FIELD RUN TOPOGRAPHY COMPLETED FEB. 2011 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 5.31 ACRES.
- THIS PROPERTY HAS AN APPROVED NATURAL RESOURCES INVENTORY / FOREST STAND DELINEATION PLAN APPROVED 4-25-2011, (MNC&P#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*	17.58 AC +/-	16.17 AC +/-	33.85 AC +/-
AREA IN MULTIFAMILY	0.02 AC +/-	5.79 AC +/-	5.79 AC +/-
AREA IN MIXED USE	13.86 AC +/-	0.00 AC +/-	13.82 AC +/-
AREA IN HOA USE**	3.22 AC +/-	3.20 AC +/-	6.42 AC +/-
AREA IN PRIVATE HOA ROADS**	12.32 AC +/-	9.36 AC +/-	21.68 AC +/-
AREA IN SCHOOL RESERVATION	N/A	4.00 AC +/-	4.01 AC +/-
AREA IN PARK DECIDATION	N/A	4.08 AC +/-	4.08 AC +/-
AREA IN PUBLIC ROW	N/A	2.91 AC +/-	10.09 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: PEPCO

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. A WAIVER WILL BE REQUESTED AT SITE PLAN FOR THE PARKING SPACE NUMBER AT THE POOL AREAS

B. FINAL LOCATION OF LIBRARY WITHIN RETAIL AREA TO BE DETERMINED AT SITE PLAN. 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.

C. 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 SIGNAGES SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND HARDCARE ARE DETERMINED AT THE TIME OF THE SITE PLAN REVIEW. PLEASE REFER TO THE ZONING DATA 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.

D. APPROVED GENERAL RETAIL WILL NOT HAVE ACCESS FROM CRABB'S BRANCH WAY.

REQUIRED / APPROVED ZONING - TOMX 2.0

DEVELOPMENT STANDARDS		TOMX 2.0	TOMX 2.0/TDR	TOMX 2.0/TDR	TOMX 2.0/TDR
OPTIONAL	APPROVED EAST	APPROVED WEST	TOTAL		
59-C-13.231. The minimum lot area required for any development (including right-of-way) is less than a smaller lot may be approved for in the TOMX zones where such lots is designed for one of those 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 is and 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):		23.59%	35%	29.20%	
59-C-13.232. Maximum Public Use Space (percent of net lot area):	20	32.33%	14.50%	21.25%	
59-C-13.234. Maximum Density of Development:	FAR 2.0	FAR 0.01	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:					
From an adjacent TOMX zone	15 feet	15 feet	15 feet		
From an adjacent commercial or industrial zone	15 feet	15 feet	15 feet		
From an adjacent single family residential zone	15 feet	15 feet	15 feet		
From a public right-of-way	0 feet	0 feet	0 feet		

PUBLIC USE SPACE - OVERALL SUMMARY:

PUBLIC USE SPACE CALCULATION WEST 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 APPROVED:	14.67 ac.				

TOTAL PUBLIC USE SPACE PROVIDED: 25.13 Acres (73.37% 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 APPROVED:	14.67 ac.				

TOTAL PUBLIC USE SPACE PROVIDED: 25.13 Acres (73.37% of Total Net Area)

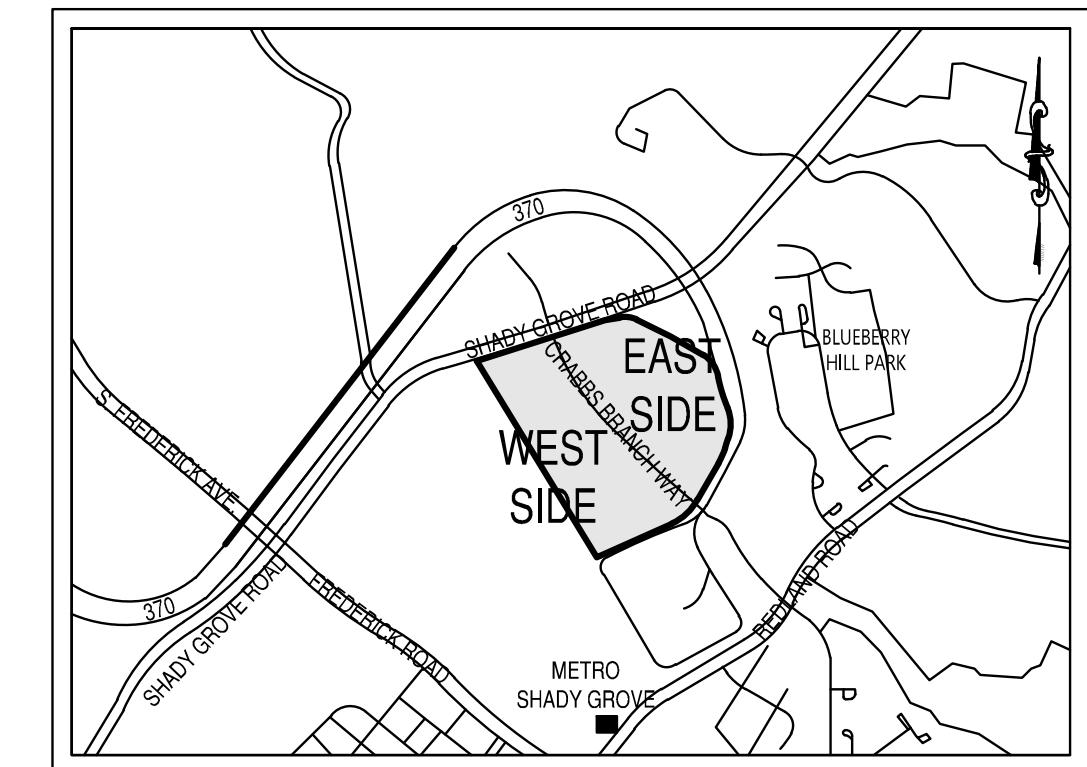
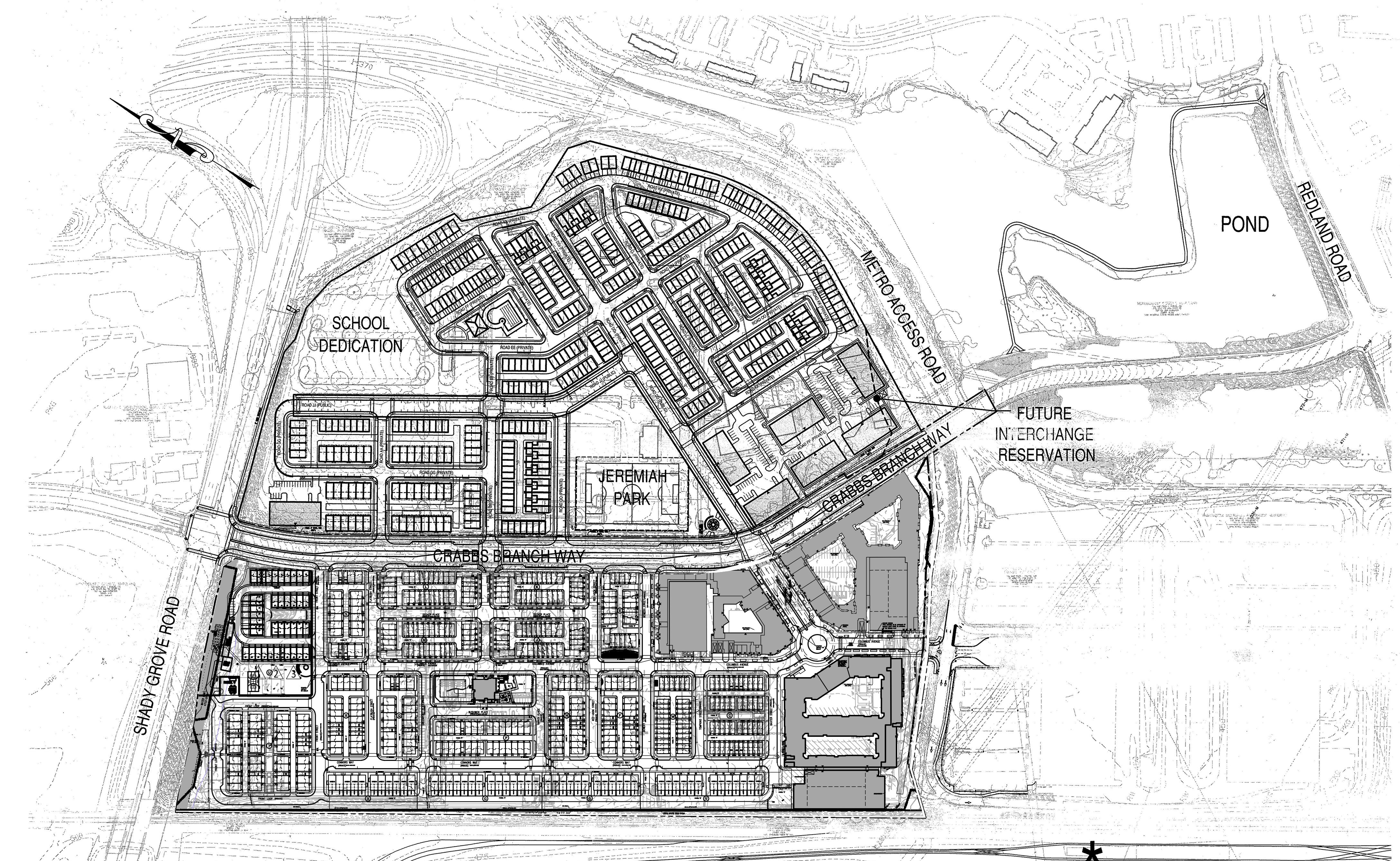
EAST SIDE AREA:

45,382.0 Net Ac. 20% Public Use Space Req'd. Approved: 32.33% WEST SIDE AREA: 44,703.1 Net Ac. 20% Public Use Space Req'd. Approved: 14.41% A

SHADY GROVE STATION

PRELIMINARY PLAN AMENDMENT

NO.12012008H

VICINITY MAP
SCALE: 1" = 2000'PLAN VIEW
SCALE: 1" = 200'

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 SGS WEST (1"=40')
- 5. EXISTING CONDITIONS PRELIMINARY PLAN SGS WEST (1"=40')
- 6. EXISTING CONDITIONS PRELIMINARY PLAN SGS EAST (1"=40')
- 7. EXISTING CONDITIONS PRELIMINARY PLAN SGS EAST (1"=40')
- * 8. DETAIL PRELIMINARY PLAN SGS WEST (1"=40')
- 8-1. PRELIMINARY LANDSCAPE PLAN
- 9. DETAIL PRELIMINARY PLAN SGS WEST (1"=40')
- 9-1. PRELIMINARY LANDSCAPE PLAN
- 10. DETAIL PRELIMINARY PLAN SGS EAST (1"=40')
- 10-1. PRELIMINARY LANDSCAPE PLAN
- 11. DETAIL PRELIMINARY PLAN SGS EAST (1"=40')
- 11-1. PRELIMINARY LANDSCAPE PLAN
- 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 - SGS WEST (1" = 40')
- 21. UTILITY PLAN - SGS WEST (1" = 40')
- 22. UTILITY PLAN - SGS EAST (1" = 40')
- 23. UTILITY PLAN - SGS EAST (1" = 40')
- 24. PRELIMINARY PLAT PLAN - EAST
- * 25. PRELIMINARY PLAT PLAN - WEST
- * 26. OFF-SITE UTILITY CONNECTIONS AND FEATURES (1"=200')

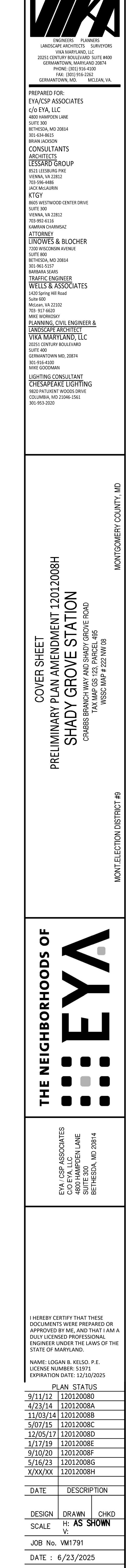
SHEETS REVISED WITH THIS AMENDMENT

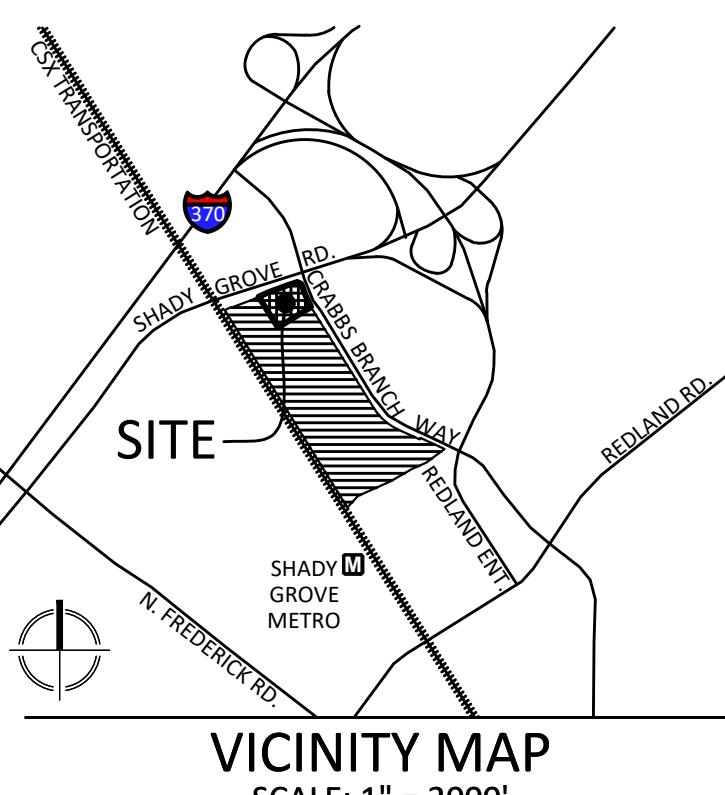
OWNER/APPLICANT

EXECUTIVE OFFICE BUILDING (E08)
101 MONROE STREET, 2ND FLOOR
ROCKVILLE, MD 20850
ATTN: DIANE SCHWARTZ JONES
ASSISTANT CHIEF ADMINISTRATIVE OFFICER

DEVELOPER/CO-APPLICANT
EYA/CSP ASSOCIATES
C/O EYA, LLC
4800 HAMPTON LANE
SUITE 300
BETHESDA, MD 20814
ATTN: BRIAN JACKSON
WYNHAM ROBERTSON

LIST OF CHANGES PRELIMINARY PLAN AMENDMENT 12012008H	
1. 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 TOWNSHIPS)	
2. TRANSFER 35 MARKET RATE TOWNHOMES AND 5 WORKFORCE HOUSING TOWNSHIPS APPROVED FOR SHADY GROVE STATION EAST TO BLOCK U, SHADY GROVE STATION WEST.	
3. RECONFIGURE BLOCK U, SHADY GROVE STATION WEST TO ACCOMMODATE REVISED COMMUNITY AMENITY AREAS	
4. UPDATE PUBLIC USE SPACE AND PARKING TABULATIONS	



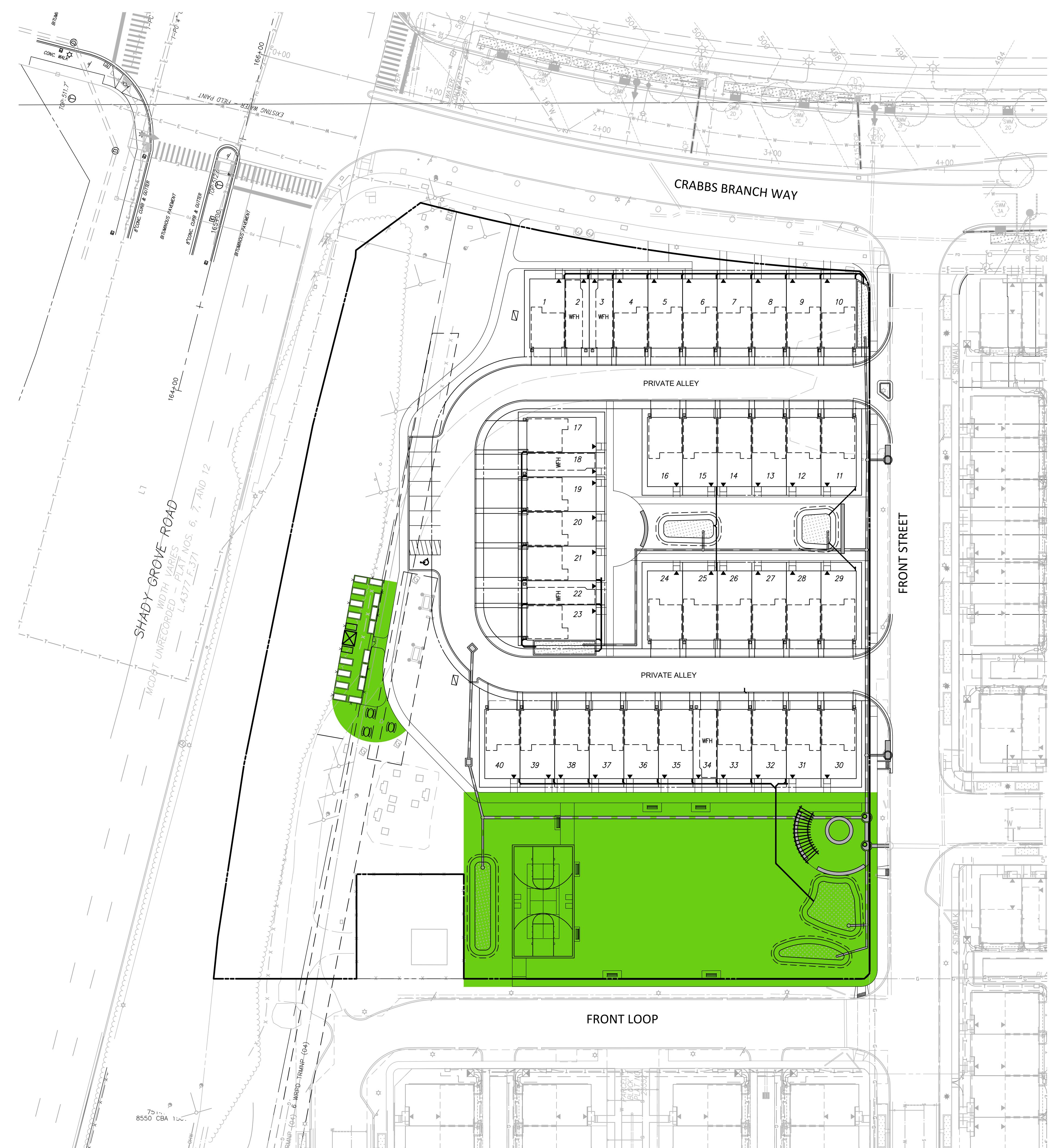


VICINITY MAP

SCALE: 1" = 2000'

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

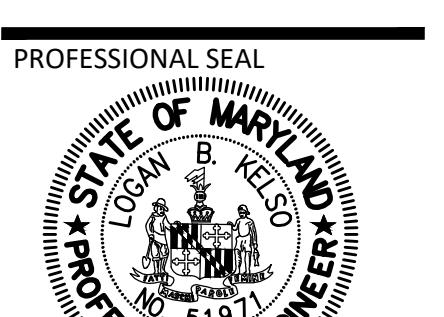
NOTES:
[1] PREVIOUSLY APPROVED SITE PLAN 8201302220 TAKES CREDIT FOR A 0.49 AC. COMMUNITY GARDEN LOCATED IN BLOCK U ON THE WEST SIDE. THE COMMUNITY GARDEN IS BEING REVISED BY THIS CURRENT SITE PLAN.

REVISIONS DATE

SHADY GROVE
BLOCK U
TOWNHOMES
820260010

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

PUBLIC USE
SPACE PLAN



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER.
UNDER THE LAWS OF THE STATE OF MARYLAND, PROFESSIONAL ENGINEERS ARE LICENSED TO PRACTICE
LICENSE NO. 31971
EXPIRED DECEMBER 10, 2023

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC. THEY ARE THE EXCLUSIVE PROPERTY OF VIKA MARYLAND, LLC. THEY MAY NOT BE COPIED, DIGITALLY CONVERTED, MODIFIED OR USED WITHOUT THE WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. THESE DRAWINGS OR DOCUMENTS ARE APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

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DRAWN BY: JS/LK

DESIGNED BY: JS/LK

DATE ISSUED: JUNE 2025

VIKA
PROJECT 1791AJ

DRAWING NO. SP-5.0

SCALE: 1"=30'

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval
820260010, including Approval Conditions, Development Program and
Certified Site Plan.

NOTE:
AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SET UP WITH THE
DEPARTMENT OF PLANNING (DPS) (301) 434-2777 OR LOG ON TO
ENFORCEMENT OF ZONING BEFOR ANY COMMENCING 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
(ZCC), 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: _____

NOT FOR CONSTRUCTION



"FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-277-7777 OR LOG ON TO
www.811.com or http://www.maryplumb.net
48 HOURS IN ADVANCE OF ANY
WORK IN THIS VICINITY."

The excavator must notify all public utility companies with underground facilities to have them marked prior to commencing excavation. The excavator must also notify the utility companies prior to commencing excavation. The excavator must also provide notice in accordance with requirements of Chapter 36A of the Montgomery County Code.



FINAL FOREST CONSERVATION PLAN F20260080

SHADY GROVE STATION

PHASE I WEST DEVELOPMENT SITE PLAN (PREVIOUSLY 82013022E)

& PUBLIC INFRASTRUCTURE IMPROVEMENTS SITE PLAN MR2014019

GENERAL FCP NOTES

1. THE SHADY GROVE STATION SITE COMPRISES PARCEL P495, LOCATED ON WSSC MAPS 222NW08 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 P7900@ LIBER 5513 & FOLIO 886, PARCEL PART OF A @ LIBER 5465 & FOLIO 844, PARCEL 8000 @ LIBER 8865 & FOLIO 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 COMPRISES THE LOD FOR THE TRAIL WHICH TOTALS 1.20 ACRES. THE TRACT AREA FOR THE REVISED SEWER EXTENSION AND WMATA ENTRANCE COMPRISES THE LOD FOR THOSE IMPROVEMENTS WHICH TOTAL 0.11 ACRES.

3. THE HORIZONTAL DATUM IS BASED ON NAD83 (2007) / NAD83 (2010) / MARYLAND COORDINATE SYSTEM (MD1900) USING THE FOLLOWING NGS CORS STATIONS:

4. THE VERTICAL DATUM IS BASED ON NOGRV09 USING THE FOLLOWING W.S.C.S. BENCHMARKS:

5. EXISTING TOPOGRAPHIC INFORMATION FOR SHADY GROVE STATION & CRABBS BRANCH WAY WAS FLOWN & PREPARED BY MCKENZIE-SYDNER ON OCTOBER, 2009, SUPPLEMENTED WITH FIELD RUN TOPOGRAPHY COMPLETED FEBRUARY, 2011 BY BOWMAN CONSULTING AND SHOWN AT 1" INTERVALS. VIKI MARYLAND, LLC PERFORMED A LIMITED TOPOGRAPHY CHECK NOVEMBER 30, 2012. EXISTING TOPOGRAPHIC INFORMATION FOR THE TRAIL AND SEWER OUTFALL IS BASED ON AERIAL-FLOW APRIL, 2013. VIKI 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. 240320C33D 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 DEF CRABBS BRANCH SWM PROJECT #78866 DATED 7/25/1988. NOTE: THE FLOODPLAIN SHOWN IS BASED ON THE APPROVED AS-BUILT AND NO FLOODPLAIN STUDY APPROVED BY DPS. THIS FLOODPLAIN LINE IS BEING USED TO EVALUATE THE STREAM VALLEY BUFFER FOR THE INSTALLATION OF THE TRAIL.

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 RMA. 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 PARCEL P495. WATERS OF THE U.S., WETLANDS AND THEIR ASSOCIATED BUFFERS AS SHOWN ON THE PUBLIC INFRASTRUCTURE IMPROVEMENTS PARCELS WAS DEDUCED 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 SUBJECT PROPERTY. THE SUBJECT PROPERTY PARCEL P495 IS LOCATED WITHIN 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 SUBJECT PROPERTY. ADDITIONAL OFF-SITE FOREST IMPACT TOTALS 0.11 ACRES AS REFLECTED ON THE PLAN, THE SPREADSHEETS AND WORKSHEETS.

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 LOCALATIONAL 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 #1 IS LOCATED WITHIN THE EXISTING WSSC EASEMENT NOT BEING CONSTRUCTED OR DISTURBED IN CONJUNCTION WITH THE DEVELOPMENT OF THIS PROPERTY AND, THEREFORE, HAS BEEN DEDUCED FROM THE FCP TRACT AREA. THEREFORE, THE TOTAL ACREAGE OF FOREST ON THE OVERALL SITE AREA IS 4.72 ACRES. THE TOTAL FOREST IMPACT TOTAL, 0.97 ACRES OF FOREST IS LOCATED WITHIN THE PHASE I SUBJECT PROPERTY. ADDITIONAL OFF-SITE FOREST IMPACT TOTALS 0.11 ACRES AS REFLECTED ON THE PLAN, THE SPREADSHEETS AND WORKSHEETS.

12. THIS NOTE IS REVISED FOR AMENDMENT 82013022D. THERE ARE A TOTAL OF 1.14 ACRES OF FOREST WITHIN THE LOD 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 SPECIMEN 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 APPROVING 4/25/2011 AND PRELIMINARY FCP 120120080 APPROVING 6/20/2012. THIS PLAN IS ALSO SUBJECT TO THE PUBLIC INFRASTRUCTURE IMPROVEMENTS NRI'S 420140100 AND 420140200.

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 ON THIS SHEET.

18. AS PER PRELIMINARY PLAN RESOLUTION 120320080, 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 3" CALIPER WILL BE PLANTED WITH 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 T-51. SEE THE TREE REPLACEMENT TABLE THIS SHEET.

19. THIS NOTE IS REVISED FOR AMENDMENT 82013022D. A TREE VARIANCE TO IMPACT SIX SPECIMEN TREES, REMOVING ONE AND PRESERVING FIVE, WAS APPROVED WITH FCP 82013022D. THREE TREES OF AT LEAST 3" CALIPER ARE TO BE PLANTED AS MITIGATION FOR THE REMOVAL OF SPECIMEN TREE T-51. SEE THE TREE REPLACEMENT TABLE THIS SHEET.

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

21. THE UNDERGROUND UTILITIES SHOWN HEREIN WERE COMPILED FROM RECORDS RESEARCH AND SURFACE INSPECTION. 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 EXCESS ITEMS DUE TO THE DISCREPANCY.

25. SITE PLAN AMENDMENT 82013022D WHICH REVISE THE FCP TRACT AREA FOR PUBLIC INFRASTRUCTURE IMPROVEMENTS AND CORRESPONDING UPDATES TO THE LOD, FOREST IMPACTS AND MITIGATION; AND B) REMOVAL OF THE TREES FOR LANDSCAPE CREDIT ON THE WMATA ENTRANCE FOR THE APPROPRIATE REQUIREMENTS AND CREDITS.

26. SITE PLAN AMENDMENT IS TO A REVISE LIMITS OF DISTURBANCE ASSOCIATED WITH THE DOWNSTREAM SEWER OUTFALL IMPROVEMENT ON THE FINAL FOREST CONSERVATION PLAN FOR WSSC APPROVALS. THE SHEETS THAT ARE REVISED FOR THIS AMENDMENT ARE SHOWN WITH AN ASTERISK ON THE SHEET INDEX ON THIS SHEET. NO FOREST CREDIT IS PROVIDED FOR THIS AMENDMENT.

SIGNIFICANT AND SPECIMEN TREE TABLE FOR NRI 42011200

No.	VARIANCE TREE	SCIENTIFIC NAME	COMMON NAME	DBH	CONDITION	PHASE I	50% EAST FUTURE PHASE
T-1	QUERCUS PHELLOS	WILLOW OAK	26	GOOD	NO IMPACT	REMOVE	
T-2	QUERCUS PHELLOS	WILLOW OAK	25	FAIR	NO IMPACT	REMOVE	
T-3	QUERCUS PHELLOS	WILLOW OAK	27	GOOD	NO IMPACT	REMOVE	
T-4	APPROVED VARIANCE	QUERCUS RUBRA	RED OAK	33	FAIR	NO IMPACT	
T-5	APPROVED VARIANCE	LITTLE LEAF LINDEN	34	GOOD	REMOVE	-	
T-6	APPROVED VARIANCE	OLIVE STROBILUS	WHITE OLIVE	28	GOOD	REMOVE	
T-7	APPROVED VARIANCE	QUERCUS RUBRA	RED OAK	28	GOOD	NO IMPACT	REMOVE
T-8	APPROVED VARIANCE	QUERCUS RUBRA	RED OAK	29	GOOD	NO IMPACT	REMOVE
T-9	APPROVED VARIANCE	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE
T-10	APPROVED VARIANCE	PRUNUS SP.	CHERRY	28	GOOD	REMOVE	
T-11	APPROVED VARIANCE	QUERCUS ALBA	WHITE OAK	25	GOOD	REMOVE	
T-12	APPROVED VARIANCE	QUERCUS ALBA	WHITE OAK	29	GOOD	REMOVE	
T-13	APPROVED VARIANCE	CARYA TOMENTOSA	MOCKERNUT HICKORY	25	GOOD	REMOVE	
T-14	APPROVED VARIANCE	CARYA TOMENTOSA	MOCKERNUT HICKORY	35	GOOD	SAVE	REMOVE
T-15	APPROVED VARIANCE	CARYA TOMENTOSA	MOCKERNUT HICKORY	32	GOOD	SAVE	REMOVE
T-16	APPROVED VARIANCE	CARYA TOMENTOSA	MOCKERNUT HICKORY	26	GOOD	REMOVE	-
T-17	APPROVED VARIANCE	QUERCUS PHELLOS	WILLOW OAK	25	GOOD	REMOVE	-
T-18	APPROVED VARIANCE	QUERCUS PHELLOS	WILLOW OAK	26	GOOD	NO IMPACT	REMOVE
T-19	APPROVED VARIANCE	QUERCUS PHELLOS	WILLOW OAK	26	GOOD	NO IMPACT	REMOVE
T-20	APPROVED VARIANCE	QUERCUS PHELLOS	WILLOW OAK	30	GOOD	NO IMPACT	REMOVE
T-21	APPROVED VARIANCE	QUERCUS PHELLOS	WILLOW OAK	26	GOOD	NO IMPACT	REMOVE
T-22	APPROVED VARIANCE	QUERCUS PHELLOS	WILLOW OAK	26	GOOD	NO IMPACT	REMOVE
T-23	APPROVED VARIANCE	QUERCUS PHELLOS	WILLOW OAK	28	GOOD	NO IMPACT	REMOVE
T-24	APPROVED VARIANCE	QUERCUS PHELLOS	WILLOW OAK	28	GOOD	NO IMPACT	REMOVE
T-25	APPROVED VARIANCE	ZEKHOVA SERRATA	JPANESE ZEKHOVA	27	GOOD	NO IMPACT	REMOVE
T-26	APPROVED VARIANCE	QUERCUS PHELLOS	WILLOW OAK	27	GOOD	NO IMPACT	REMOVE
T-27	APPROVED VARIANCE	QUERCUS PHELLOS	WILLOW OAK	27	GOOD	NO IMPACT	REMOVE
T-28	APPROVED VARIANCE	URONODRORN TULIPIERA	TULIP POPPLAR	26	GOOD	REMOVE	-
T-29	APPROVED VARIANCE	PRUNUS STROBILUS	WHITE PINE	24	GOOD	SAVE	SAVE
T-30	APPROVED VARIANCE	PRUNUS STROBILUS	WHITE PINE	24	GOOD	SAVE	SAVE
T-31	APPROVED VARIANCE	PRUNUS STROBILUS	WHITE PINE	24	GOOD	SAVE	SAVE
T-32	APPROVED VARIANCE	PRUNUS STROBILUS	WHITE PINE	24	GOOD	SAVE	SAVE
T-33	APPROVED VARIANCE	PRUNUS STROBILUS	WHITE PINE	24	GOOD	SAVE	SAVE
T-34	APPROVED VARIANCE	PRUNUS STROBILUS	WHITE PINE	24	GOOD	SAVE	SAVE
T-35	APPROVED VARIANCE	QUERCUS RUBRA	RED OAK	32	FAIR	NO IMPACT	SAVE
T-36	APPROVED VARIANCE	QUERCUS RUBRA	RED OAK	32	FAIR	NO IMPACT	SAVE
T-37	APPROVED VARIANCE	ACER RUBRUM	RED MAPLE	33	GOOD	NO IMPACT	SAVE
T-38	APPROVED VARIANCE	QUERCUS RUBRA	RED OAK	39	GOOD	NO IMPACT	SAVE
T-39	APPROVED VARIANCE	ACER RUBRUM	RED MAPLE	37	FAIR	NO IMPACT	REMOVE
T-40	APPROVED VARIANCE	QUERCUS RUBRA	RED OAK	25	GOOD	NO IMPACT	REMOVE
T-41	APPROVED VARIANCE	QUERCUS RUBRA	RED OAK	26	GOOD	NO IMPACT	REMOVE
T-42	APPROVED VARIANCE	QUERCUS RUBRA	RED OAK	26	GOOD	NO IMPACT	REMOVE
T-43	APPROVED VARIANCE	QUERCUS RUBRA	RED OAK	27	GOOD	NO IMPACT	REMOVE
T-44	APPROVED VARIANCE	QUERCUS RUBRA	RED OAK	28	GOOD	NO IMPACT	REMOVE
T-45	APPROVED VARIANCE	URONODRORN TULIPIERA	TULIP POPPLAR	24	GOOD	SAVE	SAVE
T-46	APPROVED VARIANCE	URONODRORN TULIPIERA	TULIP POPPLAR	21	POOR	REMOVE	-
T-47	APPROVED VARIANCE	PRUNUS STROBILUS	WHITE PINE	24	GOOD	SAVE	SAVE
T-48	APPROVED VARIANCE	URONODRORN TULIPIERA	TULIP POPPLAR	27	GOOD	REMOVE	-
T-49	APPROVED VARIANCE	URONODRORN TULIPIERA	TULIP POPPLAR	28	FAIR	REMOVE	-
T-50	APPROVED VARIANCE	URONODRORN TULIPIERA	TULIP POPPLAR	34	FAIR	REMOVE	-
T-51	APPROVED VARIANCE	URONODRORN TULIPIERA	TULIP POPPLAR	27	GOOD	REMOVE	-
T-52	APPROVED VARIANCE	URONODRORN TULIPIERA	TULIP POPPLAR	27	GOOD	REMOVE	-
T-53	APPROVED VARIANCE	URONOD					

