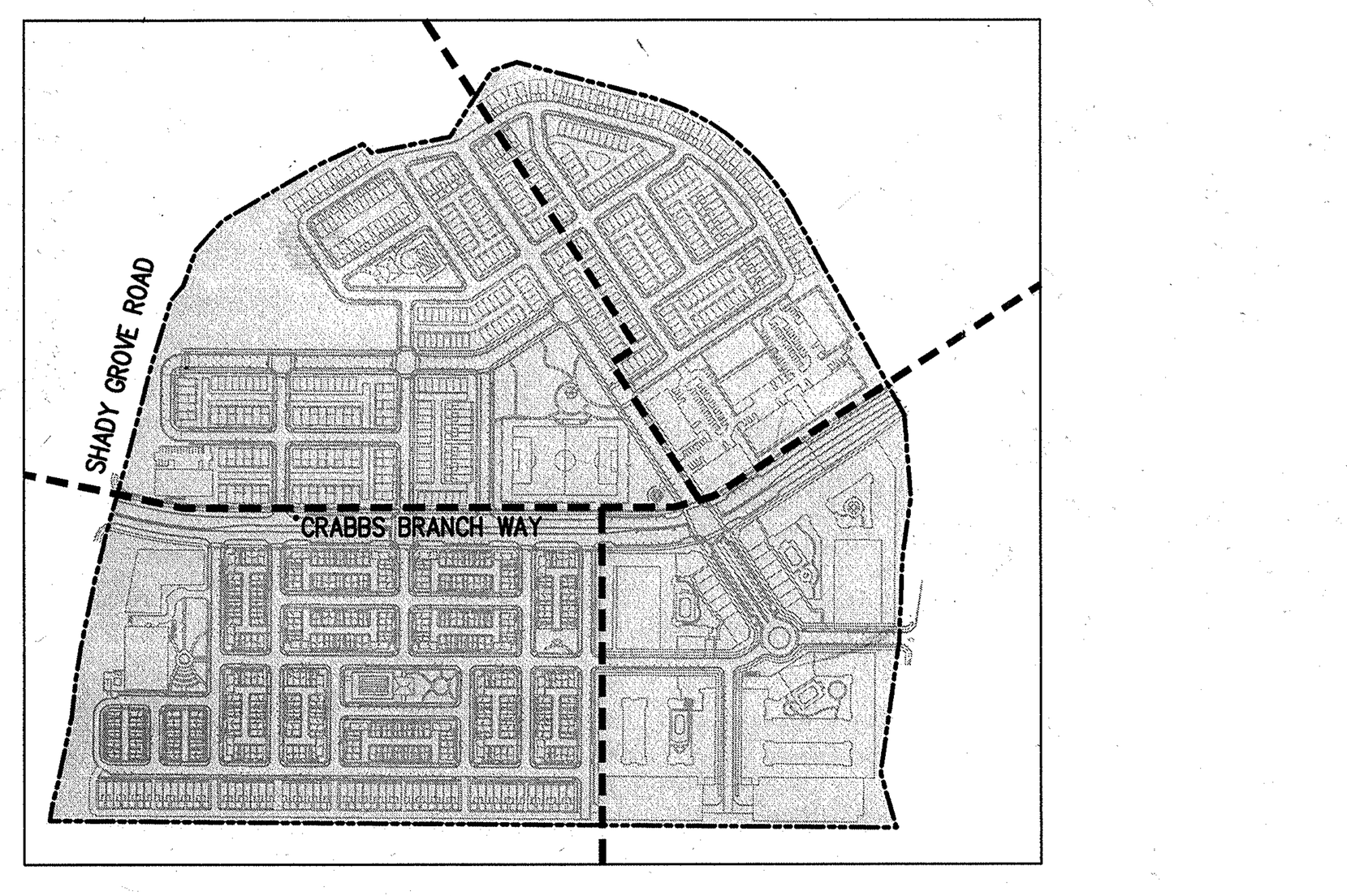
SHADY GROVE STATION

PRELIMINARY PLAN OF SUBDIVISION
MONTGOMERY COUNTY, MARYLAND



MATCHLINE COMPOSITE MAP
SCALE: 1" = 500'

GENERAL NOTES

1. THE SUBJECT PROPERTY IS COMPRISED OF PARCEL 495 FOUND ON TAX MAP PAGE GS 123.
2. THE SUBJECT PROPERTY IS ZONED TOMX.-2.0/TDR (TRANSIT ORIENTED, MIXED-USE ZONE).
3. SITE AREA TABULATION:

   WEST SIDE
   GROSS: 44.8285 ACRES
   NET: 44.7031 ACRES
   5,462 S.F. CBW DEDICATION (0.1254 AC.)
   EAST SIDE
   GROSS: 45.5119 ACRES
   NET: 45.3820 ACRES
   5,656 S.F CBW DEDICATION (0.1298 AC.)
   TOTAL
   GROSS: 90.3404 ACRES
   NET: 90.0851 ACRES

   CRABBS BRANCH ROW
   EXISTING: 6.920 ACRES
   PROPOSED: 7.175 ACRES

4. BOUNDARY INFORMATION TAKEN FROM TAX MAP GS 123, PARCELS 495, CONDUCTED BY BOWMAN CONSULTING GROUP, COMPLETED DEC. 2009.
5. PROJECT HORIZONTAL DATUM IS THE MARYLAND STATE PLANE, NAD 83. PROJECT VERTICAL DATUM IN NGVD29.
6. EXISTING TOPOGRAPHIC INFORMATION IS FLOWN AND PREPARED BY MCKENZIE-SNYDER ON OCT. 2009, SUPPLEMENTED WITH FIELD RUN TOPOGRAPHY COMPLETED FEB. 20011 BY BOWMAN CONSULTING AND SHOWN AT 2' INTERVALS.
7. SOILS INFORMATION WAS TAKEN FROM THE SOIL SURVEY OF MONTGOMERY COUNTY, MD ISSUED 1995.
8. THE SUBJECT PROPERTY IS LOCATED IN THE ROCK CREEK WATERSHED. NO ENVIRONMENTAL SENSITIVE AREA OR 100 YEAR FLOODPLAIN EXIST ON SITE.
9. EXISTING FOREST COVER ON THE PROPERTY IS APPROXIMATELY 5.31 ACRES.
10. THIS PROPERTY HAS AN APPROVED NATURAL RESOURCES INVENTORY / FOREST STAND DELINEATION PLAN APPROVED 4-25-2011, (MNCP&PC#420111200).
11. TRAFFIC STUDY PREPARED BY WELLS AND ASSOCIATES DATED 8-22-2011.
12. STORMWATER MANAGEMENT CONCEPT PREPARED BY BOWMAN CONSULTING, DATED 7-13-2011.
13. DEVELOPMENT SUMMARY:

AREA TYPE	SGS WEST	SGS EAST	TOTAL
AREA IN TOWN HOMES & ALLEY*	11.90 AC +/-	16.17 AC +/-	28.12 AC +/-
AREA IN MULTIFAMILY*	00.00 AC +/-	5.79 AC +/-	5.79 AC +/-
AREA IN MIXED USE*	13.87 AC +/-	00.00 AC +/-	13.87 AC +/-
AREA IN OFFICE USE	1.56 AC +/-	00.00 AC +/	1.56 AC +/-
AREA IN HOA USE**	5.32 AC +/-	3.20 AC +/-	8.47 AC +/-
AREA IN PRIVATE HOA ROADS**	12.17 AC +/-	9.36 AC +/-	21.53 AC +/-
AREA IN SCHOOL RESERVATION	N/A	4.00 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 +/-	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

14. FLOOR AREA RATIO (FAR) TABULATION
   WEST SIDE: 1.34
   EAST SIDE: 0.91
15. PUBLIC UTILITIES:
   A. WATER AND SEWER: WSSC
   B. ELECTRIC: PEPCO
16. PRE-SUBMISSION MEETING OCCURRED ON 9-19-2011. PRE-SUBMISSION MEETING MINUTES ARE INCLUDED IN SUBMISSION PACKAGE.
17. THIS PLAN IS NOT FOR CONSTRUCTION PURPOSES.
18. WATER AND SEWER DESIGNATIONS
   WATER: W-1 SEWER: S-1
19. THIS SITE IS PROPOSED 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.
20. A WAIVER WILL BE REQUESTED AT SITE PLAN FOR THE PARKING SPACE NUMBER AT THE POOL AREAS
21. 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.
22. 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 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.

REQUIRED / PROVIDED ZONING - TOMX 2.0

DEVELOPMENT STANDARDS	TOMX 2.0 OPTIONAL	TOMX 2.0/TDR PROVIDED EAST	TOMX 2.0/TDR PROVIDED WEST	TOMX 2.0/TDR 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%	42%	32.72%
59-C-13.233. Minimum Public Use Space (percent of net lot area):	20	32.33%	15.30%	23.76%
59-C-13.234. Maximum Density of Development:	FAR 2.0	FAR 0.91	FAR 1.34	FAR 1.13
59-C-13.235. Maximum Building Heights:		70 Feet	70 feet	70 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				
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:

Total Public Use Space Required (20% of Total Net Area) = 18.07 Acres (90.3404 x 0.20)

Total Public Use Space Provided = 21.47 Acres (23.76 % 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: 45.3820 Net Acres 20 % Public Use Space Req'd. 32.33% Provided

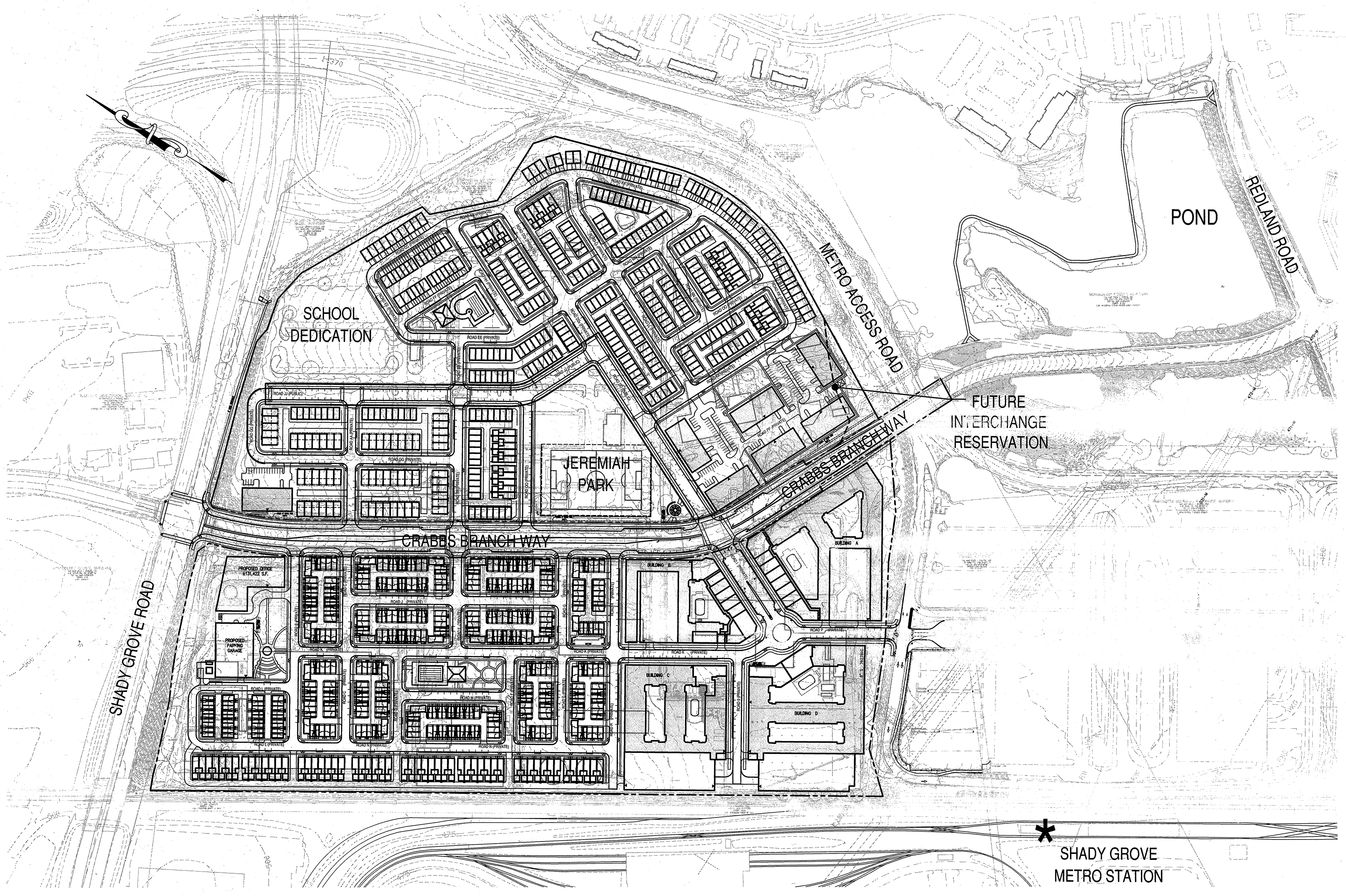
NOTE: PUBLIC USE CALCULATIONS FOR INFORMATION ONLY. CALCULATIONS TO BE FINALIZED AT SITE PLAN.

PUBLIC USE SPACE CALCULATION WEST SIDE:

Type of Public Use Space	Sidewalk	Urban Park	Courtyard	Pocket Park
Townhouse	2.86	0.64	0	0.09
Multi-Use Building A	0.35	0	0	0
Multi-Use Building B	0.54	0	0	0
Multi-USE Building C	0.61	0	0	0
Multi-Use Building D	0.59	0	0	0
Subtotal:	2.09	0	0	0
Office	0.21	0.81	0.1	0
Sub-Total	5.16	1.45	0.1	0.09
Grand Total				6.8

PUBLIC USE SPACE REQUIRED: 8.9 AC
PUBLIC USE SPACE PROVIDED: 6.84 AC

WEST SIDE AREA: 44.7031 Net Acres 20 % Public Use Space Req'd 15.21% Provided



PLAN VIEW
SCALE: 1" = 200'

ARTICLE 1: Develo[illegible]ment Matters

1.1. EYA's [illegible]aster Planning Responsibilities and Commitments.

(a) [illegible]YA shall act as the master planner for the entire CSP Project and in that capacity sh[illegible]ll exercise the standard of care of a commercially reasonable and prudent develop[illegible]r performing similar tasks for similar type projects in Montgomery County, [illegible]aryland, and shall be responsible, in good faith and at its sole cost and expense, to diligently pursue satisfaction of the CSP Approvals (as hereinafter defined) [illegible]d the West Side Development Approvals (as hereinafter defined and collectiv[illegible]ly sometimes referred to herein as the "Approvals"), in accordance with the [illegible]pproved Schedule (as hereinafter defined). In the course of obtaining the Approv[illegible]s, EYA shall use commercially reasonable efforts to achieve the maximum allowab[illegible] density on the CSP Land in accordance with the Sector Plan and by virtue of the j[illegible]int development with the Casey 6 & 7 Parcels, and shall use commercially reasonal[illegible]le efforts to achieve 10% Workforce Housing (as hereinafter defined).

(b) [illegible]YA shall submit each of the CSP Approvals (each a "Submission") to the [illegible]ounty for prior approval prior to submission to the applicable Governmental Author[illegible]ies (as hereinafter defined). The County shall grant or deny its approval of any su[illegible]mission by written notice given to EYA within fifteen (15) days after County's re[illegible]ceipt of the Submission from EYA. If the County denies its approval, the County [illegible]hall set forth the reasons for the denial and, within ten (10) days after receipt of [illegible]he denial, EYA shall revise the Submission to resolve the County's comments a[illegible]d/or objections and re-submit the Submission to the County. This procedure shall [illegible]ontinue expeditiously until the County finally approves all submissions comprisi[illegible] the CSP Approvals. Additionally the County shall have the right to approve any c[illegible]nsultants hired by EYA in connection with its master planning services as herein de[illegible]cribed, which approval shall not be unreasonably withheld, conditioned or delayed by the County.

(c) [illegible]ommencing upon execution of this Agreement and in accordance with the [illegible]pproved Schedule, EYA shall prepare and submit to the applicable Governmen[illegible]al Authorities for Final Approval (as hereinafter defined): (i) a proposed project plan and preliminary plan of subdivision for the CSP Land (the "Preliminary Plan o[illegible] Subdivision"), and a record plat for the subdivision of the CSP Land (the "Re[illegible]rd Plat"), (collectively, the "CSP Approvals") and (ii) a proposed site plan fo[illegible] development of the West Side Property (the "Site Plan"), which will permit d[illegible]velopment and construction of the West Side Property as contemplated by the P[illegible]eliminary Plan of Subdivision, together with any and all such other permits, approv[illegible]ls, plats and plans that are reasonably necessary for the intended development of the West Side Property in accordance with the Finally

3

L&B1228675v12/04624.0015

IN WITNESS [illegible]HEREOF, the parties have executed this Agreement as of the day and year first set forth [illegible]bove.

EYA/CSP ASSOCIA[illegible]ES, LLC

By:
Name:
Title:
Date: 12/20/10

MONTGOMERY COUNTY, MARYLAND
a political subdivision of the State of Maryland

By: Diane R. Schwartz Jones
Diane R. Schwartz Jones
Assistant Chief Administrative Officer
Date: 12/22/10

RECOMMENDED BY:

By:
Date: 12/22/2010

APPROVED AS TO FORM AND LEGALITY:
OFFICE OF THE COUNTY ATTORNEY

By:
Date: 12/20/10

H-2-3

L&B1228675v12/04624.0015

MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

June 29, 2011

David E. Dise, 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. Dise:

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 (CSP), along Crabbs Branch Way in Derwood. The proposal is to sell a portion of the CSP to EYA/CSP Associates, LLC of Bethesda.

This project meets the Department's criteria for an administrative mandatory referral review. Staff recommends approval since the proposed sale 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.

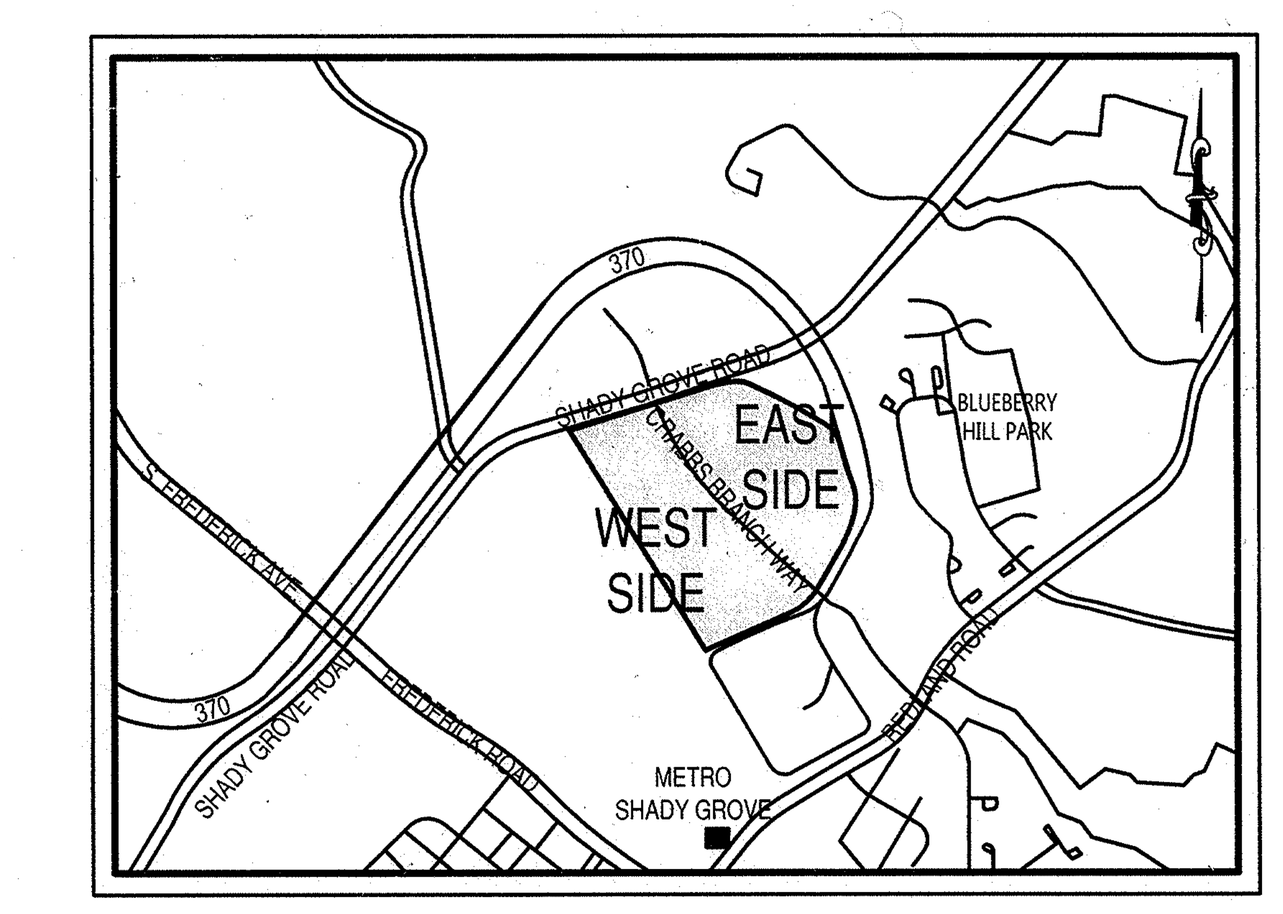
The Department appreciates the opportunity to review this project and looks forward to working with the Department of General Services on future projects.

Sincerely,

Rollin Stanley
Director

RS:NY:ha: M:\Yearwood\Administrative mandatory referral on the CSP disposition (2).docx

Director's Office, 301-495-4500, Fax: 301-495-1320
8787 Georgia Avenue, Silver Spring, Maryland 20910
www.MontgomeryPlanning.org



VICINITY MAP
SCALE: 1" = 2000'

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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/CSP ASSOCIATES
C/O EYA, LLC
4800 HAMPDEN LANE
SUITE 300
BETHESDA, MD 20814
ATTN: BRIAN JACKSON
WYNDHAM ROBERTSON

CERTIFICATE OF REGISTERED ENGINEER

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE 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, LICENSE No. 18987, EXPIRATION DATE: 01-13-2015.

12.05.2013

MARK S. STIRES
PROFESSIONAL ENGINEER
MARYLAND REGISTRATION NUMBER 18987

CERTIFICATE OF COMPLIANCE

I DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND REASONABLE BELIEF, THAT ALL OF THE INFORMATION AND DATA PROVIDED WITH THIS APPLICATION IS ACCURATE, AND ALL OF THE FEATURES AND ELEMENTS PROVIDED ON THE PLANS IS CONSISTENT WITH THE STANDARDS OF THE APPLICABLE ZONE. THE CERTIFICATION INCLUDES, BUT IS NOT LIMITED TO BOUNDARY INFORMATION, PROPERTY INFORMATION AND OWNERSHIP, TOPOGRAPHY, HISTORIC RESOURCES, ETC. I AGREE THAT THE SUBMITTED PLANS MAY BE REJECTED OR RETURNED BY THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION IF THE PLANS ARE FOUND TO BE INACCURATE, FALSE OR MISLEADING.

APPLICANT OR APPLICANT'S REPRESENTATIVE — DATE: 5/31/12

PRINT NAME: Brian Allan Jackson
PRINT COMPANY: EYA/CSP Associates LLC
PRINT TITLE: Senior Vice President
PLAN NAME: SHADY GROVE STATION
PLAN NUMBER: 120120080

CERTIFIED PRELIMINARY PLAN

The foregoing conditions, and this plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.

NAME — DATE: 1/2/14

Bowman CONSULTING

Bowman Consulting Group, Ltd.
2530 Riva Road
Suite 200
Annapolis, Maryland 21401
Phone: (410) 224-7590
Fax: (410) 224-7592
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

COVER SHEET
PRELIMINARY PLAN
SHADY GROVE STATION
CRABBS BRANCH WAY AND SHADY GROVE ROAD
TAX MAP GS 123, PARCEL 495
WSSC MAP # 222 NW 08

MONTGOMERY COUNTY, MD
MONT.ELECTION DISTRICT #

THE NEIGHBORHOODS OF EYA

EYA / CSP ASSOCIATES
C/O EYA, LLC
4800 HAMPDEN LANE
SUITE 300
BETHESDA, MD 20814

STATE OF MARYLAND — MARK S. STIRES — No. 18987 — REGISTERED PROFESSIONAL ENGINEER

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE 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, LICENSE No. 18987, EXPIRATION DATE 01-13-2015

MARK S. STIRES, PROFESSIONAL ENGINEER — DATE 12.5.13

PLAN STATUS	
5/30/12	ADDRESS DRC COMMENTS
6/25/12	EAST SIDE REV
7/10/13	CBW DEDICATION
10/23/13	CERTIFICATION SET
12/5/13	REV. FOR CERT.
DATE	DESCRIPTION

DESIGN | DRAWN | CHKD
SCALE H: AS SHOWN V:
JOB No. 6374-01-001
DATE : 11/9/11
FILE No. 6374
SHEET 1 OF 26

Cad file name : P:\6374 - Shady Grove Metro\6374-01-001 (ENG) - Alexandria Project\Engineering\0_CAD PLN\Planning Plans\Preliminary\6374-E-PR-001-SH01-COV.dwg

MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

SEP 11 2012

MCPB No. 12-89
Preliminary Plan No. 120120080
Shady Grove Station
Date of Hearing: September 6, 2012

RESOLUTION

WHEREAS, under Montgomery County Code Chapter 50, the Montgomery County Planning Board (Planning Board or Board) is authorized to review preliminary plan applications; and

WHEREAS, on November 15, 2011, EYA/CSP Associates and Montgomery County, filed an application for approval of a preliminary plan of subdivision of property to create 752 townhouse lots, 1,458 multi-family residential units, 41,828 square feet of retail and 131,422 square feet of office development on 90.34 acres in the TOMX-2/TDR zone (the Property), located along Crabbs Branch Way, south of Shady Grove Road in the 2006 Shady Grove Sector Plan (Sector Plan or Plan) area; and

WHEREAS, Applicant's preliminary plan application was designated Preliminary Plan No. 1200120080, Shady Grove Station (Preliminary Plan or Application); and

WHEREAS, Planning Board staff (Staff) issued a memorandum to the Planning Board, July 13, 2012 and an addendum on August 24, 2012, setting forth its analysis and recommendation for approval, of the Application subject to certain conditions (Staff Report); and

WHEREAS, on September 6, 2012 the Planning Board held a public hearing on the Application, and at the hearing the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on September 6, 2012, the Planning Board voted to approve the Application subject to conditions on motion of Commissioner Presley, seconded by Commissioner Dreyfuss, with a vote of 5-0; Commissioners Anderson, Carrier, Dreyfuss, Presley, and Wells-Harley voting in favor.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to Montgomery County Code Chapter 50, the Planning Board approves Preliminary Plan No. 120120080, subject to the following conditions:

Approved for legal sufficiency
M-NCPPC Office of General Counsel

8787 Georgia Avenue, Silver Spring, Maryland 20910 Chairman's Office: 301.495.4605 Fax: 301.495.1320
www.MCParkandPlanning.org E-Mail: mcp-chairman@mncppc.org
100% recycled paper

1. This Preliminary Plan is limited to a maximum of 752 townhouse units on up to 752 lots, a maximum of 1,458 multi-family units on up to 95 lots (includes 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. Additional lots are permitted for common areas, clubhouses, park and school sites, and other County facilities. Ten percent of the total number of residential units excluding MPDUs or resulting MPDU bonus density units must be Workforce Housing units, and 15% of the total number of residential units excluding workforce units must be Moderately Priced Dwelling Units (MPDUs).
2. The Planning Board has accepted the recommendations of the Montgomery County Department of Permitting Services (MCDPS) Water Resources Section in its letter dated June 13, 2012, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations set forth in the letter, which may be amended by MCDPS provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
3. The Planning Board has accepted the recommendations of the Montgomery County Department of Transportation (MCDOT) in its letters dated June 13, 2012 and July 20, 2012, and hereby incorporates them as conditions of the Preliminary Plan approval, except that any performance guarantees necessary to ensure that the trip reduction goals under Condition #4 are maintained will be determined by subsequent site plans. The Applicant must comply with each of the recommendations set forth in both letters, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
4. The Applicant must satisfy the Shady Grove Sector Plan's traffic mitigation requirements by entering into a Traffic Mitigation Agreement with the Planning Board and MCDOT. In the Agreement, the Applicant must participate in the Greater Shady Grove Traffic Management Organization (TMO) to assist in achieving the non-auto-driver mode share goals of the Sector Plan. As a new development generating 100 or more additional new peak-hour vehicular trips in the Shady Grove Metro Station Policy Area, the non-auto-driver mode share goals are a reduction of 65% of the employees' vehicular trips and 50% of the residential vehicular trips with no deduction of existing trips. The Agreement must be executed prior to approval of the first certified site plan.

5. The Applicant must satisfy the Policy Area Mobility Review (PAMR) test by contributing to the Montgomery County Department of Transportation (MCDOT) $292,500 ($11,700 times 25 new peak-hour trips) for transportation infrastructure improvements within the greater Derwood/Shady Grove Policy Area. The PAMR payment must be made prior to issuance of any building permit.
6. The Applicant must dedicate and the record plat must reflect dedication of the following roadways as shown on the Preliminary Plan:
   a. Crabbs Branch Way to the ultimate 120-foot right-of-way.
   b. Shady Grove Road to the ultimate 150-foot right-of-way.
   c. Road DD and Road JJ in the Shady Grove Station East area, that provide access to the elementary school site and Jeremiah Park, must be constructed to the Road Code Commercial Business Street standards, (2005.02 modified) with 70-foot rights-of-way.
7. Road P and Road I in the Shady Grove Station West area may be private streets subject to the following requirements:
   a. Public easements must be granted for the roadways and must be reviewed and approved by MCDOT and M-NCPPC.
   b. The design of the roads shall correspond to Montgomery County Road Code standard (2005.02 modified) for a similar public road, as modified in the cross-sections contained in the preliminary plan.
   c. Installation of any public utilities must be permitted within such easement.
   d. The roads may not be closed for any reason unless approved by MCDOT.
   e. The public access easement must be volumetric to accommodate uses above or below the designated easement area.
   f. Montgomery County may require the Applicant to install appropriate traffic control devices within the public easement and the easement must grant the right to the County to construct and install such devices.
   g. Maintenance and Liability Agreements will be required for each Easement Area. These agreements must identify the Applicant's responsibility to maintain all of the improvements within the Easement Area in good fashion and in accordance with applicable laws and regulations.
   h. Montgomery County will inspect these streets and ensure that each has been constructed in accordance with the corresponding Road Code standard for a similar public road as modified by the cross-sections contained in the preliminary plan.
   i. The Applicant is obligated to remove snow and provide repairs to keep the roads in working order and open, and if, for any reason, the Applicant

does not, the County must have the right, but is not obliged, to remove snow and/or provide repairs.

8. Prior to the submission of a Site Plan for any development in the Shady Grove Station East area, the Applicant must record a plat of reservation for the Metro Access Road Partial Interchange. The land area indicated on the Preliminary Plan (23,973 square feet) may be enlarged after MCDOT conducts preliminary engineering for the partial interchange. This plat of reservation will be valid for a minimum of three years.
9. The Planning Board has accepted the recommendations of the Montgomery County Public Libraries (MCPL) in its letter dated June 1, 2012 and hereby incorporates them as conditions of the Preliminary Plan approval. These conditions may be amended by MCPL, provided the amendments do not conflict with other conditions of the Preliminary Plan approvai.
10. The Planning Board has accepted the recommendations of Montgomery County Fire and Rescue (MCF&R) Services in its letter dated May 23, 2012 and hereby incorporates them as conditions of the Preliminary Plan approval. These conditions may be amended by MCF&R, provided the amendments do not conflict with other conditions of the Preliminary Plan approval.
11. The Applicant must dedicate to M-NCPPC the approximately 4.1 acre portion identified as "Block AA" in the Shady Grove Station East area on the Preliminary Plan for use as a local public park. The land must be dedicated to M-NCPPC through notation on the plat and by conveyance at the time of record plat in the form of a deed approved by the Office of General Counsel. At the time of conveyance, the property must be free of any trash and unnatural debris. Location and design of boundary markers and signs must be approved by M-NCPPC.
12. Regarding the Montgomery County Public Schools (MCPS) Site identified as "Block BB" in the Shady Grove Station East area on the Preliminary Plan for use as an elementary school site, the Applicant must:
    a. Move the location of the school site to be co-located with the M-NCPPC park dedication required under condition 11.
    b. Design the combined school and park site to be a minimum of 8.1 usable acres without any bisecting streets.
    c. Ensure that the school and park site are served by frontage on a publicly dedicated right-of-way.
    d. Amend the preliminary plan and plat the dedication of the school and park site in accordance with the above conditions before any site plan subject to this preliminary plan approval is filed for the Shady Grove Station East area or before January 1, 2017, whichever comes first.

13. Before the approval of the first Site Plan for Shady Grove Station East, construction of the trail system around the regional stormwater management pond at Crabbs Branch Way and Redland Road must commence. Trail design details must be coordinated with the Parks Department.
14. The Applicant must reconstruct the entire section of Crabbs Branch Way from Shady Grove Road to Shady Grove Metro Access Road to include on-street parking, shared use paths, and a landscaped median.
15. The Applicant must provide streetscape, landscaping and pedestrian improvements along Shady Grove Road, between the CSX tracks and Metro Access Road, during Site Plan review for Shady Grove Station West.
16. The Applicant must install a traffic signal at each intersection of Crabbs Branch Way and the proposed internal roads "E" and "BB", if MCDOT determines the signals are warranted.
17. The Applicant must coordinate with the Washington Metropolitan Area Transit Authority (WMATA) to provide pedestrian improvements between Road "P" and the Shady Grove Metro Station during the first Site Plan review for Shady Grove Station West.
18. The Applicant must submit a Final Forest Conservation Plan for the area covered by this Preliminary Plan, to be approved with the first Site Plan submitted.
19. The Applicant must re-examine impacts to specimen trees number 32, 39, and 54 during Site Plan review to see if these trees can be saved through site design and construction techniques that reduce impacts to the critical root zones.
20. 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 variance. If it is found that trees 32, 39, and/or 54 can be saved, the number of shade trees required may be reduced accordingly. The formula for determining mitigation is 1" of diameter replaced for every 4" of diameter removed, with replacement trees being 3" caliper minimum. These trees do not count toward afforestation requirements.
21. On-site and off-site planting requirements to fulfill the 19.94 acres of forest conservation mitigation will be determined by the Final Forest Conservation Plan.
22. The Applicant must submit a Phase II Noise Analysis prior to Site Plan approval and incorporate noise mitigation measures into the Site Plan.

23. The Applicant must obtain approval of a detailed floodplain study from the Montgomery County Department of Environmental Protection prior to Site Plan approval as required by the Stormwater Management Concept approved by MCDPS.
24. Final approval of the number and location of dwelling units, site circulation, parking, sidewalks, signs, shared use paths, open space and public use space, and sitting areas will be determined at Site Plan.
25. The Adequate Public Facility (APF) review for the Preliminary Plan will remain valid for up to 12 years (144 months) from the date of mailing of the Planning Board Resolution, according to the phases outlined below. Because the validity period is longer than the typical seven years, a phasing schedule for the APF and preliminary plan validity period, in accordance with Sections 50-20(c)(3)(B), 50-34(g), and 50-35(h)(2)(B) of the Subdivision Regulations, is required. Plats must be recorded and building permits issued as follows:
    Phase I – 375 residential units, including MPDUs and workforce housing units, within 60 months from the 30th day after the Resolution is mailed;
    Phase II – 125 residential units, including MPDUs and workforce housing units, within 36 months of the expiration of the Phase I validity period;
    Phase III –250 residential units, including MPDUs and workforce housing units, 41,828 square feet of retail space, and the library within 36 months of the expiration of the Phase II validity period; and
    Phase IV –1,460 residential units, including MPDUs and workforce housing units, and 133,250 square feet of commercial office space within 12 months of the expiration of the Phase III validity period.
26. If a Development District is proposed by Montgomery County, the Applicant must participate in the District.
27. With the exception of demolition of the existing building and site improvements on the property, in accordance with the County's Smart Growth Initiative, no clearing, grading, or recording of plats prior to the approval of the certified site plan.
28. TDRs must be secured before each plat is recorded for multi-family development. Record plat must reflect serialization and liber/folio reference for all TDRs utilized by the development. A TDR will be purchased for every three multi-family residential units.
29. The final number of Workforce Housing units, MPDUs and TDRs will be determined during Site Plan review.

30. Prior to recordation of plat(s), the Applicant must satisfy the provisions for access and improvements as required by MCDOT.
31. The record plat must reflect a public use and access easement over all private streets and adjacent parallel sidewalks.
32. The record plat must reflect all areas under Homeowners Association ownership and specifically identify stormwater management parcels and/or easements.
33. In the event that a subsequent site plan approval substantially modifies the subdivision shown on the approved Preliminary Plan with respect to lot configuration or location or right-of-way width, or alignment, the Applicant must obtain approval of a Preliminary Plan amendment prior to certification of the site plan.
34. The Certified Preliminary Plan must contain the following note: "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 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."
35. Prior to the issuance of any residential building permit covered by this Preliminary Plan, the Applicant must make a School Facilities Payment at the elementary school level to the Montgomery County Department of Permitting Services. The Applicant is proposing townhouses and mid/low-rise multi-family dwellings with residential parking as defined by the Annual School test effective July 1, 2011 for the Gaithersburg Cluster. This amounts to $868.78 per residential townhouse, $456.80 per multi-family garden apartment, and $34.42 per high/low rise residential apartment at the elementary school level. If the type of residential units changes the applicable school facilities payment, per the Annual School Test effective July 1, 2011, will apply.

BE IT FURTHER RESOLVED, that, having considered the recommendations and findings of its Staff as presented at the Hearing and as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

1. *The Preliminary Plan substantially conforms to the Master Plan.*

The Property is within the Metro North-CSP and Jeremiah Park neighborhoods of the Sector Plan, although the Preliminary Plan refers to Metro North-CSP as Shady Grove Station West and Jeremiah Park as Shady Grove Station East. A Sectional Map Amendment following the Sector Plan rezoned the Property to the Transit-Oriented Mixed Use/Transferable Development Rights (TOMX-2/TDR).

The Sector Plan provides specific recommendations for both areas of the Property. Shady Grove Station West is within the Metro Neighborhoods, while Shady Grove Station East is within the Plan's Transitional Area and is identified as Jeremiah Park. The Metro Neighborhoods are envisioned "as an urban village, a place that provides vitality, convenience, and a human scale of development. It should become a residential mixed-use area with some office and community-serving retail uses, and recreational areas providing a focus for community life and services. Functionally integrated with the Metro station, the proposed street pattern will create an interconnected network of streets and sidewalks that ensure good vehicular and pedestrian access to Metro."

The Sector Plan recommends that development in the Transitional Area should be "less dense than the Metro Neighborhoods with open spaces, residential uses, and public facilities to serve the planning area. The Transition Area's transitional uses are an opportunity to achieve compatibility and provide needed public facilities for the Derwood Communities." The Preliminary Plan implements the Sector Plan recommendations with office and retail uses, residential development, a local library and interconnected network of streets on Shady Grove Station West, while public facilities, including the local park and dedicated school site and residential development are on Shady Grove East. The Preliminary Plan provides a library in an alternative location from the Plan's recommendations, on the ground floor of a multi-family building instead of as a free-standing community building in a "highly prominent location." The Planning Board accepts the Department of Public Libraries' recommendation to accept the library as proposed because it is in a suitable location within the dense multi-family residential and retail area. Further, Board finds that the proposed location creates a focal point that terminates the retail area.

Street Network

The public and private streets shown on the Preliminary Plan are consistent with the Sector Plan recommendations. The Sector Plan recommends a new grid system of streets forming short walkable blocks, including Streets "J", "I", and "F" as master plan streets with a minimum 70 feet right-of-way. Streets "I and J" -identified as Roads "DD and JJ" on the preliminary plan- are on Shady Grove Station East and a portion of Streets "I and F" are on Shady Grove Station West (Road P and Road I).

The Sector Plan recommends that "at the time of preliminary plan review, specific street locations shall be determined. Recommended rights-of-way are needed to ensure adequate lanes, bus access, emergency vehicle access, pedestrian sidewalks and street parking." It further recommends that "those streets that are listed in the Street and Highway Classification table as Streets 'F' (north of Street 'H'), 'I', and 'J' in the County Service Park are illustrative of the type of right-of-way needed to improve access to Metro and local circulation. Additional streets in the County Service Park that are illustrated but not listed in the table are also of the type desired." The Preliminary Plan road alignments are analogous to the Sector Plan road network.

The Preliminary Plan implements the Sector Plan recommendation for public streets with Roads "DD and JJ" on Shady Grove Station East as public streets. These streets provide access to the local park and school site, and will be designed to the County's Road Code Business Street District Standard, 2005.02. The Preliminary Plan shows the correct dedication for these streets. Remaining streets in Shady Grove Station East will be private streets.

Roads "P" and "I," which serve the library and the multi-family residential and retail area, are private streets. The Planning Board accepts these private streets since several conditions of approval and requirements are added to ensure public access, design standards, and a maintenance liability agreement with Montgomery County Department of Transportation (MCDOT). These private streets allow greater flexibility to incorporate new Environmental Site Design (ESD) stormwater management techniques within the right-of-way. As a condition of approval, all streets throughout the development will have public access easements.

Section 50-29(a) (2) of the Subdivision Regulations states that, "except as otherwise provided in the zoning ordinance, every lot shall abut on a street or road which has been dedicated to public use or which has acquired the status of a public road. In exceptional circumstance, the board may approve not more than two (2) lots on a private driveway or private right-of-way; provided, that proper showing is made that such access is adequate to serve the lots for emergency vehicles, for installation of public utilities, is accessible for other public services, and is not detrimental to future subdivision of adjacent lands. In multi-family and town house development, not subdivided into individually recorded lots, the board may approve more than two (2) lots or buildings on private roads or drives, provided there is adequate access from such roads to a public street, as above."

The Planning Board finds that the private roads shown on the Preliminary Plan achieve the status of a public road because the following criteria are achieved:

- The roads are fully accessible to the public;
- They have minimum pavement widths and be accessible to fire and emergency vehicles;

- They are designed with safe, adequate, and efficient circulation, parking, and sidewalks; and
- They provide frontage for all buildings.

The Planning Board further finds that the street network, with the specified conditions of approval, will provide unrestricted public access, is supported by other County agencies, and will implement the Sector Plan's recommendations.

Partial Interchange

A partial interchange is recommended in the Sector Plan at the southern portion of the County Service Park (CSP), east of Crabbs Branch Way. A preliminary concept for the interchange has been developed. However, the specific amount of land to reserve for the partial interchange is unknown at this time since detailed engineering has not been completed. No development is proposed in the near-term for this area, and the partial interchange requires significant engineering design. The Planning Board finds that the reservation of land should be determined prior to submission of a site plan for any development on SGS East. The funding for the partial interchange is required to be appropriated in the CIP before stage 2 of the Sector Plan may begin.

Crabbs Branch Way

Crabbs Branch Way, between Redland Road and Shady Grove Road, is classified as a commercial business street with a minimum right-of-way at 100 feet. Creating a 'main street' with a landscape median and a shared use path on Crabbs Branch Way is a recommendation in the Sector Plan. The Preliminary Plan shows a right-of-way at 120 feet, which is the existing street right-of-way, to accommodate on-street parking; a landscape median, and a shared use path on the east side of the street. The Planning Board accepts the existing right-of-way since it achieves the Sector Plan's recommendation for a 'main street' with a landscape median, shared use path, and on-street parking.

Shady Grove Road

Shady Grove Road, between the western plan boundary and I-370, is classified as a major highway with a minimum right-of-way at 150 feet. Upgrading Shady Grove Road with sidewalks, lighting, landscaping and street trees are Sector Plan recommendations. The Preliminary Plan shows a right-of-way at 150 feet with 75 feet dedication from the existing centerline of Shady Grove Road. This Preliminary Plan will provide improvements between the CSX tracks and the Metro Access Road.

Bikeway Network

The Preliminary Plan will begin to implement the bikeway recommendation for Crabbs Branch Way. The Sector Plan recommends a Class I bikeway (SP-53) along the east side on Crabbs Branch Way, from Amity Drive to Redland Road. The Preliminary Plan

will implement the shared use path on the east side of Crabbs Branch Way along the Property.

At Shady Grove Road and Crabbs Branch Way, the Sector Plan recommends an underpass under Shady Grove Road to connect both sides of the street. The Preliminary Plan will not implement this recommendation, but it will provide at grade improvements at the intersection. The Planning Board supports at grade improvements since at-grade connections are more direct and the Grove Shopping Center, which is northeast of Shady Grove Road, has not submitted any redevelopment plans and it is unknown if any potential redevelopment will occur. The Sector Plan acknowledges that both Shady Grove Station East (Jeremiah Park) and the Grove Shopping Center must redevelop in order to implement the shared use path under Shady Grove Road.

Environmental

Enhancing the natural environment with green open spaces, establishing a forest buffer along the Metro Access Road, providing noise mitigation, and using environmental site design techniques are some of the recommendations in the Sector Plan. The Preliminary Plan will utilize environmental site design techniques, such as bioswales and permeable surfaces; noise walls and parking garages adjacent to CSX tracks will provide noise mitigation measures for townhouses and multi-family residential; some trees have been retained along the Metro Access Road; new public and private open spaces are integrated throughout the development; and new streetscape is proposed with street trees. These measures will substantially implement the Sector Plan's environmental recommendations.

Staging

The Sector Plan establishes a staging plan that is centered on the potential redevelopment or retention of the CSP with different levels of residential and non-residential development allowed. The three phased staging plan specified the amount of residential development and non-residential development along with required infrastructure triggers, if the CSP was retained or redeveloped. The Sector Plan recommends that "housing capacity of 2,480 units and 520 jobs will be held for development on Jeremiah Park and the Metro North Neighborhood (CSP), unless the Executive branch determines that a land exchange is not feasible or fails to enter into an agreement with a private developer to relocate the CSP within two years of the adoption of the Plan." Further, the Executive Branch was given two years from the adoption of the Sector Plan to complete negotiations to relocate the CSP.

The Planning Board has weighed the Executive Branch's efforts to finalize negotiations with the two year reservation recommended in the Sector Plan and believes that although a development agreement was finalized after the two year reservation period expired, the efforts to achieve the intent of the Sector Plan were in substantial conformance with the Master Plan's recommendations. This Preliminary Plan allows for

the complete implementation of the total amount of development, public facilities, and infrastructure recommended in the Sector Plan. In light of this, and considering all of the Master Plan's objectives, even if the Board could not find that timing of the negotiations' completion substantially conformed to the Master Plan, the Board would find that recommendation to be no longer appropriate.

The Preliminary Plan will implement the Sector Plan's staging recommendations since it provides an elementary school site; a local library; public parks, including Jeremiah Local Park; transportation mitigation agreements will be required when a site plan is submitted; and there is sufficient capacity to accommodate the total amount of development.

Density

The Preliminary Plan density is generally consistent with Sector Plan's overall recommendations. The Sector Plan established base densities while using bonus density provisions through Workforce Housing, Transferable Development Rights (TDRs), and Moderate Priced Dwelling Units (MPDUs) to increase the amount of residential development. The Sector Plan recommends that "base density can be increased by 10 percent workforce housing, 20 percent Transferable Development Rights (TDRs), and 22 percent Moderate Priced Dwelling Units (MPDUs)."

The Sector Plan also envisioned joint development between the CSP and Casey 6 and 7, which are two properties northwest of the intersection of Shady Grove Road and Crabbs Branch Way. In March 2007, the Planning Board approved preliminary plan (#1-20070320) for Casey 6 and 7 with 340 dwelling units and 329,300 square feet of office development. These properties were owned by EYA, but were later purchased by Montgomery County and the State of Maryland to accommodate some of the current CSP uses and the maintenance facility for the Inter-county Connector (MD 200), respectively.

The Preliminary Plan proposes 689 dwelling units on SGS East and 1,521 dwelling units on SGS West. The Sector Plan recommends "up to 700 units with bonus" densities on SGS East (p.52). And, up to "1,540 units with bonus density if jointly developed with Casey 6 and Casey 7" on SGS West (p.44).

The residential density on SGS East is within the Plan's recommendation. Since joint development is no longer possible on Casey 6 and 7, the higher base density for SGS West increases the amount of residential development, including affordable housing, within close proximity to the Metro Station, and it is within the Metro Neighborhoods concept of the Sector Plan. This additional residential development will only occur on SGS West, which is within the Sector Plan's Metro Neighborhoods. The Metro Neighborhoods are envisioned as the area of the Sector Plan where the intense development will occur. Relocating additional units from the Casey properties to the Metro Neighborhoods is consistent with the overall density recommendations of the Sector Plan, and with the Plan's goal of targeting density closest to the Metro.

Unit Mix

The Sector Plan recommends a mix of residential unit types must be provided throughout the CSP. The Applicant will provide a range of units, including multi-family residential, townhouses, and 2 over 2 multi-family units as well as MPDU and Workforce units.

Building Heights

The Preliminary Plan building heights substantially conform to the Sector Plan recommendations. For Shady Grove Station West, the Sector Plan recommends "limiting building heights to eight stories closest to the Metro and stepping down to four stories along Crabbs Branch Way for a compatible transition" and "limiting townhouse building heights to 4 stories with multi-family units up to five stories. Maintain a 4 story building height along Crabbs Branch Way" for SGS East. Both multi-family residential buildings and townhouses building heights will determined at Site Plan review. However, no buildings will exceed 70 feet in height.

Public Facilities

The Preliminary Plan provides a local library, a dedicated elementary school site, and a local park site, Jeremiah Park. The Sector Plan designates "Jeremiah Park as the preferred site for an elementary school"; it recommends "a minimum of four acres for an urban park in the Transition Area, called Jeremiah Park after Derwood's founder;" and a local library in the Metro North-CSP neighborhood.

Although the library is not located at Shady Grove Road and Crabbs Branch Way as recommended in the Sector Plan, the Planning Board finds that the library location within the most compact area of the development is appropriate. The Board also accepts the recommendations of the Department of Public Libraries. County-wide, the Department of Public Libraries is providing smaller libraries because of fiscal and budgetary challenges and new innovations in technology. Further, a large regional library was recently built in Rockville, which is one Metro stop south from Shady Grove.

The dedication of the public park and school site are important public facilities that will implement the Sector Plan recommendations. The school site is important since there are capacity limits at the elementary school level. The Planning Board finds that the location of the elementary school shown on the Preliminary Plan is contrary to the Sector Plan recommendations. Further, it does not take advantage of operational efficiencies by co-locating the school with the park. Therefore, the Planning Board finds, and as a condition of this approval requires, that the Applicant must co-locate both facilities when a Site Plan is submitted for Shady Grove Station East or by January 1, 2017, whichever comes first.

Transferable development rights (TDRs)

The Preliminary Plan is subject to Section 59-C-13.2431 and Section 59-C-13.2433 of the Zoning Ordinance, special regulations for development using transferable development rights in the TOMX/TDR zone and development approval procedures under the standard and optional method of development. The overall dwelling units per acre (dus/acre) is 24.5, while the total Floor Area Ratio (FAR) is 1.125.

Both the dwelling units per acre and FAR measures are above the standard method threshold (0.5 FAR or 20 dus/acre) that requires TDRs, but below the optional method threshold that requires TDRs (1.6 FAR or 40 dus/acre). The Applicant proposes to build 279 TDR bonus units, all multi-family, and to provide 93 TDRs (64 for SGS West and 29 for SGS East) for the development. The Planning Board finds that this is consistent with Section 59-C-13.2431 of the Zoning Ordinance, which requires TDRs in a Metro Station Policy at a ratio of one TDR for three multi-family dwelling units .

Affordable Housing

The Sector Plan encourages maximizing affordable housing, including through the provision of MPDUs and workforce housing.

The Preliminary Plan will provide 476 dwelling units (21.5 percent) of the total residential development as affordable units, Workforce Housing units and MPDUs. The Applicant will provide 169 workforce housing units throughout the development, including 116 workforce dwelling units (25 townhouses and 91 multi-family dwelling units) in Shady Grove Station West and 53 workforce dwelling units (30 townhouses and 23 multi-family dwelling units) in Shady Grove Station East. Since the adoption of the Sector Plan and the TOMX/TDR zone, the requirement for workforce housing is now optional rather than required.

The Applicant will also provide 307 Moderately Priced Dwelling Units (MDPUs) in the development, including 211 MPDU residential units (44 townhouses and 167 multi-family) in Shady Grove Station West and 96 MPDU residential units (47 townhouses and 49 multi-family) in SGS East. The Applicant is utilizing the bonus provision in the zone for MPDUs. Therefore, based on the analysis above and with the conditions of approval, the Planning Board finds the Preliminary Plan substantially conforms to the Approved and Adopted 2006 Shady Grove Sector Plan.

CERTIFIED PRELIMINARY PLAN

The foregoing conditions, and this plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.

NAME DATE 1/2/14

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RESOLUTION
PRELIMINARY PLAN
SHADY GROVE STATION
CRABBS BRANCH WAY AND SHADY GROVE ROAD
TAX MAP GS 123, PARCEL 495
WSSC MAP # 222 NW 08

MONTGOMERY COUNTY, MD
MONT.ELECTION DISTRICT #9

THE NEIGHBORHOODS OF EYA

EYA / CSP ASSOCIATES
C/O EYA, LLC
4800 HAMPDEN LANE
SUITE 300
BETHESDA, MD 20814

STATE OF MARYLAND — MARK S. STIRES — NO. 18987 — REGISTERED PROFESSIONAL ENGINEER

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE 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, LICENSE No. 18987, EXPIRATION DATE 01-13-2015

MARK S. STIRES, PROFESSIONAL ENGINEER — DATE 12.5.13

PLAN STATUS	
5/30/12	ADDRESS DRC COMMENTS
6/25/12	EAST SIDE REV
7/10/13	CBW DEDICATION
10/23/13	CERTIFICATION SET
12/5/13	REV. FOR CERT.
DATE	DESCRIPTION

DESIGN | DRAWN | CHKD
SCALE H: AS SHOWN V:
JOB No. 6374-01-001
DATE : 11/9/11
FILE No. 6374

SHEET 1A OF 26

Cad file name : P:\6374 – Shady Grove Metro\6374-01-001 (ENG) – Alexandria Project\Engineering\0_CAD PLN\Planning Plans\Preliminary\6374-E-PR-001-SH01-A-RES.dwg

2. *Public facilities will be adequate to support and service the area of the approved subdivision.*

Site Location and Vehicular Site Access Points

The Property is located south of Shady Grove Road and Crabbs Branch Way and is within 1/2 of a mile from the Shady Grove Metro Station entrance. Primary vehicular access to the property is from Crabbs Branch Way.

Transportation Demand Management

The Property is within the boundary of the Greater Shady Grove Transportation Management District (TMD). The Applicant must enter into a traffic mitigation agreement to participate with the TMD and assist the County in achieving and maintaining its non-auto driver mode share (NADMS) goals as required by the conditions.

The Sector Plan recommends that any new development generating 100 or more additional new peak-hour vehicular trips in the Shady Grove Metro Station Policy Area must achieve the non-auto-driver mode share goals reduction of 65% of the employees' vehicular trips and 50% of the residential vehicular trips.

Public Transit Service

The Shady Grove Metrorail Station is located within walking distance from the subject property. Ride-On routes 43 and 61 operate along Shady Grove Road along the northern property frontage. Currently, no bus routes operate along Crabbs Branch Way between Shady Grove Road and Redland Road.

Sector-Planned Roadways and Bikeways

In accordance with the *Sector Plan* and the *Countywide Bikeways Functional Master Plan*, the classified roadways and bikeways are as follows:

1. Crabbs Branch Way is designated as a four-lane divided commercial business district street, B-2, with a recommended 100-foot right-of-way. The Applicant proposes 8-foot-wide shared use path on the east side of the road, consistent with the Countywide requirements for shared use path, SP-53.

2. Shady Grove Road, between the western plan area boundary and I-370 is designated as a six-lane divided major highway, M-42, with a recommended 150-foot right-of-way and a Countywide bike lanes, BL-30.
3. The (Shady Grove) Metro Access Road is a four-lane divided major highway, M-94, with a recommended 150-foot right-of-way and Sector Plan shared use path, B 7. In addition, the Sector Plan recommends a partial interchange with Crabbs Branch Way.
4. The entire segment of master-planned Road "F" (proposed as Road "P") is designated as a two-lane business district street, B-9, with a recommended 70-foot rights-of-way. This street is proposed as a private street serving the proposed commercial area. As specified in the conditions, the Applicant must satisfy certain "private road" requirements.
5. The relocated segment east of Crabbs Branch Way of master-planned Road "I" (proposed as Road "DD") is designated as a two-lane business district street, B-12, with a recommended 70-foot rights-of-way. This street must be a public street as it serves as access to the proposed public school site. A private maintenance and liability agreement, however, may be permitted to allow the Applicant to build stormwater management facilities within the right-of-way.
6. The segment west of Crabbs Branch Way of master-planned Road "I" (proposed as Road "I") is designated as a two-lane business district street, B-12, with a recommended 70-foot right-of-way. This street is proposed to be a private street serving the proposed commercial area. As specified in the conditions, the Applicant must satisfy certain "private road" requirements.
7. The entire segment of master-planned Road "J" (proposed as Road "JJ") is designated as a two-lane business district street, B-13, with a recommended 70-foot right-of-way. This street must be a public street as it serves as access to the proposed public school site. A private maintenance and liability agreement, however, may be permitted to allow the Applicant to build stormwater management facilities within the right-of-way.

Transportation Adequate Public Facilities Review

Table 1 below shows the net increase in the vehicular peak-hour trips generated by the proposed redevelopment during the weekday morning peak period (6:30 to 9:30 a.m.) and the evening peak period (4:00 to 7:00 p.m.).

Table 1: Net Number of Site-Generated Trips

Tenant	Square Feet or Units	Peak-Hour Trips	
		Morning	Evening
Proposed Mixed Use Redevelopment			
Residential Townhouse	752	389 (201)	431 (250)
Mid-Rise Apartments	1,458	590 (384)	688 (399)
General Office Use	131,422	215 (162)	209 (146)
General Retail Use	41,828	82 (49)	328 (189)
Public Park, Library, & Elementary School Site	n/a	n/a	
Subtotal		1,276 (796)	1,656 (984)
Trip Credit for the Existing Traffic generated by the County Service Park		290	536
Net Increase in Peak-Hour Trips		986 (506)	1,120 (448)

Total vehicular trips were reduced based on the following:

a. Close Proximity to Metrorail Station: The percent of trips generated by nearby developments that use transit rather than their automobile during the weekday morning and evening peak hours based on the results of WMATA's Development-Related Ridership Survey.

b. Compatible Land Uses: The percent of the trips that can use non-automobile transportation modes to travel between compatible land uses within a mixed-use development, such as between apartments/townhouses and retail businesses.

The trip credit was determined for the existing trips generated by the County Service Park facilities located along Crabbs Branch Way. Driveway counts were collected at the existing curb cuts with the selected peak hour being the highest of the three hours within morning and evening peak periods at the critical intersection of Shady Grove Road and Crabbs Branch Way. The trips shown in Table 1 above are total trips that include the new, diverted, and pass-by trips, reduced for close proximity to Metro and compatible land uses, as described in a. and b. above. The new trips are shown in parentheses after the total trips.

In accordance with the Local Area Transportation Review and Policy Area Mobility Review Guidelines, a traffic study is required to satisfy LATR test because the net number of peak-hour trips generated by the proposed redevelopment is 30 or more peak-hour trips within the weekday morning and evening peak periods. Based on the result of the traffic study, Table 2 below shows

the calculated Critical Lane Volume (CLV) values at the analyzed intersections in the following traffic conditions:

1. Existing: Existing traffic conditions as they exist now.
2. Background: The existing condition plus the trips generated from approved but un-built nearby developments.
3. Total: The background condition, minus the County Service Park trips, and plus the mixed use redevelopment trips.

As noted with an asterisk in Table 2 below, these CLV values in the total traffic condition are less than the CLV values in the background traffic condition. The net traffic impact by the proposed redevelopment was determined by removing the trips generated from the County Service Park facilities and adding the trips generated by the proposed mixed use redevelopment. As a result, the trips to/from the County Service Park travel in the reverse direction compared to the trips from/to the proposed 2,210 housing units, especially to/from the west on Shady Grove Road.

Table 2: Critical Lane Volume Values

Analyzed Intersection	*Weekday Peak Hour*	*CLV Congestion Standard*	*Traffic Condition*		
			Existing	*Back-ground*	*Total*
Shady Grove Road & Epsilon Drive	Morning	1,475	1,358	1,387	1,368*
	Evening		1,229	1,254	1,206*
Shady Grove Road & Briardale Road	Morning	1,475	1,380	1,409	1,390*
	Evening		1,400	1,424	1,377*
Shady Grove Road & I-370 Northbound Ramp	Morning	1,800	928	945	939*
	Evening		1,356	1,380	1,322*
Shady Grove Road & I-370 Southbound Ramp	Morning	1,800	855	874	902
	Evening		964	1,015	1,001*
Shady Grove Road & Crabbs Branch Way	Morning	1,800	1,035	1,105	1,171
	Evening		1,135	1,200	1,299
Shady Grove Road & Oakmont Avenue	Morning	1,800	1,129	1,163	1,208
	Evening		1,003	1,045	1,035*
Shady Grove Road & Solid Waste Transfer Driveway	Morning	1,800	797	831	876
	Evening		760	790	840
Shady Grove Road & Frederick Road (MD 355)	Morning	1,800	1,564	1,626	1,657
	Evening		1,427	1,492	1,550
Redland Road & Needwood Road	Morning	1,475	845	888	889
	Evening		789	831	828*
Redland Road & Crabbs Branch Way	Morning	1,800	1,104	1,174	1,263
	Evening		1,054	1,144	1,158
Redland Road & Shady Grove Metro Access Road	Morning	1,800	934	1,010	1,032
	Evening		716	775	777
Redland Road & Somerville Drive	Morning	1,800	562	620	632
	Evening		832	889	900
Crabbs Branch Way & Indianola Drive	Morning	1,800	1,094	1,125	1,220
	Evening		979	998	1,105
Indianola Drive & Frederick Road (MD 355)	Morning	1,500	1,117	1,153	1,185
	Evening		984	1,017	1,057
Redland Road & Needwood Road	Morning	1,475	1,041	1,169	1,207
	Evening		1,030	1,077	1,114

The CLV values at all analyzed intersections in all traffic conditions are less than their congestion standard and, thus, the LATR test is satisfied.

Policy Area Mobility Review (PAMR)

Under the current *Subdivision Staging Policy*, the Applicant must satisfy PAMR by mitigating 5% of the new peak-hour trips generated by the proposed mixed-use development. The Applicant proposes to pay $292,500 (or 11,700 times 25 [5% of 506 morning peak-hour trips]) to MCDOT to fund transportation improvements located in the PAMR Derwood/Shady Grove Policy Area.

Other Public Facilities and Services

Except for schools, other public facilities and services are available and will be adequate to serve the proposed development. This site is served by public water and sewer. Gas, electric, and telecommunications services are also available to serve the property. Police stations, firehouses, and health services are currently operating within the standards set by the effective Subdivision Staging Policy.

This Application has been reviewed and approved by the Montgomery County Fire and Rescue Service (MCFRS), which has determined that the property has adequate access for emergency vehicles.

The Property is located within the Gaithersburg High School Cluster, which requires a School Facilities Payment at the elementary school level. This amounts to $868.78 per residential townhouse, $456.80 per multi-family garden apartment, and $34.42 per high/low rise residential apartment at the elementary school level. The School Facilities Payment must be made prior to the issuance of any residential building permit covered by this Preliminary Plan. Therefore, based on the analysis above and with the conditions of approval, the Planning Board finds public facilities are adequate to support and service the area of the Preliminary Plan.

3. *The size, width, shape, and orientation of the approved lots are appropriate for the location of the subdivision.*

The lots have been reviewed for compliance with 50-29(a) of the Subdivision Regulations. The Planning Board finds that the size, shape, width, and area of the lots are appropriate for their location within the subdivision.

4. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.*

Environmental Guidelines

A Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) for the site was approved on June 15, 2012. The site contains no forest, streams or their buffers, wetlands or their buffers, 100-year floodplains, or rare, threatened or endangered species.

A. Forest Conservation

The Preliminary Forest Conservation Plan submitted with the Preliminary Plan indicates that 5.31 acres of forest are slated for removal for the development of this project. This will result in a total afforestation and reforestation requirement of 19.94 acres. The Applicant proposes to meet this requirement through a combination of landscape credit and offsite forest conservation banking. Due to the size of the site and the amount of forest being cleared, this project does not qualify for the use of fee-in-lieu payments to meet its mitigation requirements. Final amounts of landscape credit and offsite forest banking to meet the mitigation requirement will be determined by the Final Forest Conservation Plan. The Preliminary Forest Conservation Plan does not propose any Category I easements on site. The Board finds that as conditioned, the Forest Conservation Plan complies with the requirements of the Forest Conservation Law.

B. Forest Conservation Variance

The Applicant is requesting a variance for the removal of 18 specimen trees on the Property that are 30 inches or greater in diameter. Ten are on Shady Grove Station West and eight are on Shady Grove Station East. These trees are listed in the table below:

Tree Number	Species	DBH	Status
4	*Quercus rubra*	33"	Remove
5	*Tilia cordata*	34"	Remove
14	*Carya tomentosa*	35"	Remove
16	*Carya tomentosa*	32"	Remove
20	*Quercus phellos*	30"	Remove
21	*Quercus phellos*	30"	Remove
30	*Pinus virginiana*	32"	Remove
31	*Fraxinus pennsylvanica*	32"	Remove
32	*Quercus rubra*	31"	Remove
33	*Acer rubrum*	41"	Remove
39	*Acer rubrum*	37"	Remove
54	*Quercus rubra*	41"	Remove
55	*Liriodendron tulipifera*	37"	Remove
57	*Liriodendron tulipifera*	31"	Remove
60	*Liriodendron tulipifera*	34"	Remove
61	*Liriodendron tulipifera*	30"	Remove
63	*Liriodendron tulipifera*	30"	Remove
65	*Liriodendron tulipifera*	31"	Remove

Forest Conservation Variance

Section 22A-12(b) (3) of the Forest Conservation Law identifies certain individual trees as high priority for retention and protection (Protected Trees). Any impact to these Protected Trees, including removal or any disturbance within a Protected Tree's critical root zone (CRZ), requires a variance under Section 22A-12(b)(3) (Variance). Otherwise such resources must be left in an undisturbed condition.

An applicant for a variance must provide certain written information in support of the required findings in accordance with Section 22A-21 of the County Forest Conservation Law. The law requires no impact to trees that: measure 30 inches or greater diameter at breast height (DBH); are part of a historic site or designated with a historic structure;

are designated as a national, State, or County champion trees; are at least 75 percent of the diameter of the current State champion tree of that species; or trees, shrubs, or plants that are designated as Federal or State rare, threatened, or endangered species. The Applicant submitted a variance request on June 4, 2012 for the impacts/removal to trees with the proposed layout. The Applicant proposes to remove 18 trees that are 30 inches or greater DBH and to impact, but not remove, 5 others that are considered high priority for retention under Section 22A-12(b)(3) of the County Forest Conservation Law.

Unwarranted Hardship Basis

The proposed development is in accordance with both the intent and recommendations of the Sector Plan and the Transit-Oriented Mixed Use /Transferable Development Rights (TOMX-2/TDR) zone, both of which are intended to create higher density uses in the vicinity of the Shady Grove Metro Station. The SGS West portion of the site lies closest to the Metro station and is recommended for transformation into an urban village. The SGS East portion of the site is identified as a transition area between the more intensely developed Metro neighborhoods and the existing nearby residential communities and is envisioned to provide multi-family and townhouse residential units, a local park, and an elementary school site. The combination of urban scale of development, medium-to-high density residential development, and major public facilities and amenities further constrains the site. This allows site to be intensely developed to achieve the Sector Plan's vision.

Variance trees numbering 4, 5, 14, 16, 20, 21, 30, 31, and 33 are all isolated trees that currently stand in the middle of the site, primarily in islands in the middle of parking lots. Variance trees numbering 55, 57, 60, 61, 63, and 65 occur along the site's southwestern boundary with the CSX railroad right-of-way where two large parking structures are proposed. Saving these trees would require major changes to the proposed development and would challenge the ability of the project to meet the goals of the Sector Plan.
Variance trees numbering, 32, 39, and 54 lie along the edges of the site. The proposed limits of disturbance would affect significant portions of the critical root zones of these trees and indicate that the trees will need to be removed. These three trees should be reexamined at the time of Site Plan to see if modifications can be made to the grading and limits of disturbance that would allow these trees to be saved.

Variance trees numbering 35, 36, 37, and 38 were originally proposed for removal. These trees lie along the northeast boundary of the Property at the edge of a small off-site forest stand. At staff's request, the Applicant worked to pull back adjacent development and reduce impacts to these trees. Most of the critical root zone impacted lies under an existing road around the edge of the Property; this means that most of these trees' root systems will be found in the forest behind the trees rather than under the existing pavement. Staff believes that these trees can be saved with appropriate tree protection measures.

Tree number 51, which is to be saved, will have no critical root zone impacts; therefore, technically, it does not need to be included in the variance.

Not allowing the removal of Variance trees numbering 4, 5, 14, 16, 20, 21, 30, 31, 32, 33, 39, 54, 55, 57, 60, 61, 63, and 65, and the impacts to Variance trees numbers 35, 36, 37 and 38 would require major changes to the proposed development design which is proposed to be consistent with the Sector Plan. Staff concurs that the Applicant has a sufficient unwarranted hardship to consider a variance request.

Variance Findings

The Planning Board makes the following findings necessary to grant the Variance:

1. *Granting the Variance will not confer on the Applicant a special privilege that would be denied to other applicants.*

   The Planning Board finds that the removal of 18 variance trees is consistent with the requirements and constraints of the Sector Plan, the zone, and what is intended for the property, public facilities, and road networks. Granting the variance would not confer on the Applicant a special privilege that would be denied to other applicants.

   The proposed design has attempted to balance all of the competing factors that constrain the site. While 18 variance trees will need to be removed, the Applicant has modified its plans to reduce the number of variance trees that must be taken. Impacts to the other variance trees have been limited and, as a result, they will likely be preserved. Given the intensity of the development, impacts to variance trees are to be expected.

   The Planning Board believes that reasonable steps have been taken to minimize impact to variance trees, and that granting the variance will not confer a special privilege to the Applicant.

2. *The need for the Variance is not based on conditions or circumstances which are the result of the actions by the Applicant.*

   The Planning Board finds that the variance is based on the constraints of the site and the proposed development density, public facilities, and road network are recommended in the Sector Plan, rather than on conditions or circumstances which are the result of actions by the Applicant.

3. *The need for the Variance is not based on a condition related to land or building use, either permitted or non-conforming, on a neighboring property.*

   The Planning Board finds that the variance is a result of the proposed site design and layout on the Property, and not as a result of land or building use on a neighboring property. There are no conditions relating to land or building use, either permitted or nonconforming, on a neighboring property that have played a role in the need for this variance.

4. *Granting the Variance will not violate State water quality standards or cause measurable degradation in water quality.*

   The Planning Board finds that granting the variance will not violate State water quality standards or cause measurable degradation in water quality. The Montgomery County Department of Permitting Services (DPS) has approved a stormwater management concept, dated June 13, 2012 for the Property. The Stormwater Management (SWM) concept plan incorporates a combination of on-site structural water quality treatment facilities and Environmental Site Design (ESD) practices including micro-scale treatment facilities and alternative surfaces. Runoff in excess of the ESD treatment volume will continue to be treated by the Crabbs Branch Regional stormwater management pond. The addition of on-site ESD practices should improve the water quality of runoff generated by this property.

Mitigation for Trees Subject to the Variance Provisions

Mitigation for the Variance should be at a rate that approximates the form and function of the Protected Trees removed. There are 18 trees proposed for removal as a result of the proposed development. There will also be some disturbance within the CRZ of another 4 trees but they are excellent candidates for safe retention. No mitigation is recommended for trees impacted but retained.

Therefore, the Planning Board is requiring the replacement occur at a ratio of approximately 1" DBH for every 4" DBH removed, using trees that are a minimum of 3" DBH. This means that for the 601 caliper inches of trees removed, the required mitigation will be 50 native canopy trees with a minimum size of 3" DBH. While these trees will not be as large as the trees lost,
they will provide some immediate canopy and will help augment the canopy coverage. The Planning Board is also requiring the 50 native canopy trees with a minimum size of 3" DBH to the landscape plan. Because these trees are in mitigation for specimen trees removed, they do not count toward afforestation requirements.

5. *All storm water management requirements shall be met as provided in Chapter 19, article II, title "Storm Water Management," Sections 19-20 through 19-35.*

   A stormwater management concept plan was approved by the MCDPS on June 13, 2012, meeting stormwater management requirements through a variety of Environmental Site design techniques and structural stormwater management facilities.

BE IT FURTHER RESOLVED, that for the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner, or any successors in interest to the terms of this approval.

BE IT FURTHER RESOLVED, that this Preliminary Plan will remain valid for 85 months from its initiation date (as defined in Montgomery County Code Section 50-35(h)), and that prior to the expiration of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded in the Montgomery County Land Records, or a request for an extension must be filed [modify as required if Board approves phases with concurrent validity periods – or delete if phased validity periods are set forth in conditions of approval]; and

BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is SEP 11 2012 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * * * * * * * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Dreyfuss, seconded by Commissioner Presley, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Anderson, Dreyfuss, and Presley voting in favor of the motion, at its regular meeting held on Thursday, September 6, 2012, in Silver Spring, Maryland.

Françoise M. Carrier, Chair
Montgomery County Planning Board

CERTIFIED PRELIMINARY PLAN

The foregoing conditions, and this plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.

NAME Glenn Kreger DATE 1/2/14

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MONTGOMERY COUNTY, MD

RESOLUTION
PRELIMINARY PLAN
SHADY GROVE STATION
CRABBS BRANCH WAY AND SHADY GROVE ROAD
TAX MAP GS 123, PARCEL 495
WSSC MAP # 222 NW 08

MONT.ELECTION DISTRICT #9

THE NEIGHBORHOODS OF EYA

EYA / CSP ASSOCIATES
C/O EYA, LLC
4800 HAMPDEN LANE
SUITE 300
BETHESDA, MD 20814

STATE OF MARYLAND
MARK S. STIRES
NO. 18987
REGISTERED PROFESSIONAL ENGINEER

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE 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, LICENSE No. 18987, EXPIRATION DATE 01-13-2015

MARK S. STIRES, PROFESSIONAL ENGINEER — DATE 12.5.13

PLAN STATUS	
5/30/12	ADDRESS DRC COMMENTS
6/25/12	EAST SIDE REV
7/10/13	CBW DEDICATION
10/23/13	CERTIFICATION SET
12/5/13	REV. FOR CERT.
DATE	DESCRIPTION

DESIGN | DRAWN | CHKD
SCALE H: AS SHOWN V:
JOB No. 6374-01-001
DATE : 11/9/11
FILE No. 6374
SHEET 1B OF 26

Cad file name : P:\6374 – Shady Grove Metro\6374-01-001 (ENG) – Alexandria Project\Engineering\0_CAD PLN\Planning Plans\Preliminary\6374-E-PR-001-SH01-A-RES.dwg

ABBREVIATIONS

A	AREA OF ARC
AASHTO	AMERICAN ASSOCIATION OF STATE HWY & TRANSPORTATION OFFICIALS
AC	ACRE
ADJ	ADJACENT
AGGR	AGGREGATE
AHD	AHEAD
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
B	BREADTH
BC	BACK OF CURB
BF	BASEMENT FLOOR
BLDG	BUILDING
BM	BENCHMARK
BMP	BEST MANAGEMENT PRACTICES
BOV	BLOW OFF VALVE
BRG	BEARING
BRL	BUILDING RESTRICTION LINE
BVCE	BEGINNING VERTICAL CURVE ELEVATION
BVCS	BEGINNING VERTICAL CURVE STATION
BW	BOTTOM OF WALL
c,e	CENTER CORRECTION ON VERTICAL CURVE RUNOFF COEFFICIENT
CATV	CABLE TELEVISION
C&G	CURB AND GUTTER
CB	CATCH BASIN
CBR	CALIFORNIA BEARING RATIO
CC	CENTER TO CENTER
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CG(R)	CURB AND GUTTER (REVERSE SLOPE)
CH	CHORD
CHBRG	CHORD BEARING
CIP	CAST IRON PIPE
CL	CENTERLINE OR CLASS
℄	CENTERLINE
C/L	CENTERLINE
CLR	CLEAR
CM	CUBIC METERS
CMP	CORRUGATED METAL PIPE
CMS	CUBIC METERS PER SECOND
CN	RUNOFF CURVE NUMBER
CONT	CONTINUOUS
CO	CLEAN OUT
CONC	CONCRETE
CS	CURB STOP
CT	COURT
CTR	CENTERLINE
CY	CUBIC YARD
D	DEPTH
DA	DRAINAGE AREA
DB	DEED BOOK
MDE	MD. DEPARTMENT OF THE ENVIRONMENT
DET	DETAIL
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DI	DROP INLET
DIST	DISTANCE
DL	DOMESTIC LINE
DM	DROP MANHOLE
DOM	DOMESTIC
DR	DRIVE
DRN	DRAINAGE AREA
DS	DOWN SPOUT
DU	DWELLING UNITS
DWG	DRAWING
D/W	DRIVEWAY
△	DELTA
E	RATE OF SUPER ELEVATION
EA	EACH
EBL	EAST BOUND LANE
EC	EROSION CONTROL
EG	EDGE OF GUTTER
EGL	ENERGY GRADIENT LINE
EL	ELEVATION
ELEC	ELECTRIC
ELEV	ELEVATION
ENGR	ENGINEER
ENT	ENTRANCE
EP	EDGE OF PAVEMENT
EQUIP	EQUIPMENT
ES	END SECTION
ESMT	EASEMENT
ETD	EXISTING TO BE DEMOLISHED
ETR	EXISTING TO REMAIN
ETRL	EXISTING TO BE RELOCATED
ETRP	EXISTING TO BE REPLACED
EVCE	ENDING VERTICAL CURVE ELEVATION
EVCS	ENDING VERTICAL CURVE STATION
EW	END WALL
EX	EXISTING
EQC	ENVIRONMENTAL QUALITY CORRIDOR
F	FIRE LINE
FAR	FLOOR AREA RATIO
FC	FACE OF CURB
FCPA	FAIRFAX COUNTY PARK AUTHORITY
FCWA	FAIRFAX COUNTY WATER AUTHORITY
FD	FLOOR DRAIN
FF	FIRST FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FND	FOUNDATION
FOY	FOYER
FP	FLOOD PLAIN
FPS	FEET PER SECOND
FS	FIRE SERVICE OR FACTOR OF SAFETY
FT	FOOT / FEET
G	GAS
GAR	GARAGE
GB	GRADE BREAK
GFA	GROSS FLOOR AREA
GR	GUARD RAIL OR GRATE INLET
H	HEAD
HC	HANDICAP
HB	HORIZONTAL BEND
HGL	HYDRAULIC GRADE LINE
HORZ	HORIZONTAL
HP	HIGH POINT
HR	HAND RAIL
HT	HEIGHT
HW	HEADWATER
I	RAINFALL INTENSITY
ID	INSIDE DIAMETER OR IDENTIFICATION
IE	INVERT ELEVATION
IN	INCH
INV	INVERT
IP	IRON PIPE
IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
JB	JUNCTION BOX
JNT	JOINT
K	SIGHT DISTANCE COEFFICIENT
Ke	CULVERT ENTRANCE LOSS COEFFICIENT
L	LENGTH
LAT	LATERAL
LCG	LIMITS OF CLEARING & GRADING
LF	LINEAR FEET
LL	LOWER LEVEL
LOS	LINE OF SIGHT
LP	LOW POINT
LS	LOADING SPACE
LT	LEFT
M	MONUMENT FOUND
MAX	MAXIMUM
MECH	MECHANICAL
MH	MANHOLE
MI	MILE
MIN	MINIMUM
MISC	MISCELLANEOUS
MPH	MILES PER HOUR
MS	MEDIAN STRIP
MSL	MEAN SEA LEVEL
NA OR N/A	NOT APPLICABLE
NBL	NORTH BOUND LANE
N/F	NOW OR FORMERLY
NFA	NET FLOOR AREA
NO. OR #	NUMBER
OC	ON CENTER
OBJ	OBJECT
OD	OUTSIDE DIAMETER
OH	OVERHANG
O/H	OVERHEAD
OHC	OVERHEAD CABLE
OHE	OVERHEAD ELECTRIC
OHT	OVERHEAD TELEPHONE
P	PERIMETER
P&P	PLAN AND PROFILE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PCTC	POINT OF CURVATURE TOP OF CURB
PCEP	POINT OF CURVE EDGE OF PAVEMENT
PFM	PUBLIC FACILITIES MANUAL
PG	PAGE
PGL	POINT OF GRADE LINE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
ℙ	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PRELIM	PRELIMINARY
PROP	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVRC	POINT OF VERTICAL REVERSE CURVE
PVT	POINT OF VERTICAL TANGENT
Q (cfs)	AMOUNT OF RUNOFF (FLOW RATE)
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RDCR	REDUCER
RD	ROAD OR ROOF DRAIN
REINF	REINFORCED
REQD	REQUIRED
RET	RETAINING
REV	REVISION
RGP	ROUGH GRADING PLAN
RMA	RESOURCE MANAGEMENT AREA
ROM	REMOTE OUTSIDE MONITOR
RPA	RESOURCE PROTECTION AREA
RR	RAILROAD
RT	RIGHT
RTE	ROUTE
R/W	RIGHT OF WAY
S	SPEED OR SLOPE
SAN	SANITARY
SBL	SOUTH BOUND LANE
SCH	SCHEDULE
SD	SIGHT DISTANCE
SEC	SECTION
SECT	SECTION
SEW	SEWER
SF	SQUARE FEET
SH	SHOULDER
SP	SPACE OR SITE PLAN
SPEC	SPECIFICATIONS
STA	STATION
STD	STANDARD
STK	STACK
STM	STORM
STR	STRUCTURE
SVC	SERVICE
S/W	SIDEWALK
SWM	STORM WATER MANAGEMENT
Sx	CROSS SLOPE
SY	SQUARE YARD
T	TANGENT
TB	TOP OF BANK OR TEST BORING
TBR	TO BE REMOVED
TC	TOP OF CURB
Tc	TIME OF CONCENTRATION
TEL	TELEPHONE
TEMP	TEMPORARY
TH	TEST HOLE
TP	TEST PIT OR TREE PROTECTION
TW	TOP OF WALL OR TAILWATER
TYP	TYPICAL
UG	UNDERGROUND
UGE	UNDERGROUND ELECTRIC
UGT	UNDERGROUND TELEPHONE
UGC	UNDERGROUND CABLE
UD	UNDERDRAIN
UL	UPPER LEVEL
UP	UTILITY POLE
USGS	US GEOLOGICAL SURVEY
V OR VOL	VOLUME
V OR VEL	VELOCITY
VA	VIRGINIA
VAN	HANDICAPPED VAN PARKING SPACE
VB	VERTICAL BEND
VC	VERTICAL CURVE
MSHA	MD STATE HIGHWAY ADMINISTRATION
VF	VERTICAL FOOT
W	WEIGHT OR WIDTH
WBL	WEST BOUND LANE
WL	WATER LINE
WM	WATER METER
W/M (WM)	WATER MAIN
WV	WATER VALVE
XING	CROSSING
XF	TRANSFORMER
YI	YARD INLET
YR	YEAR
Z	SIDE SLOPES

LEGEND

EXISTING	DESCRIPTION	PROPOSED
350, 352	INDEX CONTOUR	350
352	INTERMEDIATE CONTOUR	352
EX. E.P.	EDGE OF PAVEMENT	PROP. E.P.
EX. C & G	CURB AND GUTTER	
	PARCEL BOUNDARY LINE	
	LOT LINE	
	RIGHT-OF-WAY	
	CENTERLINE	
	(LIMITS OF DISTURBANCE)	LOD
	TREE LINE	
	FLOW LINE OF SWALE	
	STREAM	
	FENCE LINE	
	EASEMENT	
EX 8" W/M	WATER LINE	8" DIP W/M
EX 8" SAN	SANITARY SEWER	8" SAN
EX 18" RCP	STORM SEWER	18" RCP
CATV	CABLE TV	CATV
E	ELECTRIC SERVICE	E
T	TELEPHONE SERVICE	T
G	GAS LINE	G
+ 25.32	SPOT ELEVATION	25.32
	UTILITY POLE	
	SIGN	
	PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES	25
	STREET LIGHT	
	VEHICLES PER DAY (TRAFFIC COUNT)	255 VPD
	DENOTES CLEAR SIGHT TRIANGLE	
EX 5" PINE, 15" OAK	TREE	
	CONCRETE SIDEWALK	
	END WALLS	
	END SECTIONS	
	STOP SIGN	
	STREET SIGN	
OHE	OVERHEAD ELECTRIC	
OHT	OVERHEAD TELEPHONE	
FO	FIBER OPTIC	
VAN	HANDICAP PARKING SPACE (VAN)	VAN
	RIP RAP	
	SOILS TYPE	NeC2
	ABOVE GROUND SWM FACILITY	
	BIO-RETENTION	
	PERMEABLE PAVING	

PARKING SUMMARY FOR THE EAST SIDE: REQUIRED *

1. Required Parking for Shady Grove East (Per Article 59-E-3.7 of the Zoning Ordinance)

Unit / Use Types:	Number of Units	Parking Ratio	Parking Required
Townhouse Units: 2 spaces for each townhouse. The base of the requirements may be reduced in accordance with Section 59-E-3.33	345	2	690
Multi-Family Unit Types:			
Multi-Family Flats			
Dwelling unit with 1 separate bedroom requries 1.25 spaces	42	1.250	53
Dwelling unit with 2 separate bedroom requries 1.5 spaces	133	1.500	200
Dwelling unit with 3 separate bedroom requires 2 spaces	28	2.000	56
TOMX Zone MPDUs shall be parked one-half the number of spaces indicated above			
Multi-Family Flats: MPDU 1 bedroom Unit (1.25 X 0.5 = 0.625 parking ratio)	23	0.625	14
Stacked Townhouse (2-over-2)			
Dwelling units with 2 separate bedrooms requires 1.5 spaces	92	1.500	138
TOMX Zone MPDUs shall be parked one-half the number of spaces indicated above			
Stacked Townhouse (2-over-2): MPDU 2 bedroom Unit (1.5 X 0.5 = 0.75 parking ratio)	26	0.750	20
Total for Resdidential Units	**689**		**1170**

2. Credits for Specified Residential Uses for Shady Grove East (Per Article 59-E-3.33 of the Zoning Ordinance)

Unit / Use Types:	Number of Units	Total Parking Required under 59-E-3.7	Credit %	Space Reduction	Parking Required
Residential and Non-Residential Uses located outside of the 1,600 LF distance from metrorail Station entrance					
Townhouse Units	345	690	10%	69	621
Multi-Family Flats:					
Dwelling unit with 1 separate bedroom requries 1.25 spaces	23	29	10%	3	26
Dwelling unit with 2 separate bedroom requries 1.5 spaces	76	114	10%	11	103
Dwelling unit with 3 separate bedroom requires 2 spaces	16	32	10%	3	29
TOMX Zone MPDUs shall be parked one-half the number of spaces indicated above					
MPDU 1 bedroom Unit (1.25 X 0.5 = 0.625 parking ratio)	**15**	9	10%	1	8
Multi-Family Type Stacked Townhouse (2-over-2):					
Dwelling units with 2 separate bedrooms requires 1.5 spaces	92	138	10%	14	124
TOMX Zone MPDUs shall be parked one-half the number of spaces indicated above					
Stacked Townhouse (2-over-2): MPDU 2 bedroom Unit (1.5 X 0.5 = 0.75 parking ratio)	**26**	**20**	10%	2	18
Sub-Total Required with Residential 10% Credit Reduction	**593**				**928**
Residential and Non-Residential Uses located inside of 1,600 LF distance from metrorail station entrance:					
Multi-Family Flats:					
Dwelling unit with 1 separate bedroom requries 1.25 spaces	16	20	15%	3	17
Dwelling unit with 2 separate bedroom requries 1.5 spaces	57	86	15%	13	73
Dwelling unit with 3 separate bedroom requires 2 spaces	12	24	15%	4	20
TOMX Zone MPDUs shall be parked one-half the number of spaces indicated above					
MPDU 1 bedroom Unit (1.25 X 0.5 = 0.625 parking ratio)	11	7	15%	1	6
Sub-Total Required with Residential 15% Credit Reduction	**96**				**116**
Community Swimming Pool*					17
Sub-Toal for Community Swimming Pool					**17**
GRAND TOTAL WITH PARKING CREDITS	**689**				**1062**

* A waiver will be requested at site plan stage for required parking associated with Community Swimming Pool

PARKING SUMMARY FOR THE WEST SIDE: REQUIRED *

1. Required Parking for Shady Grove West (Per Article 59-E-3.7 of the Zoning Ordinance)

Unit / Use Types:	Number of Units	Parking Ratio	Parking Required
Townhouse Units: 2 spaces for each townhouse. The base of the requirements may be reduced in accordance with Section 59-E-3.33	407	2	814
Multi-Family Unit Types:			
Multi-Family Flats			
Dwelling unit with no separate bedroom requires 1 space	0	1	0
Dwelling unit with 1 separate bedroom requries 1.25 spaces	548	1.25	685
Dwelling unit with 2 separate bedroom requries 1.5 spaces	400	1.5	600
Dwelling unit with 3 separate bedroom requires 2 spaces	0	2	0
TOMX Zone MPDUs shall be parked one-half the number of spaces indicated above			
Multi-Family Units: MPDU Studio Units (1 X 0.5 = 0.5 parking ratio)	14	0.5	7
Multi-Family Units: MPDU 1 bedroom Unit (1.25 X 0.5 = 0.625 parking ratio)	152	0.625	95
Sub-Total for Resdidential Units			**2201**
Non-Residential Type Uses	**Total Sq Ft**	**Parking Ratio**	**Parking Required**
General Office131,422 sq ft (Parked 2.7 spaces per 1,000 sq ft)	131422	2.7 / 1,000	355
Auxiliary Retail	41828	3.5 / 1,000	146
Library	6859	2.5 / 1,000	18
Amenity Areas	24925	2.5 / 1,000	63
Sub-Total for Non-Residential Type Uses			**519**
GRAND TOTAL			**3534**

2. Credits for Specified Residential Uses for Shady Grove West (Per Article 59-E-3.33 of the Zoning Ordinance)

Unit / Use Types:	Number of Units	Total Parking Required under 59-E-3.7	Credit %	Space Reduction	Parking Required
Residential and Non-Residential Uses located outside of the 1,600 LF distance from metrorail Station entrance:					
General Office 131,422 sq ft (Parked 2.7 spaces per 1,000 sq ft)	131422	355			355
Townhouse Units	407	814	10%	81	733
Sub-Total Required with Credit Reduction					**1088**
Residential and Non-Residential Uses inside of 1,600 LF distance from metrorail station entrance:					
Multi-Family Units					
Dwelling unit with no separate bedroom requires 1 space	0	0	15%		
Dwelling unit with 1 separate bedroom requries 1.25 spaces	548	685	15%	103	582
Dwelling unit with 2 separate bedroom requries 1.5 spaces	400	600	15%	90	510
Dwelling unit with 3 separate bedroom requires 2 spaces	0	0	15%	0	0
TOMX Zone MPDUs shall be parked one-half the number of spaces indicated above					
Multi-Family Units: MPDU Studio Units (1 X 0.5 = 0.5 parking ratio)	14	7	15%	1	6
Multi-Fmaily Units: MPDU 1 bedroom Unit (1.25 X 0.5 = 0.625 parking ratio)	**153**	96	15%	14	82
Non-Residential Type Uses					
Auxiliary Retail	**41828**	146	15%	22	124
Library	**6859**	18	15%	3	15
Sub-Total Required with 15% Credit Reduction					**1320**
SUB-TOTAL FOR RESIDENTIAL WITH PARKING CREDITS					**2408**
Community Swimming Pool *					15
Sub-total for Community Swimming Pool					**15**
GRAND TOTAL WITH PARKING CREDITS					**2423**

* A waiver will be requested at site plan stage for required parking associated with Community Swimming Pool

PARKING SUMMARY FOR THE EAST SIDE: PROVIDED *

Type of Parking Space	# of Regular Spaces	# of Compact Spaces	# of Non-Standard Spaces	Total Spaces
Townhouse Surface Parking	110	0	0	110
Townhouse Garage Parking	536	30	47	613
Sub-Total				723
Multi-family Flat Surface Parking On-Street	26	0	0	26
Multi-family Flats Surface Parking Off-Street	132	0	56	188
Multi-family Flats Parking Garage	56	0	0	56
Sub-total				270
Multi-family Type Townhouse 2-over-2 Surface Parking	58	0	0	58
Multi-family Type Townhouse 2-over-2 Parking Garage	59	59	0	118
Sub-total				176
East Side Community Center Surface Parking	17	0	0	17
Sub-Total				17
Grand Total				**1186**

* Parking calculations are for information only. Calculations to be finalized at Site Plan.

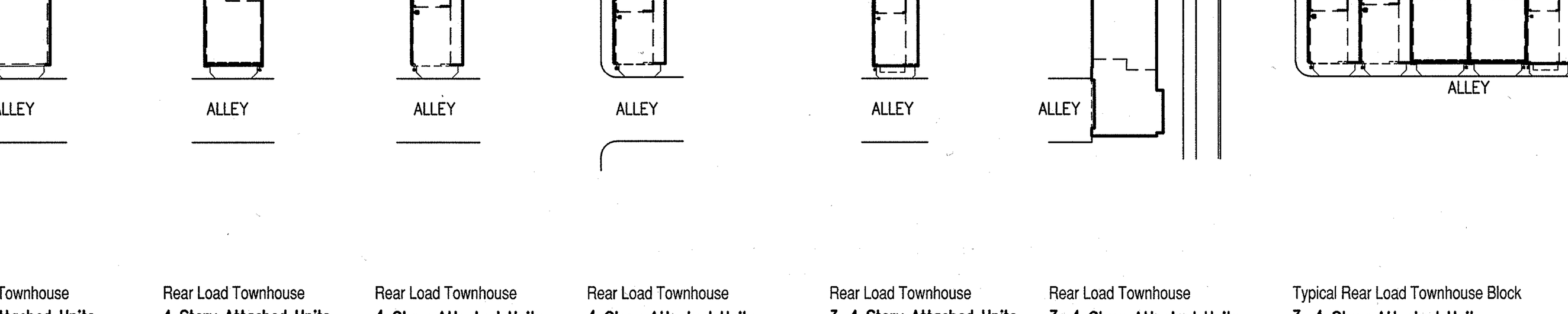
PARKING SUMMARY FOR THE WEST SIDE: PROVIDED *

Type of Parking Space	# of Regular Spaces	# of Compact Spaces	# of Non-Standard Spaces	Min. Total
Townhouse Surface Parking	81	0	0	81
Townhouse Garage Parking	508	0	136	644
Sub-Total				725
Mixed-Use Surface Parking	75	0	0	75
Mixed Use Parking Garage A	463	0	0	372
Mixed Use Parking Garage B	352	0	0	260
Mixed Use Parking Garage C	355	0	0	263
Mixed Use Parking Garage D	450	0	0	359
Sub-total				1329
Office Surface Praking On-Street	0	0	0	0
Office Parking Garage	360	0	0	360
Sub-Total				360
West Community Center On-Street	13	0	0	13
Sub-Total				13
Grand Total				**2427**

* Parking calculations are for information only. Calculations to be finalized at Site Plan.

UNIT / BUILDING TYPE LEGEND for SHADY GROVE STATION WEST:

Scale: 1" = 40', *Unless otherwise noted.



Rear Load Townhouse
4 Story Attached Units
Integral 2 Car Garage
Unit Size 18' X 38' End Unit

Rear Load Townhouse
4 Story Attached Units
Integral 2 Car Garage
Unit Size 18' X 38'

Rear Load Townhouse
4 Story Attached Units
Integral 1-2 Car Garage
Unit Size 16' X 38'

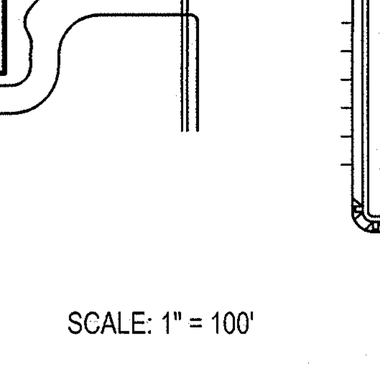
Rear Load Townhouse
4 Story Attached Units
Integral 1-2 Car Garage
Unit Size 16' X 38' End Unit

Rear Load Townhouse
3-4 Story Attached Units
Integral 1 Car Garage
Unit Size 14' X 38'

Rear Load Townhouse
3-4 Story Attached Units
Integral 2 Car Garage
Unit Size 20' X 50' End Unit

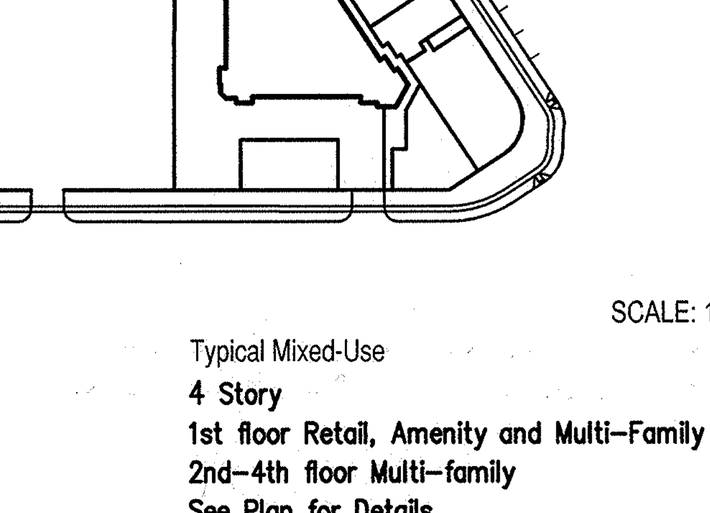
Typical Rear Load Townhouse Block
3-4 Story Attached Units
Integral 1-2 Car Garage
Unit Size Varies

NOTE: West and East footprints are for information use only. The number of stories and unit size to be finalized at Site Plan.



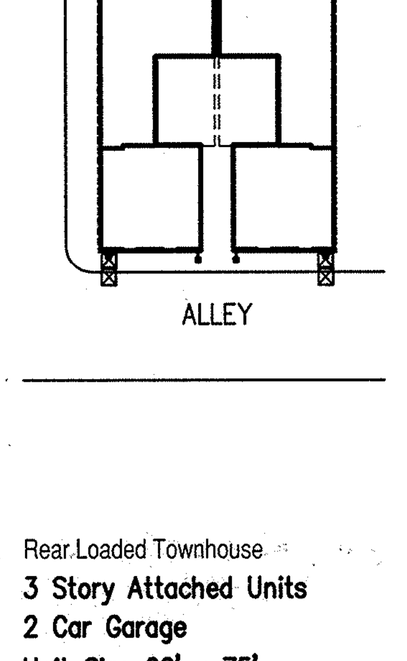
SCALE: 1" = 100'

Office Use
4-5 Story
See Plan for Details
Total Square feet ± 131,422



SCALE: 1" = 100'

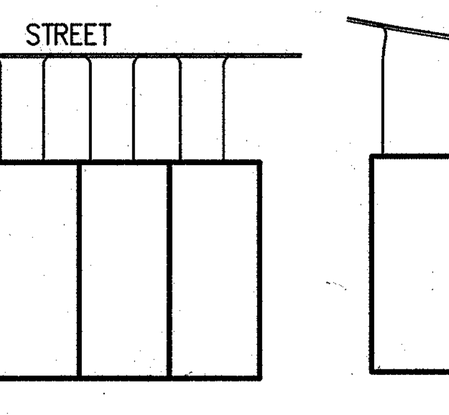
Typical Mixed-Use
4 Story
1st floor Retail, Amenity and Multi-Family
2nd-4th floor Multi-family
See Plan for Details
Mix of Uses Subject to Change



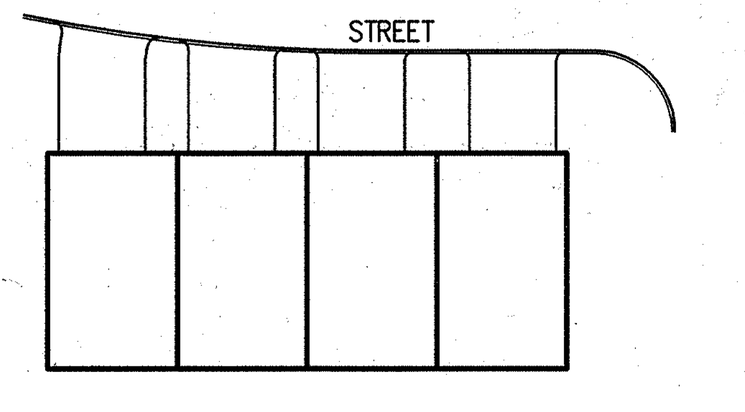
Rear Loaded Townhouse
3 Story Attached Units
2 Car Garage
Unit Size 22' x 75'
NOTE: Optional detached garage without breezeway.

UNIT / BUILDING TYPE LEGEND for SHADY GROVE STATION EAST:

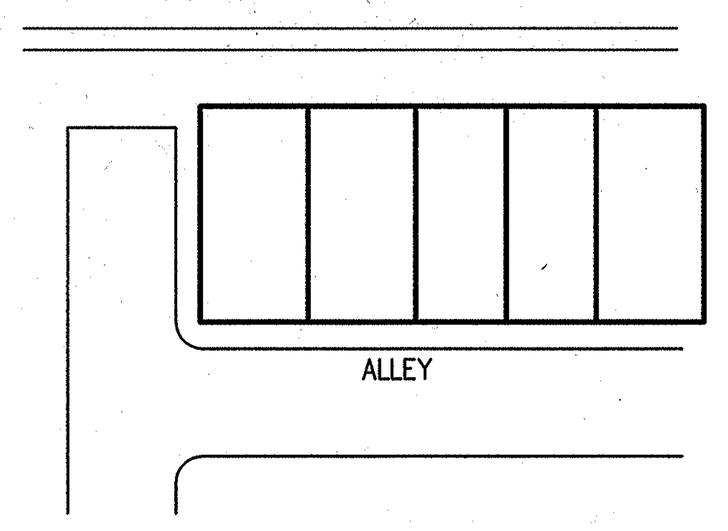
Scale: 1" = 40', *Unless otherwise noted.



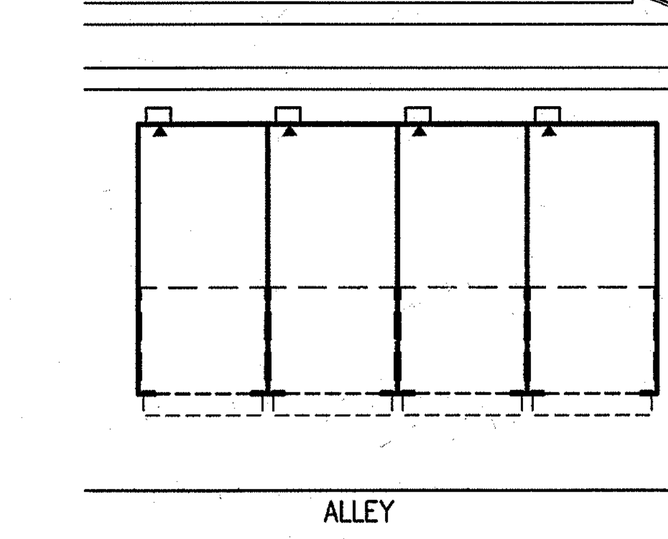
Front Load Townhouse
4 Story Attached Units
Integral 1 Car Garage
Unit Size 16' 8" X 40'



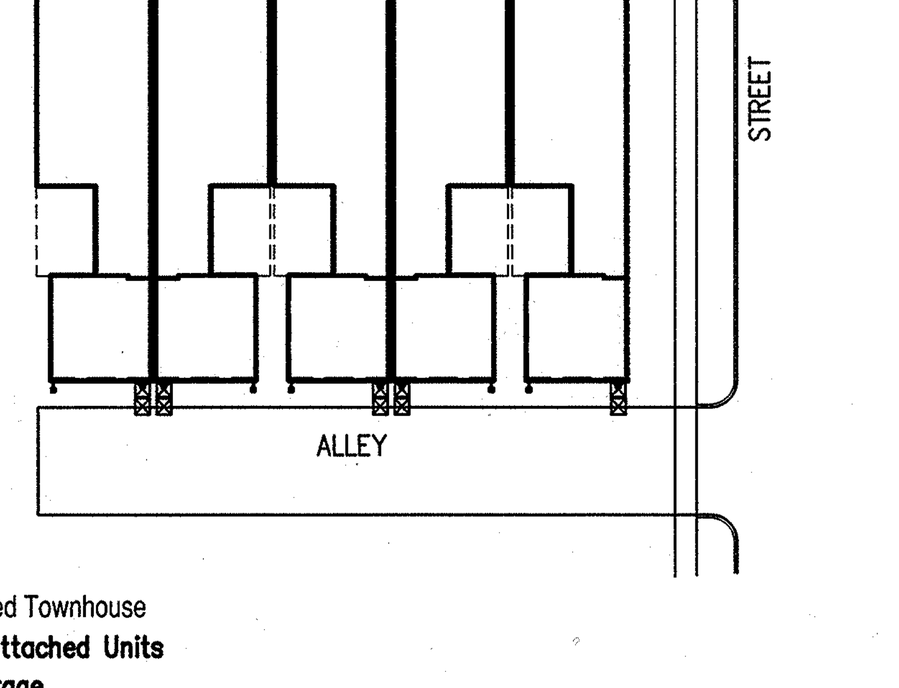
Front Load Townhouse
4 Story Attached Units
Integral 2 Car Garage
Unit Size 24' X 40'



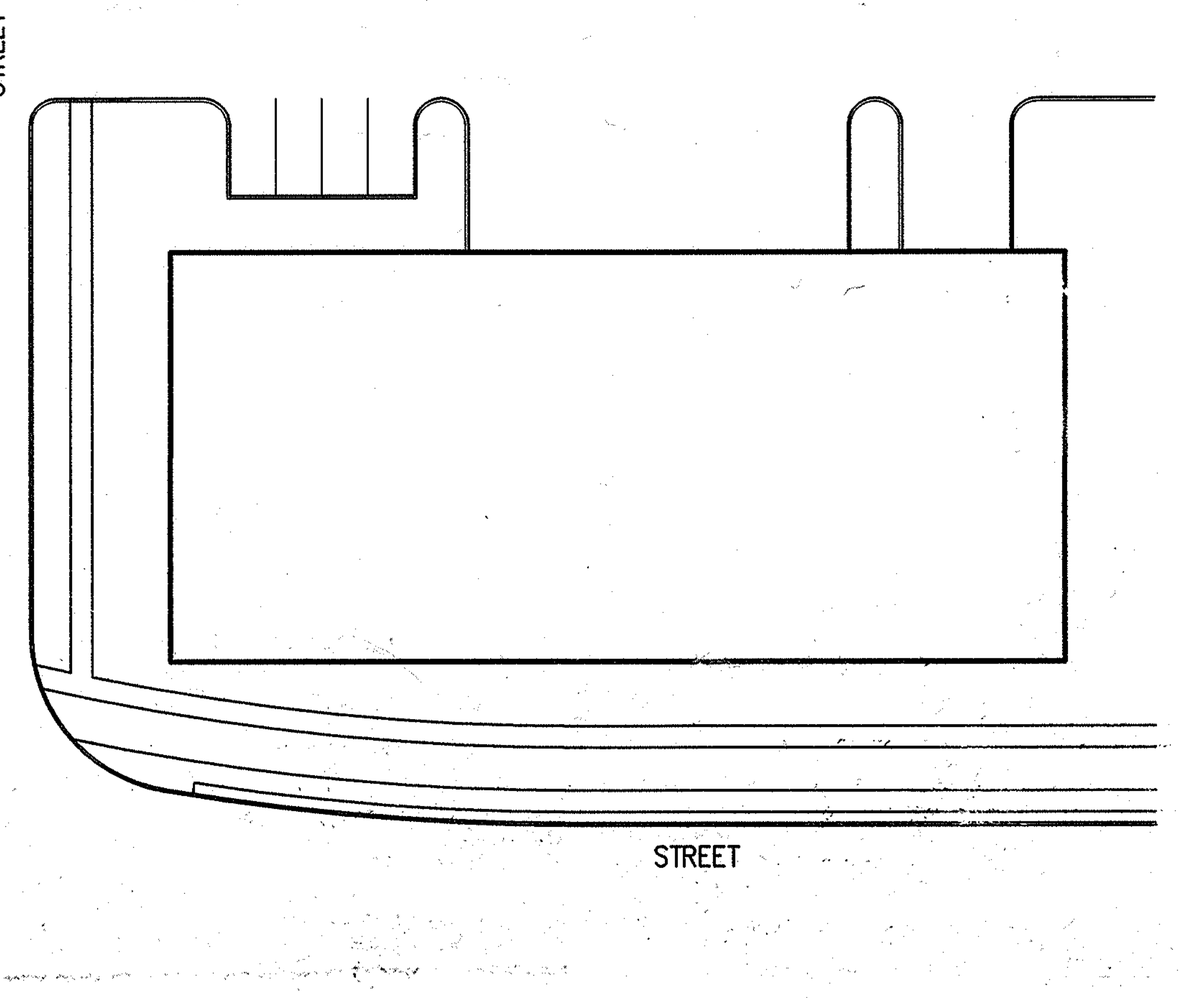
Rear Load Townhouse
4 Story Attached Units
Integral 2 Car Garage
Unit Size Varies
(20' X 40' & 16'8" X 40')



Stacked Townhouse
4 Story Attached Units
Integral 2 Car Garage
Unit Size 24' X 50'



Rear Loaded Townhouse
3 Story Attached Units
2 Car Garage
Unit Sizes 22' x 75'
Typical Lot Width & Depth: 26' x 87'



Multi-Family Flats
4 Stories
5-9 Units per Floor
224 Multi-Family Units

CERTIFIED PRELIMINARY PLAN

The foregoing conditions, and this plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.

NAME: [signature] DATE: 1/2/14

Bowman CONSULTING

Bowman Consulting Group, Ltd.
2530 Riva Road
Suite 200
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LEGEND, ABBREVIATIONS AND NOTES
PRELIMINARY PLAN
SHADY GROVE STATION
CRABBS BRANCH WAY AND SHADY GROVE ROAD
TAX MAP GS 123, PARCEL 495
WSSC MAP # 222 NW 08

MONT. ELECTION DISTRICT #9 — MONTGOMERY COUNTY, MD

THE NEIGHBORHOODS OF EYA

EYA / CSP ASSOCIATES
C/O EYA, LLC
4800 HAMPDEN LANE
SUITE 300
BETHESDA, MD 20814

STATE OF MARYLAND — MARK S. STIRES — NO. 18987 — REGISTERED PROFESSIONAL ENGINEER

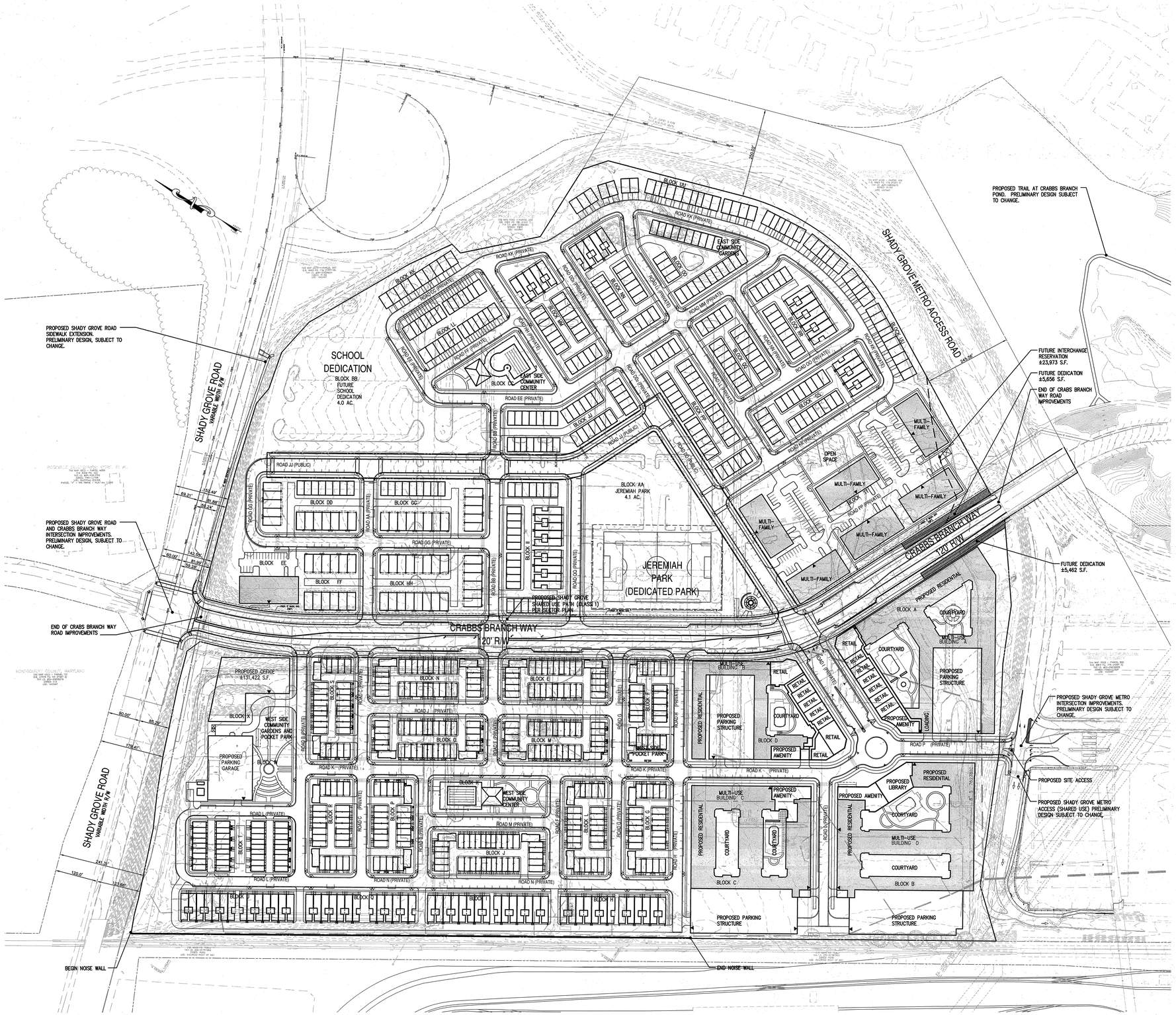
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 18987, EXPIRATION DATE 01-13-2015

MARK S. STIRES, PROFESSIONAL ENGINEER — DATE 12.5.13

PLAN STATUS	
5/30/12	ADDRESS DRC COMMENTS
7/10/13	ADDED NOTES
10/23/13	CERTIFICATION SET
12/5/13	REV. FOR CERT.
DATE	DESCRIPTION

DESIGN | DRAWN | CHKD
SCALE H: NO SCALE V:
JOB No. 6374-01-001
DATE : 11/9/11
FILE No. 6374
SHEET 2 OF 26

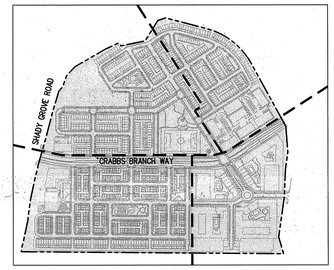
Cad file name : P:\6374 - Shady Grove Metro\6374-01-001 (ENG) - Alexandria Project\Engineering\0_CAD PLN\Planning Plans\Preliminary\6374-E-PR-001-SH02-LGD-NTS.dwg



COMPOSITE PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.



KEY MAP
SCALE: 1" = 500'

PRELIMINARY PLAN NOTES

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

WEST SIDE	
GROSS:	44.8285 ACRES
NET:	44.7031 ACRES
EAST SIDE	
GROSS:	45.5119 ACRES
NET:	45.3820 ACRES
TOTAL	
GROSS:	90.3404 ACRES
NET:	90.0851 ACRES

CRABBS BRANCH ROW
EXISTING: 6.920 ACRES
PROPOSED: 7.15 ACRES

4. PROPERTY DENSITY:

SHADY GROVE STATION WEST

RESIDENTIAL-TOWNHOMES:	
MARKET RATE	338
WORKFORCE	25
MPDU	44
TOTAL	407
RESIDENTIAL-MULTI-FAMILY	
MARKET RATE UNITS	856
WORKFORCE UNITS	91
MPDU MULTIFAMILY	167
TOTAL	1114
TOTAL WEST SIDE (RESIDENTIAL ONLY) =	1,521 DU
MARKET RATE UNITS TOTAL	1,194 DU
WORKFORCE UNITS TOTAL	116 DU
MPDU TOTAL UNITS	211
NON-RESIDENTIAL	
RETAIL =	±41,828 SF
LIBRARY =	±6,859 SF
OFFICE =	±131,422 SF
TOTAL	±180,109 SF

SHADY GROVE STATION EAST

RESIDENTIAL - TOWNHOMES:	
MARKET RATE	268
WORKFORCE	30
MPDU	47
TOTAL	345
RESIDENTIAL - MULTIFAMILY	
MARKET RATE	272
WORKFORCE	23
MPDU UNITS	49
TOTAL	344
EAST SIDE TOTAL	689
MARKET RATE UNITS	540
WORKFORCE TOTAL	53
MPDU TOTAL	96

5. TRANSFERABLE DEVELOPMENT RIGHTS / MODERATELY PRICED DWELLING UNITS

THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION (90.34 AC) IS 3,935,210.40 S.F.
BASED ON CALCULATIONS DEVELOPED WITH M-NCPPC STAFF, THE TOTAL SECTOR PLAN RESIDENTIAL DENSITY FOR THE 90.34-ACRE COMMUNITY IS 1734 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	435	1395
TDR DENSITY (20% BONUS)	192	87	279
MPDU BONUS (22% INCL. TDR'S)	253	114	367
WORKFORCE (10% OF BASE + TDR'S)	116	53	169
TOTAL UNITS	1521	689	2210
UNIT MIX			
MARKET RATE UNITS	1194	540	1734
WORKFORCE HOUSING (10% PER ABOVE)	116	53	169
MPDU'S (15% OF ALL UNITS EXCL WORKFORCE)	211	96	307
TOTAL UNITS	1521	689	2210
TDR'S			
TDR'S (3:1 FOR MULTIFAMILY)	64	29	93
3:1 RATIO FOR 93 TDR'S = 279 TOTAL DWELLING UNITS			
MF UNITS (MAX 78% WEST / 50% EAST)			
MF MARKET RATE UNITS	856	270	1126
MF WORKFORCE	91	23	114
MF MPDU	167	49	216
TH UNITS			
TH MARKET RATE UNITS	338	270	608
TH WORKFORCE	25	30	55
TH MPDU	44	47	91
SECTOR PLAN LIMIT	1540	700	2240
COMMERCIAL USES			
RETAIL (S.F.)	41,828	0	41,828
OFFICE (S.F.)	131,422	0	131,422

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

6. ANTICIPATED DEVELOPMENT DISTRICT IMPROVEMENTS

1. CRABBS BRANCH WAY
2. SHADY GROVE ROAD AND CRABBS BRANCH WAY INTERSECTION IMPROVEMENTS
3. SHADY GROVE ROAD SIDEWALK
4. WMATA PEDESTRIAN IMPROVEMENTS
5. PEDESTRIAN TRAIL AROUND CRABBS BRANCH POND
6. SANITARY SEWER SERVICE UPGRADE

7. FUTURE INTERCHANGE RESERVATION
A FUTURE INTERCHANGE RESERVATION HAS BEEN DENOTED ON THE SITE PLAN AND ENCOMPASSES ±23,973 S.F.. THIS RESERVATION WILL EFFECT THE LOCATION OF ±64 MULTI-FAMILY UNITS, INCLUDING SOME MPDU'S AND WORKFORCE HOUSING. ADDITIONALLY, ±20 PARKING SPACES WILL NEED TO BE RELOCATED.

8. FINAL UNIT MIX TO BE DETERMINED AT SITE PLAN, NOT TO EXCEED THE APPROVED PRELIMINARY PLAN TOTAL UNIT COUNT.

CERTIFIED PRELIMINARY PLAN

The foregoing conditions, and this plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.

NAME DATE 12/14

Bowman CONSULTING

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Annapolis, Maryland 21401
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COMPOSITE PLAN
PRELIMINARY PLAN
SHADY GROVE STATION
CRABBS BRANCH WAY AND SHADY GROVE ROAD
TAX MAP GS123 PARCEL 495
WSSC MAP # 222 NW 08

MONTGOMERY COUNTY, MD
MONT ELECTION DISTRICT #9

THE NEIGHBORHOODS OF EYA

EYA CSP ASSOCIATES
C/O EYA, LLC
4800 HAMPDEN LANE
SUITE 300
BETHESDA, MD 20814

STATE OF MARYLAND
MARK S. STRICKLER
NO. 18987
REGISTERED PROFESSIONAL ENGINEER

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE 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, LICENSE No. 18987, EXPIRATION DATE 09-13-2013

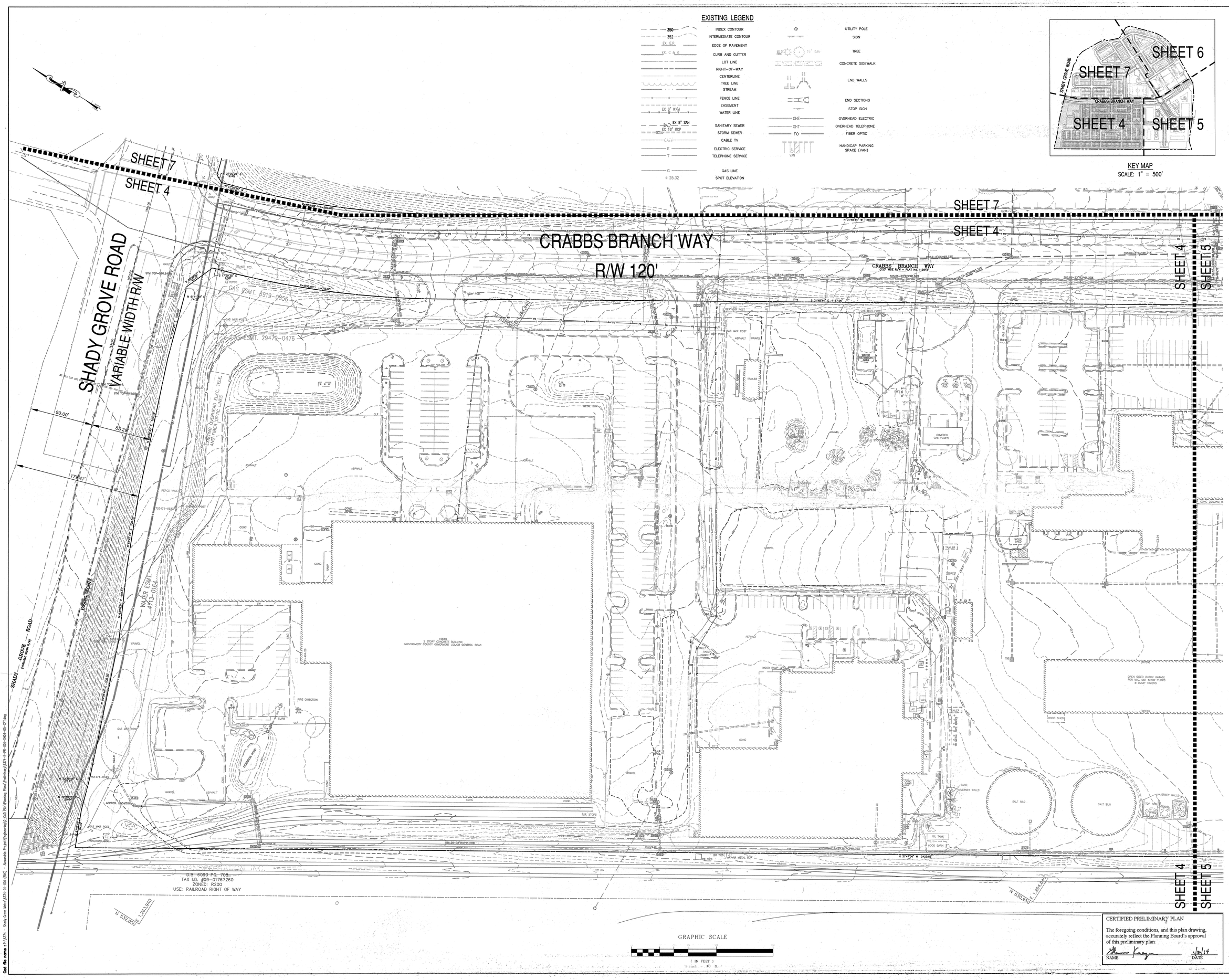
MARK S. STRICKLER PROFESSIONAL ENGINEER — DATE

PLAN STATUS	
5/30/12	ADDRESS DRC COMMENTS
6/25/12	EAST SIDE REV
7/10/13	CBW DEDICATION
10/23/13	CERTIFICATION SET
12/5/13	REV. FOR CERT.

DATE	DESCRIPTION

DESIGN	DRAWN	CHKD
SCALE	H: 1" = 100' V:	
JOB No. 6374-01-001		
DATE : 11/9/11		
FILE No. 6374		
SHEET 3 OF 26		

Cad file name: J:\6374 - Shady Grove Metro\6374-01-001 (ENG) - Annapolis Project\Engineering\8_CAD FILES\Planning Plans\Preliminary\6374-E-PP-001-SHEET-01.dwg



CERTIFIED PRELIMINARY PLAN

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NAME DATE 1/2/14

Bowman CONSULTING

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Annapolis, Maryland 21401
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Fax: (410) 224-7592
www.bowmanconsulting.com

EXISTING CONDITIONS
PRELIMINARY PLAN
SHADY GROVE STATION
CRABBS BRANCH WAY AND SHADY GROVE ROAD
TAX MAP GS 123, PARCEL 465
WSSC MAP # 222 NW 08

MONTGOMERY COUNTY, MD

MONT. ELECTION DISTRICT #9

THE NEIGHBORHOODS OF EYA

EYA / CSP ASSOCIATES
C/O EYA, LLC
4800 HAMPDEN LANE
SUITE 300
BETHESDA, MD 20814

STATE OF MARYLAND
MARK S. STREET
No. 18987
REGISTERED PROFESSIONAL ENGINEER

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE 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, LICENSE No. 18987, EXPIRATION DATE 01-13-2015

12.5.13
MARK S. STREET DATE
PROFESSIONAL ENGINEER

PLAN STATUS

DATE	DESCRIPTION
5/30/12	ADDRESS DRC COMMENTS
10/23/13	CERTIFICATION SET
12/5/13	REV. FOR CERT.

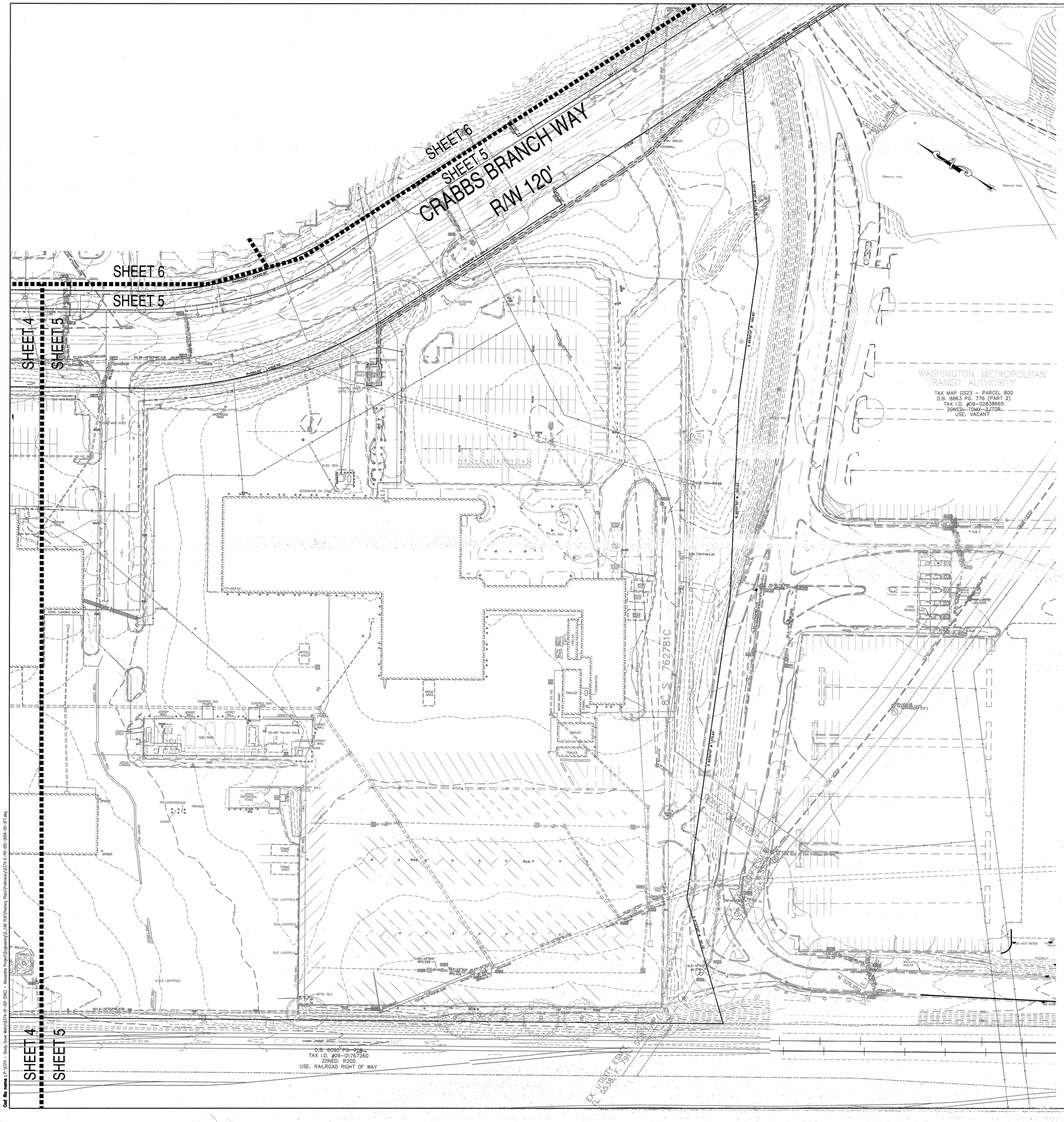
DESIGN	DRAWN	CHKD
SCALE	H: 1" = 40' V:	

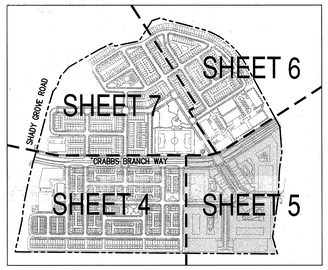
JOB No. 6374-01-001

DATE : 11/9/11

FILE No. 6374

SHEET 4 OF 26





KEY MAP
SCALE: 1" = 500'

EXISTING LEGEND

350	INDEX CONTOUR
352	INTERMEDIATE CONTOUR
EX. E.P.	EDGE OF PAVEMENT
EX. C & G	CURB AND GUTTER
	LOT LINE
	RIGHT-OF-WAY
	CENTERLINE
	TREE LINE
	STREAM
	FENCE LINE
	EASEMENT
EX 8" W/M	WATER LINE
EX 8" SAN	SANITARY SEWER
EX 18" RCP	STORM SEWER
CATV	CABLE TV
E	ELECTRIC SERVICE
T	TELEPHONE SERVICE
G	GAS LINE
+ 25.32	SPOT ELEVATION
	UTILITY POLE
	SIGN
15" OAK	TREE
	CONCRETE SIDEWALK
	END WALLS
	END SECTIONS
	STOP SIGN
OHE	OVERHEAD ELECTRIC
OHT	OVERHEAD TELEPHONE
FO	FIBER OPTIC
VAN	HANDICAP PARKING SPACE (VAN)

CERTIFIED PRELIMINARY PLAN

The foregoing conditions, and this plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.

Glenn Kreger — NAME
1/2/14 — DATE

GRAPHIC SCALE

1 inch = 40'

Bowman CONSULTING

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Annapolis, Maryland 21401
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Fax: (410) 224-7592
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EXISTING CONDITIONS
PRELIMINARY PLAN
SHADY GROVE STATION
CRABBS BRANCH WAY AND SHADY GROVE ROAD
TAX MAP GS 123, PARCEL 495
WSSC MAP # 222 NW 08

MONTGOMERY COUNTY, MD

MONT. ELECTION DISTRICT #9

THE NEIGHBORHOODS OF EYA

EYA / CSP ASSOCIATES
C/O EYA, LLC
4800 HAMPDEN LANE
SUITE 300
BETHESDA, MD 20814

STATE OF MARYLAND — MARK S. STOREY — NO. 18987 — REGISTERED PROFESSIONAL ENGINEER

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE 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, LICENSE No. 18987, EXPIRATION DATE 01-13-2015.

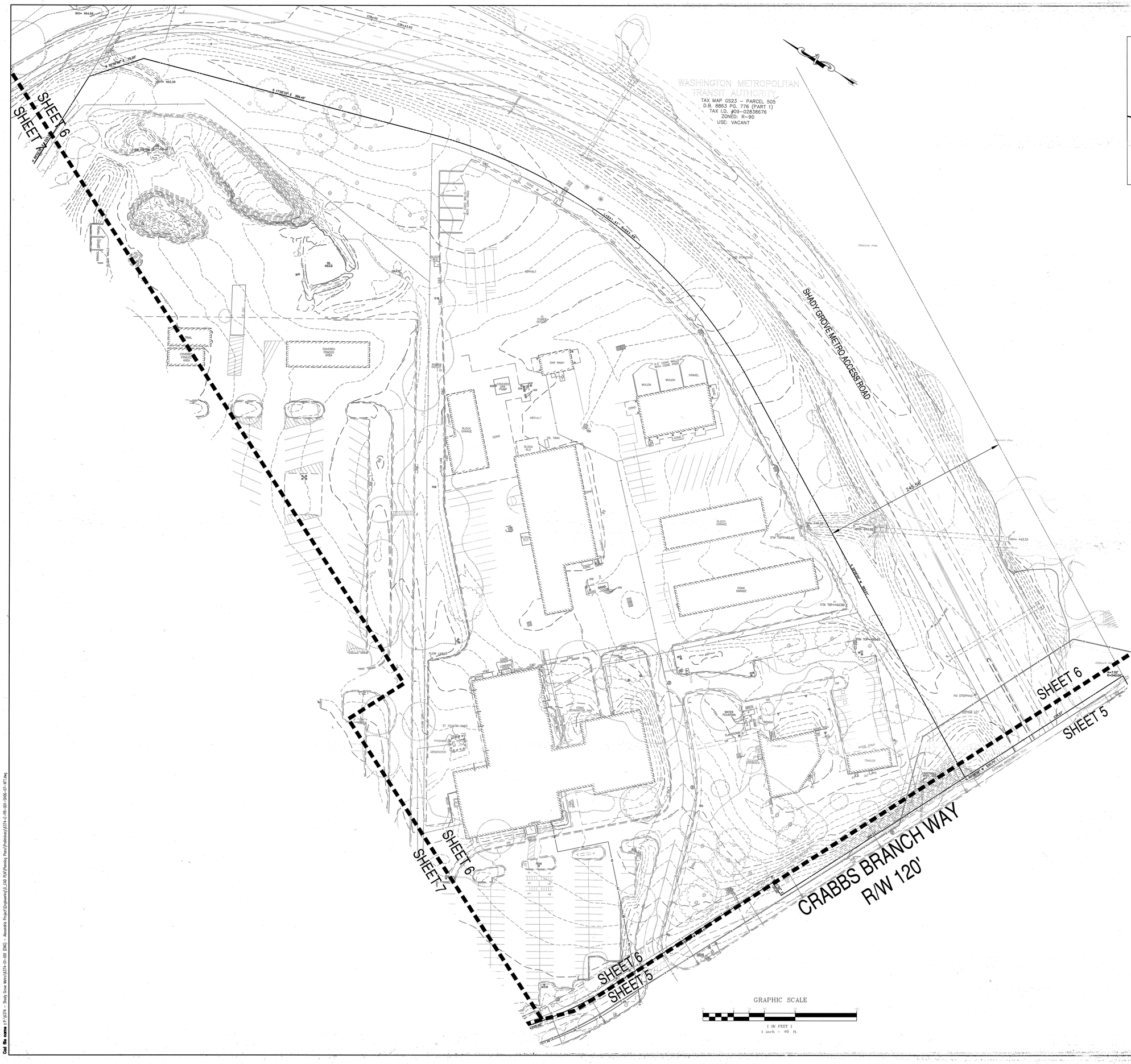
12.5.13
MARK S. STOREY — DATE
PROFESSIONAL ENGINEER

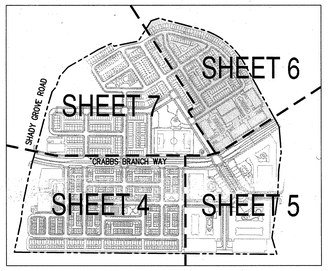
PLAN STATUS

DATE	DESCRIPTION
5/30/12	ADDRESS DRC COMMENTS
10/23/13	CERTIFICATION SET
12/5/13	REV. FOR CERT.

DESIGN	DRAWN	CHKD
SCALE	H: 1" = 40' V:	

JOB No. 6374-01-001
DATE : 11/9/11
FILE No. 6374





KEY MAP
SCALE: 1" = 500'

EXISTING LEGEND

350	INDEX CONTOUR
352	INTERMEDIATE CONTOUR
EX. E.P.	EDGE OF PAVEMENT
EX. C & G	CURB AND GUTTER
	LOT LINE
	RIGHT-OF-WAY
	CENTERLINE
	TREE LINE
	STREAM
	FENCE LINE
	EASEMENT
EX. 8" W/M	WATER LINE
EX. 8" SAN	SANITARY SEWER
EX. 18" RCP	STORM SEWER
CATV	CABLE TV
E	ELECTRIC SERVICE
T	TELEPHONE SERVICE
G	GAS LINE
+ 25.32	SPOT ELEVATION
	UTILITY POLE
	SIGN
15" OAK	TREE
	CONCRETE SIDEWALK
	END WALLS
	END SECTIONS
	STOP SIGN
OHE	OVERHEAD ELECTRIC
OHT	OVERHEAD TELEPHONE
FO	FIBER OPTIC
VAN	HANDICAP PARKING SPACE (VAN)

CERTIFIED PRELIMINARY PLAN

The foregoing conditions, and this plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.

Glenn Kreger — NAME
1/2/14 — DATE

Bowman CONSULTING

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EXISTING CONDITIONS
PRELIMINARY PLAN
SHADY GROVE STATION
CRABBS BRANCH WAY AND SHADY GROVE ROAD
TAX MAP GS 123, PARCEL 495
WSSC MAP # 222 NW 08

MONTGOMERY COUNTY, MD

MONT. ELECTION DISTRICT #9

THE NEIGHBORHOODS OF EYA

EYA / CSP ASSOCIATES
CO EYA, LLC
4800 HAMPDEN LANE
SUITE 300
BETHESDA, MD 20814

STATE OF MARYLAND — MARK S. SIEBERT — No. 18987 — REGISTERED PROFESSIONAL ENGINEER

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE 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, LICENSE No. 18987, EXPIRATION DATE 01-13-2015

MARK S. SIEBERT — PROFESSIONAL ENGINEER
12.5.13 — DATE

PLAN STATUS

DATE	DESCRIPTION
5/30/12	ADDRESS DRC COMMENTS
10/23/13	CERTIFICATION SET
12/5/13	REV. FOR CERT.

DESIGN	DRAWN	CHKD
SCALE	H: V:	1" = 40'

JOB No. 6374-01-001
DATE : 11/9/11
FILE No. 6374

SHEET 6 OF 26

Cad file name : P:\6374 - Shady Grove Metro\6374-01-001 (ENG) - Alexandria Project\Engineering\0_CAD PLN\Planning Plans\Preliminary\6374-E-PR-001-SH06-07-XFT.dwg

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MONTGOMERY COUNTY, MD

MONT. ELECTION DISTRICT #9

EXISTING CONDITIONS
PRELIMINARY PLAN
SHADY GROVE STATION
CRABBS BRANCH WAY AND SHADY GROVE ROAD
TAX MAP FS 121, PARCEL 456
WSSC MAP # 222 NW 08

THE NEIGHBORHOODS OF EYA

EYA, CSP ASSOCIATES
C/O EYA, LLC
4800 HAMPDEN LANE
SUITE 300
BETHESDA, MD 20814

I HEREBY CERTIFY THAT THE ELEMENTS OF THIS PRELIMINARY PLAN WERE PREPARED OR APPROVED BY ME, A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 18967, EXPIRATION DATE: 11/21/2014.

PROFESSIONAL ENGINEER

DATE

PLAN STATUS	
5/30/12	ADDRESS DRC COMMENTS
10/23/13	CERTIFICATION SET
12/5/13	REV. FOR CERT.

DESIGN	DRAWN	CHKD
SCALE	H: 1" = 40' V:	
JOB No. 6374-01-001		
DATE : 11/29/11		
FILE No. 6374		

SHEET 7 OF 26

EXISTING LEGEND

- INDEX CONTOUR — 350
- INTERMEDIATE CONTOUR — 300
- EDGE OF PAVEMENT — EX. E.P.
- CURB AND GUTTER — EX. C & G
- LOT LINE
- RIGHT-OF-WAY
- CENTERLINE
- TREE LINE
- STREAM
- FENCE LINE — EX. F.L.
- EASEMENT
- WATER LINE — EX. 8" W/M
- SANITARY SEWER — EX. 8" SAN
- STORM SEWER — EX. 18" RCP
- CABLE TV — CATV
- ELECTRIC SERVICE — E
- TELEPHONE SERVICE — T
- GAS LINE — G
- SPOT ELEVATION — + 25.32
- UTILITY POLE
- SIGN
- TREE — RAD. 15" MAX.
- CONCRETE SIDEWALK
- END WALLS
- END SECTIONS
- STOP SIGN — STOP
- OVERHEAD ELECTRIC — OHE
- OVERHEAD TELEPHONE — OHT
- HYDR. (WTR)
- HANDICAP PARKING SPACE (VAN)

CERTIFIED PRELIMINARY PLAN

The foregoing conditions, and this plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.

NAME — DATE 12/2/14

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

KEY MAP
SCALE: 1" = 500'

SHEET 6
SHEET 7
SHEET 4
SHEET 5
CRABBS BRANCH WAY
SHADY GROVE ROAD

SHEET 6
SHEET 7
SHEET 5
SHEET 7
SHEET 4
CRABBS BRANCH WAY (R/W 120')
SHADY GROVE ROAD
VARIABLE WIDTH R/W

TAX MAP GS23 — PARCEL 284
D.B. 5504 PG. 183 (PART 2)
TAX ID NO. 01388365
ZONED: R-30
USE: VACANT

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

TAX MAP GS23 — PARCEL 207
D.B. 8863 PG. 776 (PART 3)
TAX ID NO. 00736654
ZONED: R-30
USE: VACANT

BUS PRACTICE COURSE

1 STORY BLOCK BUILDING

FUEL PUMP
SERVICE BAY CANOPY
UNDERGROUND TANK
METAL CANOPY
TRAILER
CONC. WALLS
BLOCK WALLS
GUARD RAIL
CHAIN LINK FENCE
WOOD FENCE
CONC. CURB & GUTTER
CONC. SIDEWALK
BRICK SIDEWALK
ASPHALT PAVING
CONC. PAVING
STORM DRAIN
SANITARY SEWER
WATER LINE
GAS LINE
OVERHEAD UTILITY
UNDERGROUND UTILITY
TREE LINE
EX. 5' WIDE BIKE LANE
EX. 6' WIDE SIDEWALK
EX. 8" W/M
EX. 18" RCP
EX. 8" SAN
EX. 12" W/M
EX. 24" W/M
EX. 30" W/M
EX. 36" W/M
EX. 42" W/M
EX. 48" W/M
EX. 54" W/M
EX. 60" W/M
EX. 66" W/M
EX. 72" W/M
EX. 78" W/M
EX. 84" W/M
EX. 90" W/M
EX. 96" W/M
EX.

DETAIL PLAN
PRELIMINARY PLAN
SHADY GROVE STATION
GRABBS BRANCH WAY AND SHADY GROVE ROAD
TAX MAP GS 12L PARCEL 456
WSSC MAP # 222 NW 06

MONT ELECTION DISTRICT #9 — MONTGOMERY COUNTY, MD

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BETHESDA, MD 20814

EYA
THE NEIGHBORHOODS OF

STEVEN C. KASER
No. 21487
PROFESSIONAL ENGINEER
STATE OF MARYLAND

I HEREBY CERTIFY THAT THE SECTION OF WORK DESCRIBED IN THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21487, EXPIRATION DATE: 09/30/2014

STEVEN C. KASER — 5/30/12
PROFESSIONAL ENGINEER — DATE

PLAN STATUS	
5/30/12	ADDRESS DRC COMMENTS
10/23/13	CERTIFICATION SET
12/6/13	REV. FOR CERT.

DATE	DESCRIPTION

DESIGN | DRAWN | CHKD
SCALE H: 1" = 40'
V:
JOB No. 6374-01-001
DATE : 11/8/11
FILE No. 6374

SHEET 8 OF 26

SITE PLAN
GRAPHIC SCALE
1 IN. = 40 FT.
1 inch = 40 ft.

CERTIFIED PRELIMINARY PLAN

The foregoing conditions, and this plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.

Steven Kaser — 12/19/14
NAME — DATE

KEY MAP
SCALE: 1" = 500'

SHEET 10 | SHEET 9 | SHEET 11 | SHEET 8 | SHADY GROVE ROAD | CRABBS BRANCH WAY

NOTE

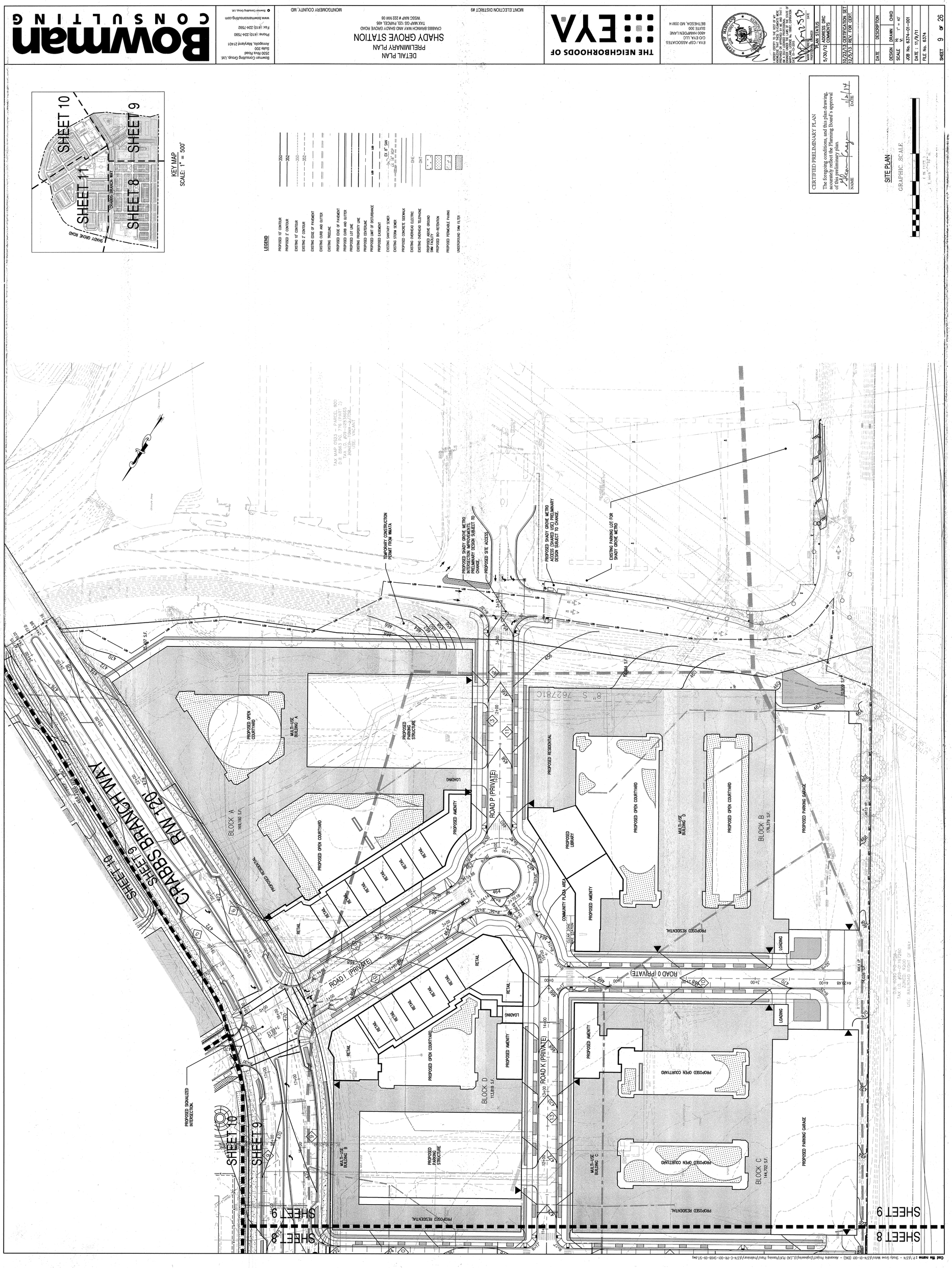
1. CRABBS BRANCH WAY IS TO REMAIN A PUBLIC ROAD. ALL OTHER PROPOSED ROADS WILL BE PRIVATE ROADS.
2. PERVIOUS PAVEMENT EXTENTS TO BE DETERMINED AT SITE PLAN.

LEGEND

PROPOSED 10' CONTOUR	EXISTING OVERHEAD ELECTRIC
PROPOSED 2' CONTOUR	EXISTING OVERHEAD TELEPHONE
EXISTING 10' CONTOUR	PROPOSED ABOVE GROUND SWM FACILITY
EXISTING 2' CONTOUR	PROPOSED SWM RETENTION
EXISTING EDGE OF PAVEMENT	PROPOSED PERMEABLE PAVING
EXISTING CURB AND GUTTER	UNDERGROUND SWM FILTER
EXISTING TREELINE	
PROPOSED EDGE OF PAVEMENT	
PROPOSED CURB AND GUTTER	
PROPOSED LOT LINE	
EXISTING PROPERTY LINE	
PROPOSED CENTERLINE	
PROPOSED LIMIT OF DISTURBANCE	
PROPOSED EASEMENT	
EXISTING SANITARY SEWER	
EXISTING STORM SEWER	
PROPOSED CONCRETE SIDEWALK	

PROPOSED SHADY GROVE ROAD AND CRABBS BRANCH WAY INTERSECTION IMPROVEMENTS. PER FEASIBILITY STUDY, SUBJECT TO CHANGE.

Cad file name : P:\6374 - Shady Grove Metro\6374-01-001 (SMD) - Alexandria Project\Engineering\D_CAD FILE\Planning Input\Preliminary\6374-E-PR-001-SMDB-09-SITE.dwg



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DETAIL PLAN
PRELIMINARY PLAN
SHADY GROVE STATION
CRABBS BRANCH WAY AND SHADY GROVE ROAD
TAX MAP GS 123, PARCEL 495
WSSC MAP # 222 NW 08
MONTGOMERY COUNTY, MD
MONT. ELECTION DISTRICT #9
THE NEIGHBORHOODS OF EYA
EYA / CSP ASSOCIATES
C/O EYA, LLC
4800 HAMPDEN LANE
SUITE 300
BETHESDA, MD 20814
PLAN STATUS
5/30/12 ADDRESS DRC COMMENTS
10/23/13 CERTIFICATION SET
12/5/13 REV. FOR CERT.
DATE DESCRIPTION
DESIGN DRAWN CHKD
SCALE H: 1" = 40' V:
JOB No. 6374-01-001
DATE : 11/9/11
FILE No. 6374
SHEET 9 OF 26
CERTIFIED PRELIMINARY PLAN
The foregoing conditions, and this plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.
NAME
DATE
1/2/14
SITE PLAN
GRAPHIC SCALE
SHEET 10
SHEET 9
SHEET 11
SHEET 8
SHADY GROVE ROAD
CRABBS BRANCH WAY
KEY MAP
SCALE: 1" = 500'
LEGEND
PROPOSED 10' CONTOUR
PROPOSED 2' CONTOUR
EXISTING 10' CONTOUR
EXISTING 2' CONTOUR
EXISTING EDGE OF PAVEMENT
EXISTING CURB AND GUTTER
EXISTING TREELINE
PROPOSED EDGE OF PAVEMENT
PROPOSED CURB AND GUTTER
PROPOSED LOT LINE
EXISTING PROPERTY LINE
PROPOSED CENTERLINE
PROPOSED LIMIT OF DISTURBANCE
PROPOSED EASEMENT
EXISTING SANITARY SEWER
EXISTING STORM SEWER
PROPOSED CONCRETE SIDEWALK
EXISTING OVERHEAD ELECTRIC
EXISTING OVERHEAD TELEPHONE
PROPOSED ABOVE GROUND SWM FACILITY
PROPOSED BIO-RETENTION
PROPOSED PERMEABLE PAVING
UNDERGROUND SWM FILTER
TEMPORARY CONSTRUCTION PERMIT FROM WMATA
PROPOSED SHADY GROVE METRO INTERSECTION IMPROVEMENTS. PRELIMINARY DESIGN SUBJECT TO CHANGE.
PROPOSED SITE ACCESS
PROPOSED SHADY GROVE METRO ACCESS (SHARED USE) PRELIMINARY DESIGN SUBJECT TO CHANGE.
EXISTING PARKING LOT FOR SHADY GROVE METRO
PROPOSED SIGNALIZED INTERSECTION.
CRABBS BRANCH WAY
RW 120'
ROAD P (PRIVATE)
ROAD I (PRIVATE)
ROAD K (PRIVATE)
ROAD O (PRIVATE)
BLOCK A
BLOCK B
BLOCK C
BLOCK D
PROPOSED OPEN COURTYARD
PROPOSED PARKING STRUCTURE
PROPOSED RESIDENTIAL
PROPOSED AMENITY
PROPOSED LIBRARY
PROPOSED PARKING GARAGE
MULTI-USE BUILDING A
MULTI-USE BUILDING B
MULTI-USE BUILDING C
MULTI-USE BUILDING D
RETAIL
LOADING
SHEET 10
SHEET 9
SHEET 8



LEGEND

PROPOSED 10' CONTOUR	350
PROPOSED 2' CONTOUR	352
EXISTING 10' CONTOUR	350
EXISTING 2' CONTOUR	352
EXISTING EDGE OF PAVEMENT	
EXISTING CURB AND GUTTER	
EXISTING TREELINE	
PROPOSED EDGE OF PAVEMENT	
PROPOSED CURB AND GUTTER	
PROPOSED LOT LINE	
EXISTING PROPERTY LINE	
PROPOSED CENTERLINE	
PROPOSED LIMIT OF DISTURBANCE	LOD
PROPOSED EASEMENT	
EXISTING SANITARY SEWER	EX 8" SAN
EXISTING STORM SEWER	EX 18" RCP
PROPOSED CONCRETE SIDEWALK	
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING OVERHEAD TELEPHONE	OHT
PROPOSED ABOVE GROUND SWM FACILITY	
PROPOSED BIO-RETENTION	
PROPOSED PERMEABLE PAVING	
UNDERGROUND SWM FILTER	

CERTIFIED PRELIMINARY PLAN

The foregoing conditions, and this plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.

NAME — DATE 1/3/14

Bowman CONSULTING

Bowman Consulting Group, Ltd.
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Bowman Consulting Group, Ltd.

DETAIL PLAN
PRELIMINARY PLAN
SHADY GROVE STATION
CRABBS BRANCH WAY AND SHADY GROVE ROAD
TAX MAP GR34 GRID F3 PARCEL P905
WSSC GRID 212 NW 13

MONTGOMERY COUNTY, MD

MONT. ELECTION DISTRICT #9

THE NEIGHBORHOODS OF EYA

EYA / CSP ASSOCIATES
CIVIL ENGINEERS LLC
4800 HAMPDEN LANE
SUITE 300
BETHESDA, MD 20814

STATE OF MARYLAND — No. 18987 — PROFESSIONAL ENGINEER

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE 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, LICENSE No. 18987, EXPIRATION DATE 01-13-2015

MARK R. STRUTZ, PROFESSIONAL ENGINEER — DATE 11.5.13

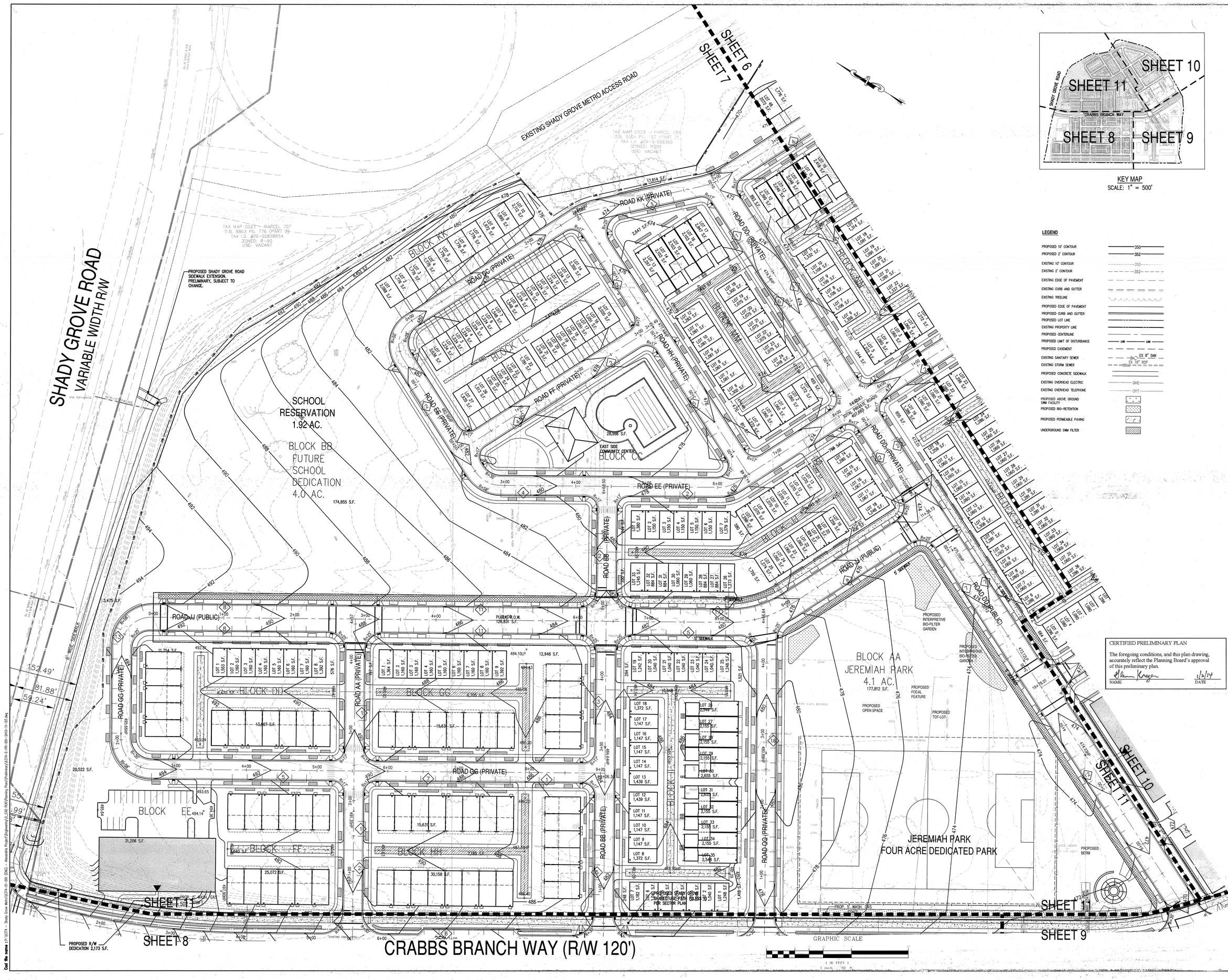
PLAN STATUS	
5/30/12	ADDRESS DRC COMMENTS
10/23/13	CERTIFICATION SET
12/5/13	REV. FOR CERT.

DATE	DESCRIPTION

DESIGN	DRAWN	CHKD
SCALE	H: 1" = 40'	
	V:	
JOB No. 6374-01-001		
DATE : 11/9/11		
FILE No. 6374		

SHEET 10 OF 26

Cad file name: I:\6374 - Shady Grove Metro\6374-01-001 (ENG) - Alexandria Project\Engineering\6_CAD FILES\Planning Plans\Preliminary\6374-E-PP-001-SHEET-11-SP.dwg



KEY MAP
SCALE: 1" = 500'

LEGEND

- PROPOSED 10' CONTOUR — 350
- PROPOSED 2' CONTOUR — 352
- EXISTING 10' CONTOUR — 350
- EXISTING 2' CONTOUR — 352
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB AND GUTTER
- EXISTING TREELINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB AND GUTTER
- PROPOSED LOT LINE
- EXISTING PROPERTY LINE
- PROPOSED CENTERLINE
- PROPOSED LIMIT OF DISTURBANCE — LOD
- PROPOSED EASEMENT
- EXISTING SANITARY SEWER — EX 8" SAN
- EXISTING STORM SEWER — EX 18" RCP
- PROPOSED CONCRETE SIDEWALK
- EXISTING OVERHEAD ELECTRIC — OHE
- EXISTING OVERHEAD TELEPHONE — OHT
- PROPOSED ABOVE GROUND SWM FACILITY
- PROPOSED BIO-RETENTION
- PROPOSED PERMEABLE PAVING
- UNDERGROUND SWM FILTER

CERTIFIED PRELIMINARY PLAN

The foregoing conditions, and this plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.

NAME — DATE 1/2/14

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, 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, LICENSE No. 19987, EXPIRATION DATE: 07-12-2015

MARK E. STRIES — DATE
PROFESSIONAL ENGINEER

PLAN STATUS	
5/30/12	ADDRESS DRC COMMENTS
10/23/13	CERTIFICATION SET
12/5/13	REV. FOR CERT.
DATE	DESCRIPTION

DESIGN	DRAWN	CHKD
SCALE	H: 1" = 40' V:	
JOB No. 6374-01-001		
DATE : 11/9/11		
FILE No. 6374		
SHEET 11 OF 26		

Bowman CONSULTING

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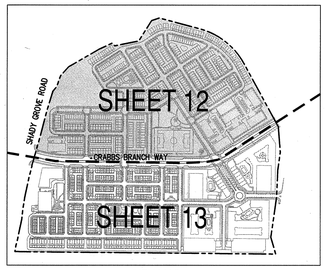
DETAIL PLAN
PRELIMINARY PLAN
SHADY GROVE STATION
CRABBS BRANCH WAY AND SHADY GROVE ROAD
TAX MAP GS23, PARCEL 365
WSSC MAP # 222 NW 08
MONTGOMERY COUNTY, MD
MONT ELECTION DISTRICT #9

THE NEIGHBORHOODS OF EYA

EYA (CSP ASSOCIATES OF VA, INC.)
4800 HAMPDEN LANE
SUITE 300
BETHESDA, MD 20814

Dgn file name: I:\6374 - Shady Grove Metro\6374-01-001 (DM) - Annapolis Project\Engineering\SQ DM PW\Planning Plans\Preliminary\6374-4-PR-001-2015-11-07.dwg



KEY MAP
SCALE: 1" = 500'

LEGEND

- 2-OVER-2 MPDU (1 PER BUILDING)
- 2-OVER-2 WORKFORCE (1 PER BUILDING)
- TOWNHOUSE MPDU
- TOWNHOUSE WORKFORCE

EAST SIDE

MARKET RATE TOWNHOMES:	268
WORKFORCE TOWNHOMES:	30
MPDU TOWNHOMES:	47
TOTAL	345

MULTIFAMILY

MARKET RATE UNITS:	272
WORKFORCE UNITS:	23
MPDU UNITS:	49
TOTAL	344

NOTE

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



EAST SIDE HOUSING MIX PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

CERTIFIED PRELIMINARY PLAN

The foregoing conditions, and this plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.

NAME _____ DATE 1/2/14

Bowman CONSULTING

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MPDU AND WORKFORCE HOUSING PLAN
PRELIMINARY PLAN
SHADY GROVE STATION
CRABBS BRANCH WAY AND SHADY GROVE ROAD
TAX MAP: FX52, FX53, FX63, FX64
WSSC MAP # 222 NW 08
MONTGOMERY COUNTY, MD

THE NEIGHBORHOODS OF EYA

MONT. ELECTION DISTRICT #9

EYA / CSP ASSOCIATES
CONTACT: LJ
4800 HAMPDEN LANE
SUITE 300
BETHESDA, MD 20814

STATE OF MARYLAND — MARK S. STRICH — No. 19997 — REGISTERED PROFESSIONAL ENGINEER

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE 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, LICENSE No. 19997, EXPIRATION DATE 05-13-2015

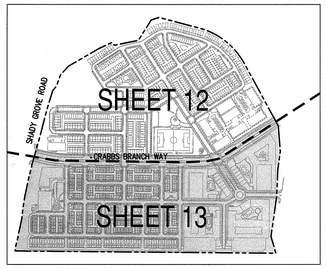
MARK S. STRICH, PROFESSIONAL ENGINEER — DATE

PLAN STATUS	
5/30/12	ADDRESS DRC COMMENTS
10/23/13	CERTIFICATION SET
12/5/13	REV. FOR CERT.

DATE	DESCRIPTION

DESIGN	DRAWN	CHKD
SCALE	H: 1" = 60' V:	
JOB No. 6374-01-001		
DATE : 11/9/11		
FILE No. 6374		
SHEET 12 OF 26		

Cad file name : I:\6374 - Shady Grove Metro\6374-01-001 (DIG) - Alexandria Project\Engineering\03_CAD FILES\Planning Plans\Preliminary\6374-C-PP-SH-SHT-13-MPDU-WF.dwg



KEY MAP
SCALE: 1" = 500'

LEGEND

TOWNHOUSE MPDU

TOWNHOUSE WORKFORCE

WEST SIDE

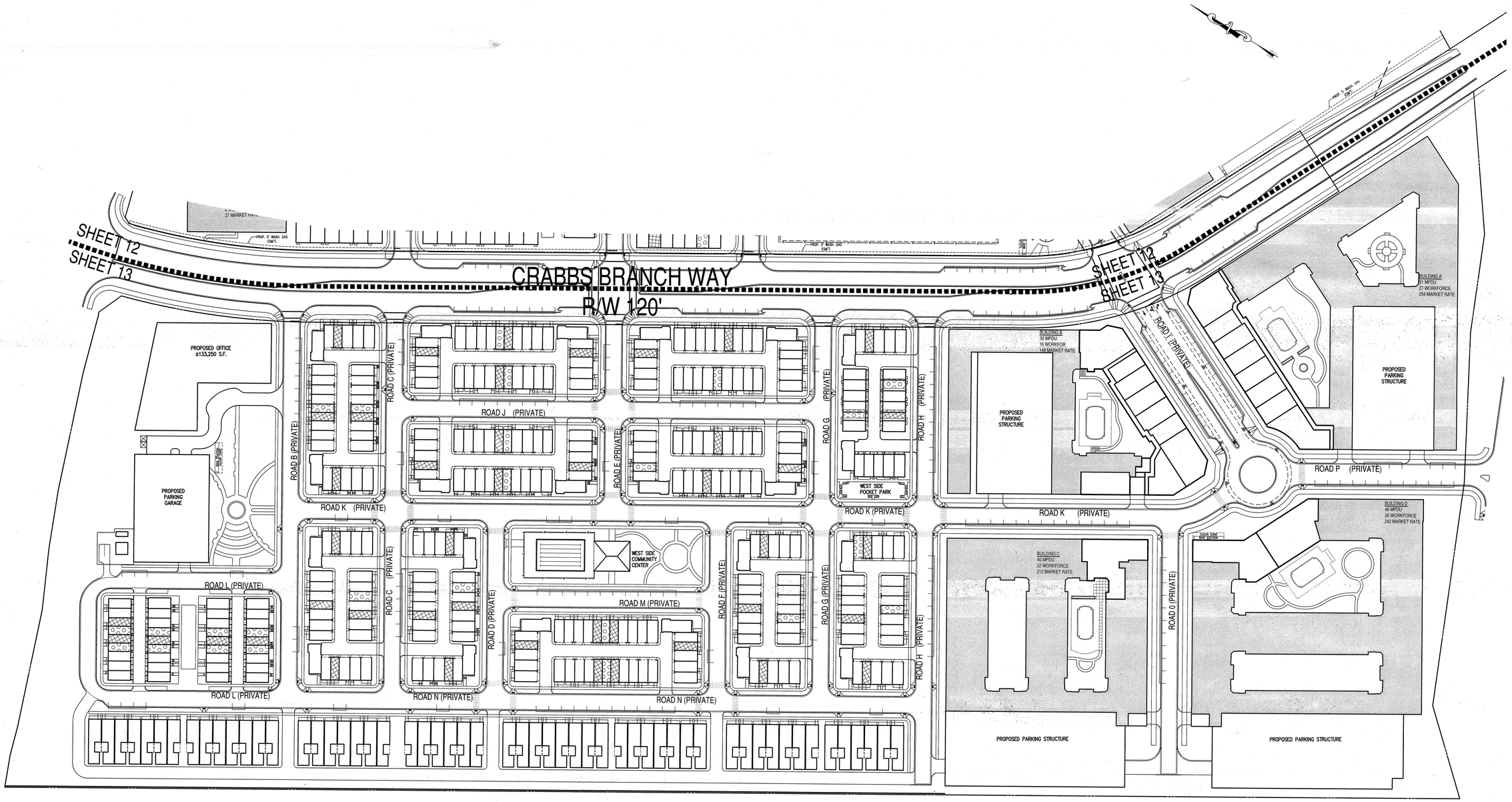
MARKET RATE TOWNHOMES:	338
WORKFORCE TOWNHOMES:	25
MPDU TOWNHOMES:	44
TOTAL	407

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.



WEST SIDE HOUSING MIX PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft

CERTIFIED PRELIMINARY PLAN

The foregoing conditions, and this plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.

NAME _____ DATE 12/14

Bowman CONSULTING

Bowman Consulting Group, Ltd.
2530 Riva Road
Suite 200
Annapolis, Maryland 21401
Phone: (410) 224-7590
Fax: (410) 224-7592
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

MPDU AND WORKFORCE HOUSING PLAN
PRELIMINARY PLAN
SHADY GROVE STATION
CRABBS BRANCH WAY AND SHADY GROVE ROAD
TAX MAP: FU 562 PARCEL: P565
WSSC MAP # 222 NW 08

MONTGOMERY COUNTY, MD

MONT ELECTION DISTRICT #9

THE NEIGHBORHOODS OF EYA

EYA LCSP ASSOCIATES
A CORPORATION
4800 HAMPDEN LANE
SUITE 300
BETHESDA, MD 20814

STATE OF MARYLAND
MARK S. STRATO
No. 19987
REGISTERED PROFESSIONAL ENGINEER

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, 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, LICENSE No. 19987, EXPIRATION DATE 05-15-2014.

MARK S. STRATO, PROFESSIONAL ENGINEER — DATE

PLAN STATUS

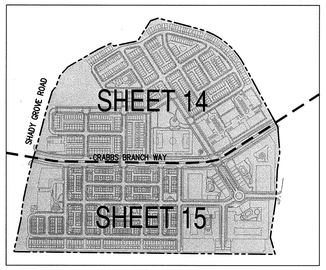
5/30/12	ADDRESS DRC COMMENTS
10/23/13	CERTIFICATION SET
12/5/13	REV. FOR CERT.

DATE	DESCRIPTION

DESIGN	DRAWN	CHKD
SCALE	H: 1" = 60' V:	
JOB No. 6374-01-001		
DATE : 11/9/11		
FILE No. 6374		

SHEET 13 OF 26

Col. file_name: P:\6374 - Shady Grove Metro\6374-01-001 (DMD) - Alexandra Project\Engineering\6_CAD FILES\Planning Plans\Preliminary\6374-E-PR-001-SHT2-13-MPDU-WF.dwg



KEY MAP
SCALE: 1" = 500'

LEGEND

PUBLIC USE AREAS

SHADY GROVE ROAD

CRABBS BRANCH WAY (R/W 120')

SHEET 14
SHEET 15

SHEET 14
SHEET 15

FUTURE INTERCHANGE RESERVATION

BLOCK BB
FUTURE SCHOOL DEDICATION 4.0 AC.

SCHOOL RESERVATION ± 4.0 ACRES

EAST SIDE COMMUNITY CENTER

BLOCK CC

BLOCK AA
JEREMIAH PARK
4.1 AC.

JEREMIAH PARK
FOUR ACRES TO BE DEDICATED TO M-NCPPC

PROPOSED OFFICE
±131,422 S.F.

BUILDING B
MULTI-USE

BLOCK A
13,453 S.F.

BLOCK UU
BLOCK KK
BLOCK LL
BLOCK MM
BLOCK NN
BLOCK OO
BLOCK PP
BLOCK QQ
BLOCK RR
BLOCK SS
BLOCK TT
BLOCK DD
BLOCK GG
BLOCK II
BLOCK EE
BLOCK FF
BLOCK HH
BLOCK JJ
BLOCK N
BLOCK E

ROAD KK (PRIVATE)
ROAD DD (PRIVATE)
ROAD LL (PRIVATE)
ROAD MM (PRIVATE)
ROAD NN (PRIVATE)
ROAD OO (PRIVATE)
ROAD PP (PRIVATE)
ROAD QQ (PRIVATE)
ROAD RR (PRIVATE)
ROAD SS (PRIVATE)
ROAD TT (PRIVATE)
ROAD CC (PRIVATE)
ROAD FF (PRIVATE)
ROAD HH (PRIVATE)
ROAD EE (PRIVATE)
ROAD DDa (PRIVATE)
ROAD JJ (PUBLIC)
ROAD BB (PRIVATE)
ROAD GG (PRIVATE)
ROAD AA (PRIVATE)
ROAD II (PRIVATE)
ROAD QQ (PUBLIC)
ROAD KK (PRIVATE)
ROAD JJ (PUBLIC)
ROAD GG (PRIVATE)
ROAD I (PRIVATE)

PROP. 5' WASH. GAS ESMT.

EAST SIDE PUBLIC USE SPACE PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

CERTIFIED PRELIMINARY PLAN

The foregoing conditions, and this plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.

NAME — DATE 1/2/14

Bowman CONSULTING

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Fax: (410) 224-7592
www.bowmanconsulting.com
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PUBLIC USE SPACE PLAN
PRELIMINARY PLAN
SHADY GROVE STATION
CRABBS BRANCH WAY AND SHADY GROVE ROAD
TAX MAP: EU 562, EU 563
WSSC MAP # 222 NW 09

MONTGOMERY COUNTY, MD

MONT ELECTION DISTRICT #9

THE NEIGHBORHOODS OF EYA

EYA / CSP ASSOCIATES
CHRIS PLUMB
4800 HAMPDEN LANE
SUITE 800
BETHESDA, MD 20814

STATE OF MARYLAND
MARK S. STRATO
No. 18997
REGISTERED PROFESSIONAL ENGINEER

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE 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, LICENSE No. 18997, EXPIRATION DATE: 12/5/13

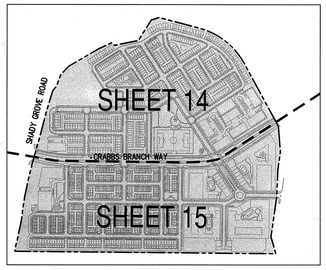
NAME & STATUS: PROFESSIONAL ENGINEER — DATE: 12.5.13

PLAN STATUS	
5/30/12	ADDRESS DRC COMMENTS
10/23/13	CERTIFICATION SET
12/5/13	REV. FOR CERT.

DATE	DESCRIPTION

DESIGN	DRAWN	CHKD
SCALE	H: 1" = 60' V:	
JOB No. 6374-01-001		
DATE : 11/9/11		
FILE No. 6374		
SHEET 14 OF 26		

Cad file name is: 6374 - Shady Grove Metro\6374-01-001 (DNC) - Alexandria Project\Engineering\LDD\CAD\ TSV\Planning Plans\Preliminary\6374-E-PP-001-SHT-15-PS-SPACE.dwg



KEY MAP
SCALE: 1" = 500'

LEGEND

PUBLIC USE AREAS

SHEET 14
SHEET 15

CRABBS BRANCH WAY
R/W 120'

SHEET 14
SHEET 15

PROP. 5' WASH. GAS CONT.

PROPOSED OFFICE
±131,422 S.F.

7,663 S.F.

3,126 S.F.

BLOCK X

PROPOSED PARKING GARAGE

32,900 S.F.

BLOCK M

1,420 S.F.

BLOCK S

BLOCK N

BLOCK E

ROAD J (PRIVATE)

BLOCK O

BLOCK M

ROAD K (PRIVATE)

ROAD C (PRIVATE)

ROAD E (PRIVATE)

ROAD G (PRIVATE)

BLOCK F

ROAD H (PRIVATE)

WEST SIDE POCKET PARK
4,009 S.F.

BUILDING B
MULTI-USE

PROPOSED PARKING STRUCTURE

21,084 S.F.

8,160.16 S.F.

BLOCK D

ROAD L (PRIVATE)

BLOCK T

BLOCK R

BLOCK P

ROAD B (PRIVATE)

ROAD D (PRIVATE)

WEST SIDE COMMUNITY CENTER

27,614.70 S.F.

ROAD M (PRIVATE)

7,892 S.F.

BLOCK J

3,060 S.F.

ROAD N (PRIVATE)

BLOCK L

BLOCK G

ROAD F (PRIVATE)

BLOCK U

BLOCK Q

BLOCK K

BLOCK H

ROAD K (PRIVATE)

1,700 S.F.

ROAD P (PRIVATE)

2,106 S.F.

1,522 S.F.

13,453 S.F.

BUILDING A
MULTI-USE

17,445.75 S.F.

PROPOSED PARKING STRUCTURE

ROAD J (PRIVATE)

23,441 S.F.

MULTI-USE
BUILDING C

12,183 S.F.

8,078.20 S.F.

BLOCK C

PROPOSED PARKING STRUCTURE

2,077 S.F.

2,905 S.F.

20,068 S.F.

19,429.60 S.F.

MULTI-USE
BUILDING D

15,596 S.F.

BLOCK B

PROPOSED PARKING STRUCTURE

ROAD D (PRIVATE)

WEST SIDE PUBLIC USE SPACE PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

CERTIFIED PRELIMINARY PLAN

The foregoing conditions, and this plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.

NAME

DATE

Bowman CONSULTING

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PUBLIC USE SPACE PLAN
PRELIMINARY PLAN
SHADY GROVE STATION
CRABBS BRANCH WAY AND SHADY GROVE ROAD
TAX MAP GT 562, PARCEL P660
WSSC MAP # 223 NW 08

MONTGOMERY COUNTY, MD

MONT. ELECTION DISTRICT #9

THE NEIGHBORHOODS OF EYA

EYA / CSP ASSOCIATES
CHRIS PAPPAS
4909 HAMPDEN LANE
SUITE 300
BETHESDA, MD 20814

STATE OF MARYLAND
MARK A. STIRES
No. 19987
PROFESSIONAL ENGINEER

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE 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, LICENSE No. 19987, EXPIRATION DATE: 01-12-2014.

MARK A. STIRES, PROFESSIONAL ENGINEER — DATE 11/25/13

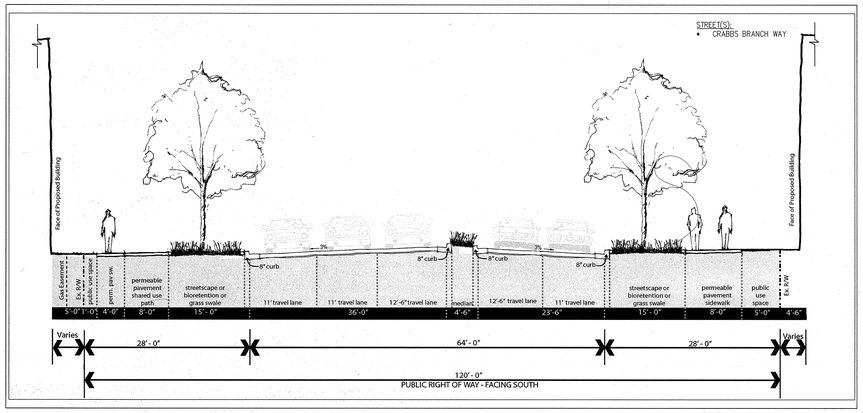
PLAN STATUS	
5/30/12	ADDRESS DRC COMMENTS
7/10/13	UPDATED AREAS
10/23/13	CERTIFICATION SET
12/5/13	REV. FOR CERT.

DATE	DESCRIPTION

DESIGN	DRAWN	CHKD
SCALE	H: 1" = 60' V:	
JOB No. 6374-01-001		
DATE : 11/9/11		
FILE No. 6374		

SHEET 15 OF 26

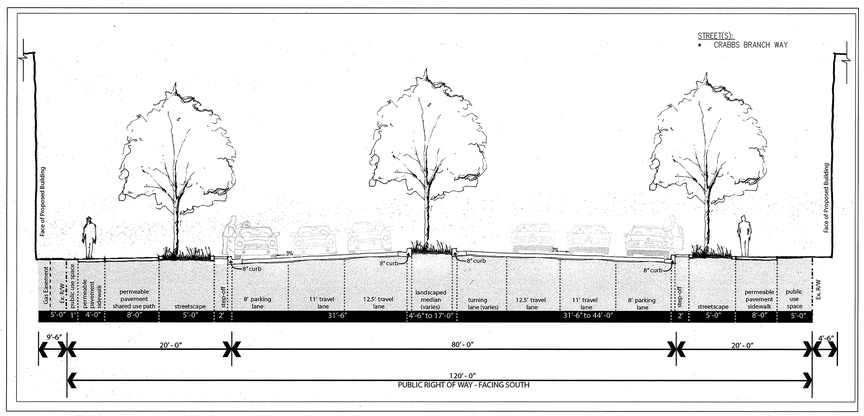
Cad file name: 1" VERT. - Shady Grove Metro\6374-01-001 (DWG) - Alexandria Project\Engineering\VLCAD_PDN\Planning Plans\Preliminary\6374-E-PR-001-SH14-15-PS-SPACE.dwg



SECTION A - A' N.T.S.
CRABBS BRANCH WAY
TWO WAY TRAFFIC -
NO PARKING EITHER SIDE

NOTE:
- EXISTING CRABBS BRANCH WAY RIGHT-OF-WAY IS 120'
- 5' WASHINGTON GAS EASEMENT ON RIGHT SIDE OF RIGHT-OF-WAY

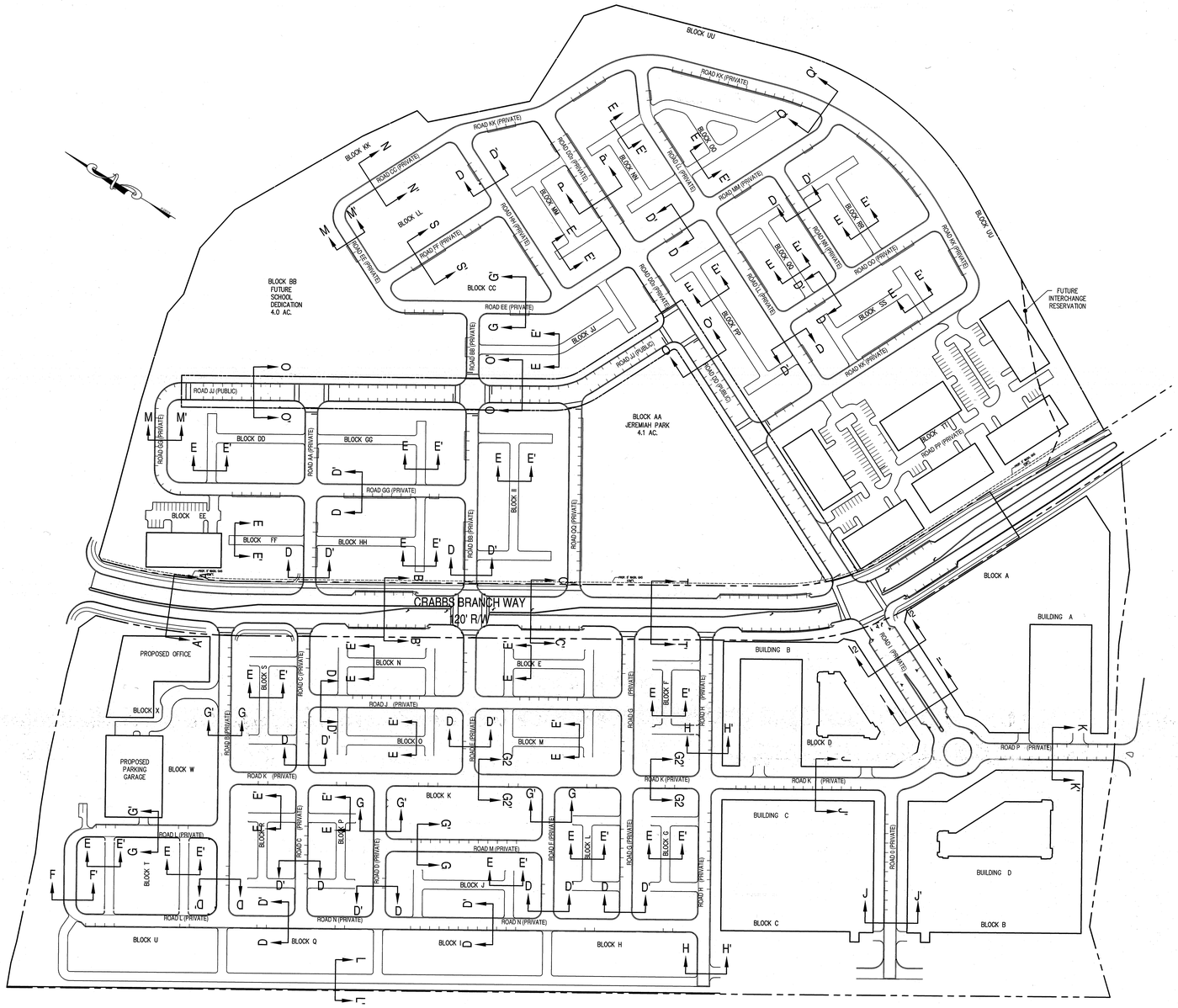
APPROVED _____ DATE	REVISED	MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
DIRECTOR DEPT. OF TRANS.		
CHIEF DIV. OF ENG. SERVICES		



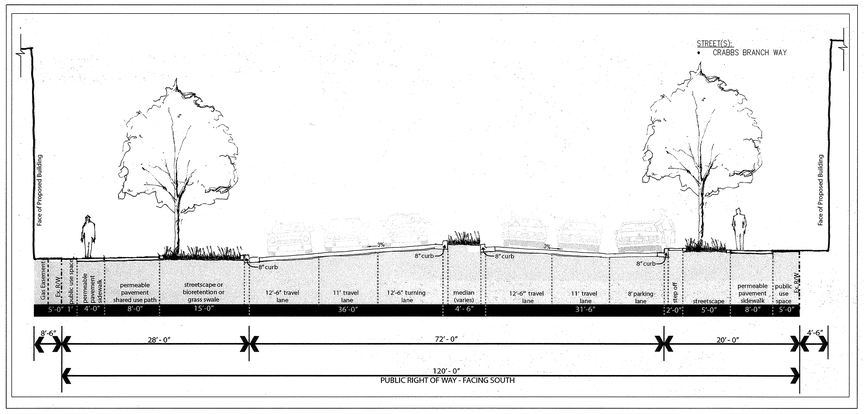
SECTION B - B' N.T.S.
CRABBS BRANCH WAY
TWO WAY TRAFFIC -
PARALLEL PARKING BOTH SIDES

NOTE:
- EXISTING CRABBS BRANCH WAY RIGHT-OF-WAY IS 120'
- 5' WASHINGTON GAS EASEMENT ON RIGHT SIDE OF RIGHT-OF-WAY

APPROVED _____ DATE	REVISED	MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
DIRECTOR DEPT. OF TRANS.		
CHIEF DIV. OF ENG. SERVICES		



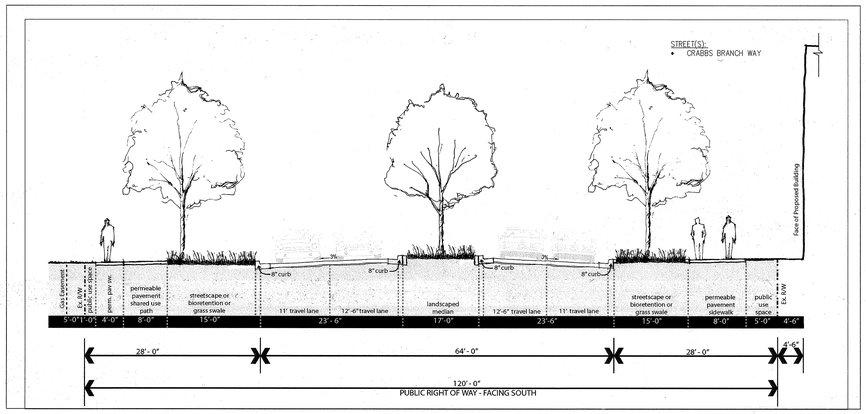
SHADY GROVE STATION PLAN VIEW
SCALE: 1" = 100'



SECTION C - C' N.T.S.
CRABBS BRANCH WAY
TWO WAY TRAFFIC -
PARALLEL PARKING ONE SIDE

NOTE:
- EXISTING CRABBS BRANCH WAY RIGHT-OF-WAY IS 120'
- 5' WASHINGTON GAS EASEMENT ON RIGHT SIDE OF RIGHT-OF-WAY

APPROVED _____ DATE	REVISED	MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
DIRECTOR DEPT. OF TRANS.		
CHIEF DIV. OF ENG. SERVICES		



SECTION T - T' N.T.S.
CRABBS BRANCH WAY
TWO WAY TRAFFIC -
NO PARALLEL PARKING

NOTE:
- EXISTING CRABBS BRANCH WAY RIGHT-OF-WAY IS 120'
- 5' WASHINGTON GAS EASEMENT ON RIGHT SIDE OF RIGHT-OF-WAY

APPROVED _____ DATE	REVISED	MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
DIRECTOR DEPT. OF TRANS.		
CHIEF DIV. OF ENG. SERVICES		

CRABBS BRANCH WAY ROAD MODIFICATION REQUESTS

1. ROAD SECTION
   a. TO PERMIT A MODIFIED ROAD SECTION FOR CRABBS BRANCH WAY THAT MEETS BOTH MCDOT STANDARDS FOR BUSINESS DISTRICT STREET (PER DETAIL 2005.04) AND THE GOALS OUTLINED IN THE SHADY GROVE SECTOR PLAN, DATED MARCH 2006.
2. STORMWATER MANAGEMENT
   a. TO PERMIT STORMWATER MANAGEMENT FACILITIES WITHIN THE PUBLIC RIGHT-OF-WAY.
   b. TO PERMIT PERMEABLE PAVEMENT FOR SIDEWALKS AND BIKE PATHS WITHIN THE PUBLIC RIGHT-OF-WAY.
   c. TO PERMIT UNDERGROUND STRUCTURAL FACILITY TO MITIGATE STORMWATER, AS NECESSARY, AND BE LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY UNDER PRIVATE ROADS AND AT THE PROPOSED JEREMIAH PARK; WHICH WILL BE DEDICATED TO MONTGOMERY COUNTY.

CERTIFIED PRELIMINARY PLAN

The foregoing conditions, and this plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.

Glenn Kreger — NAME — 1/2/14 DATE

Bowman CONSULTING

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2530 Riva Road
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Annapolis, Maryland 21401
Phone: (410) 224-7592
Fax: (410) 224-7592
www.bowmanconsulting.com
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TYPICAL STREET SECTIONS
PRELIMINARY PLAN
SHADY GROVE STATION
CRABBS BRANCH WAY AND SHADY GROVE ROAD
TAX MAP FS 562 PARCEL P565
WSSC MAP # 222 NW 08

MONTGOMERY COUNTY, MD
MONT. ELECTION DISTRICT #9

THE NEIGHBORHOODS OF EYA

EYA (DSP) ASSOCIATES
CIVIL ENGINEER
4800 HAMPDEN LANE
SUITE 300
BETHESDA, MD 20814

STATE OF MARYLAND — JOHN S. REED — No. 19997 — REGISTERED PROFESSIONAL ENGINEER

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE 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, LICENSE No. 19997, EXPIRATION DATE: 01-13-2015

JOHN S. REED — PROFESSIONAL ENGINEER — DATE

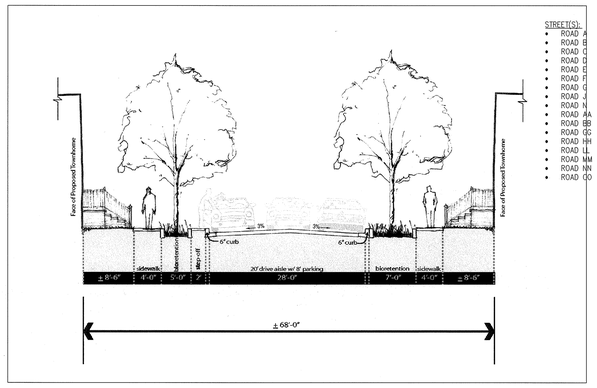
PLAN STATUS	
5/30/12	ADDRESS DRC COMMENTS
12/8/11	REV. SECTIONS
10/23/13	CERTIFICATION SET
12/5/13	REV. FOR CERT.

DATE	DESCRIPTION

DESIGN	DRAWN	CHKD
SCALE	H: NO SCALE V:	
JOB No. 6374-01-001		
DATE : 11/9/11		
FILE No. 6374		

SHEET 16 OF 26

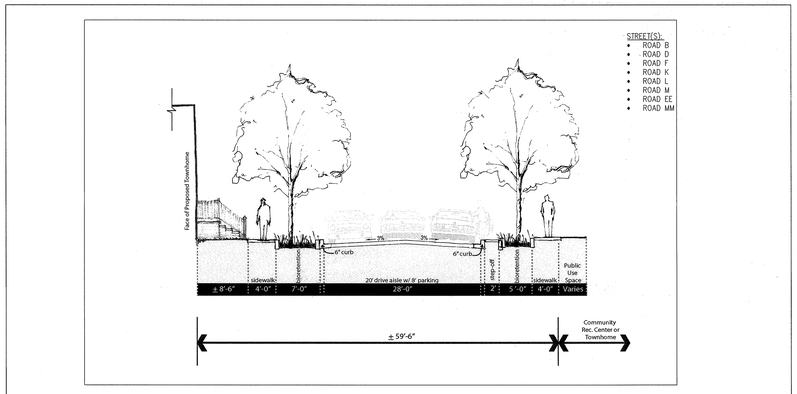
Cad file name : P:\6374 - Shady Grove Metro\6374-01-001 (DNC) - Associates Project\Engineering\6-CAD FILES\Planning Plans\Preliminary\6374-E-PPL-001-SHEET-19-TYP-SEC.dwg



STREET(S):
- ROAD A
- ROAD B
- ROAD C
- ROAD D
- ROAD E
- ROAD F
- ROAD G
- ROAD J
- ROAD N
- ROAD AA
- ROAD BB
- ROAD CC
- ROAD HH
- ROAD LL
- ROAD MM
- ROAD NN
- ROAD OO

SECTION D - D' N.T.S.
RESIDENTIAL AREA
TWO WAY TRAFFIC -
PARALLEL PARKING ONE SIDE

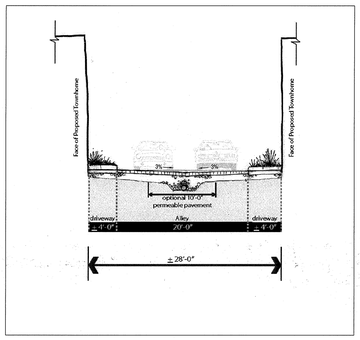
APPROVED _____ DATE	REVISED	MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
DIRECTOR DEPT. OF TRANS.		
CHIEF DIV. OF ENG. SERVICES		



STREET(S):
- ROAD B
- ROAD D
- ROAD F
- ROAD K
- ROAD L
- ROAD M
- ROAD EE
- ROAD MM

SECTION G - G' N.T.S.
RESIDENTIAL AREA
TWO WAY TRAFFIC -
PARALLEL PARKING ONE SIDE

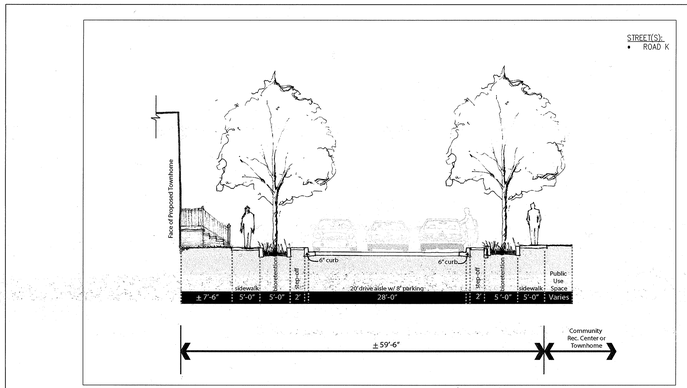
APPROVED _____ DATE	REVISED	MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
DIRECTOR DEPT. OF TRANS.		
CHIEF DIV. OF ENG. SERVICES		



ALLEYS FOR BLOCKS:
- E
- F
- G
- J
- L
- M
- N
- O
- P
- R
- S
- T
- V
- DD
- FF
- GG
- HH
- II
- JJ
- MM
- NN
- OO
- PP
- QQ
- RR
- SS

SECTION E - E' N.T.S.
RESIDENTIAL AREA
ALLEYS

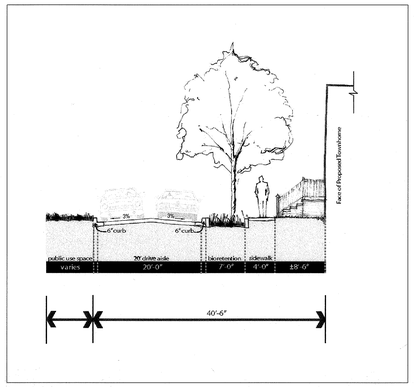
APPROVED _____ DATE	REVISED	MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
DIRECTOR DEPT. OF TRANS.		
CHIEF DIV. OF ENG. SERVICES		



STREET(S):
- ROAD K

SECTION G2 - G2' N.T.S.
RESIDENTIAL AREA
TWO WAY TRAFFIC -
PARALLEL PARKING ONE SIDE

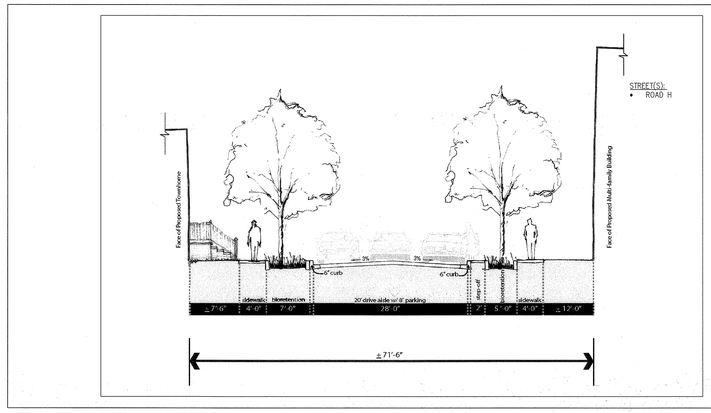
APPROVED _____ DATE	REVISED	MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
DIRECTOR DEPT. OF TRANS.		
CHIEF DIV. OF ENG. SERVICES		



STREET(S):
- ROAD L

SECTION F - F' N.T.S.
RESIDENTIAL AREA
TWO WAY TRAFFIC -
NO PARKING EITHER SIDE

APPROVED _____ DATE	REVISED	MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
DIRECTOR DEPT. OF TRANS.		
CHIEF DIV. OF ENG. SERVICES		



STREET(S):
- ROAD H

SECTION H - H' N.T.S.
RESIDENTIAL AREA
TWO WAY TRAFFIC -
PARALLEL PARKING ONE SIDE

APPROVED _____ DATE	REVISED	MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
DIRECTOR DEPT. OF TRANS.		
CHIEF DIV. OF ENG. SERVICES		

CERTIFIED PRELIMINARY PLAN

The foregoing conditions, and this plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.

NAME _____ DATE 1/2/14

Bowman CONSULTING

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2530 Riva Road
Suite 200
Annapolis, Maryland 21401
Phone: (410) 224-7590
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TYPICAL STREET SECTIONS
PRELIMINARY PLAN
SHADY GROVE STATION
CRABBS BRANCH WAY AND SHADY GROVE ROAD
TAX MAP: GR 561 PARCEL: N/A
WSSC MAP # 222 NW 08

MONTGOMERY COUNTY, MD
MONT. ELECTION DISTRICT #9

THE NEIGHBORHOODS OF EYA

EYA / CSP ASSOCIATES
A CIVIL LC
4800 HAMPDEN LANE
SUITE 300
BETHESDA, MD 20814

STATE OF MARYLAND — CHRISTOPHER S. PHILLIPS — NO. 19987 — REGISTERED PROFESSIONAL ENGINEER

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE 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, LICENSE No. 19987, EXPIRATION DATE: 01-13-2015

CHRISTOPHER S. PHILLIPS, PROFESSIONAL ENGINEER — DATE

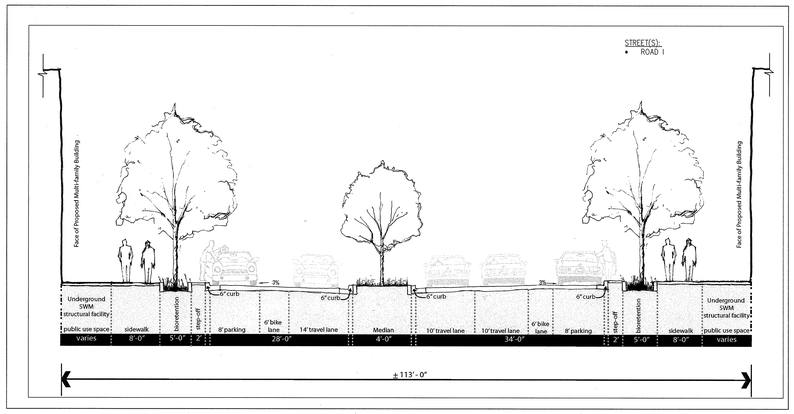
PLAN STATUS	
5/30/12	ADDRESS DRC COMMENTS
10/23/13	CERTIFICATION SET
12/5/13	REV. FOR CERT.

DATE	DESCRIPTION

DESIGN	DRAWN	CHKD
SCALE	H: NO SCALE V:	
JOB No. 6374-01-001		
DATE : 11/9/11		
FILE No. 6374		

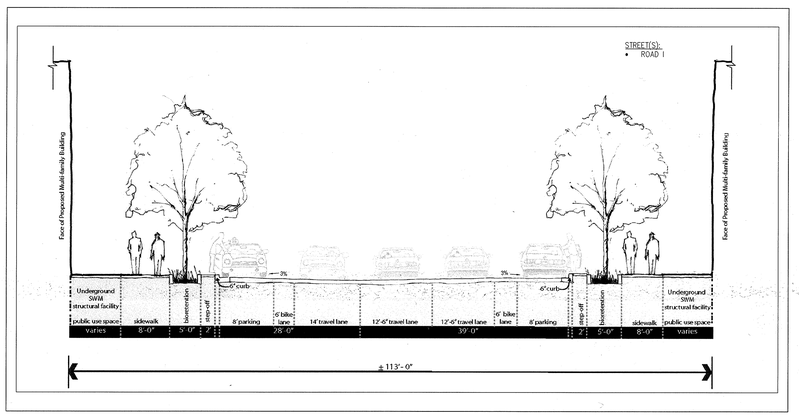
SHEET 17 OF 26

Col. file name: 17-6374 - Shady Grove Metro\6374-01-001 (DNC) - Alexandria Project\Engineering\6_CAD FILES\Planning Plans\Preliminary\6374-E-PP-001-SHEET-19-17-SECT.dwg



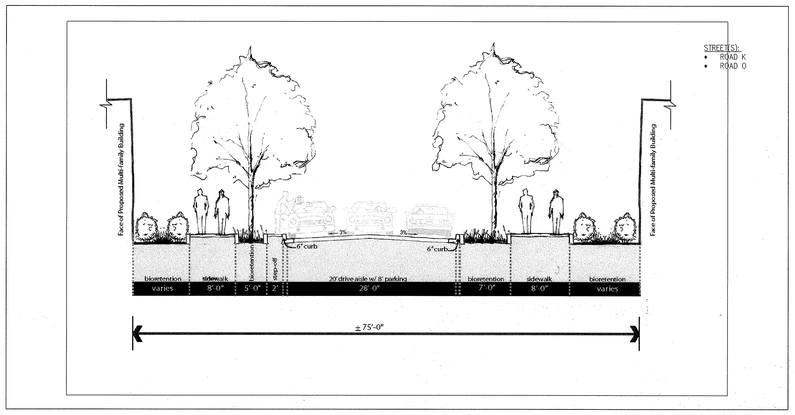
SECTION I - I' N.T.S.
COMMERCIAL SECTION
TWO-WAY TRAFFIC
PARALLEL PARKING ONE SIDE

APPROVED_____ DATE	REVISED	MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
DIRECTOR DEPT. OF TRANS.		
CHIEF DIV. OF ENG. SERVICES		



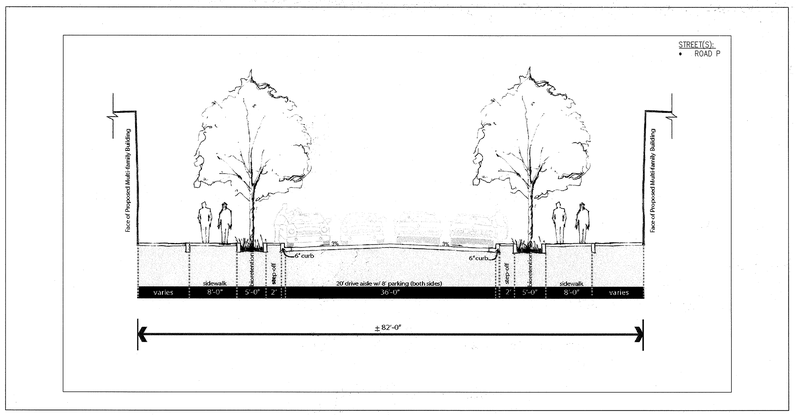
SECTION I2 - I2' N.T.S.
COMMERCIAL SECTION
TWO-WAY TRAFFIC

APPROVED_____ DATE	REVISED	MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
DIRECTOR DEPT. OF TRANS.		
CHIEF DIV. OF ENG. SERVICES		



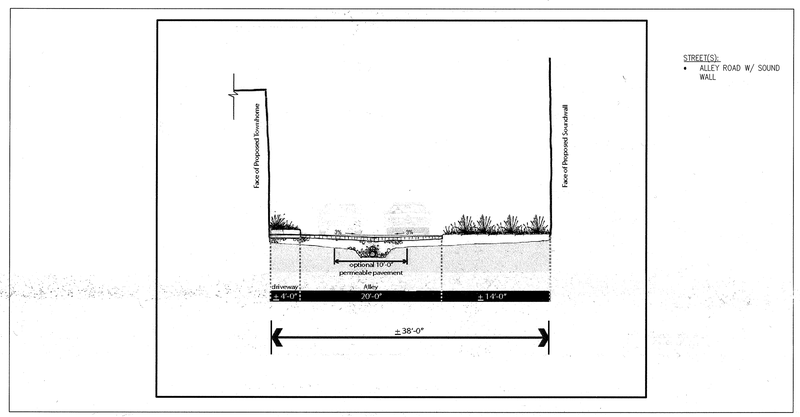
SECTION J -J' N.T.S.
MULTI-FAMILY SECTION
TWO WAY TRAFFIC -
PARALLEL PARKING ONE SIDE

APPROVED_____ DATE	REVISED	MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
DIRECTOR DEPT. OF TRANS.		
CHIEF DIV. OF ENG. SERVICES		



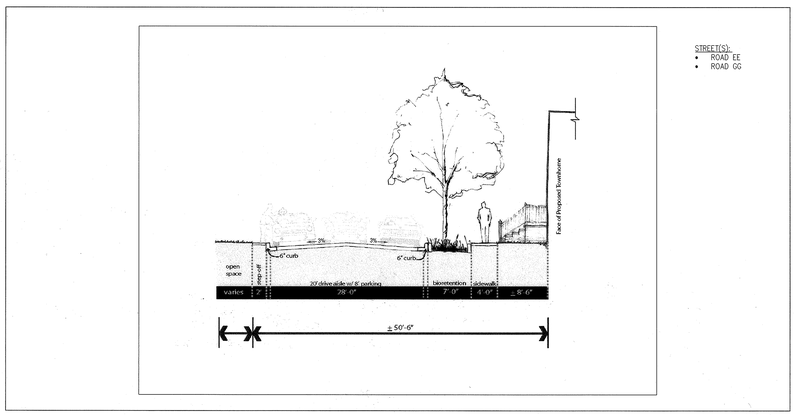
SECTION K - K ' N.T.S.
MULTI-FAMILY SECTION
TWO WAY TRAFFIC -
PARALLEL PARKING BOTH SIDE

APPROVED_____ DATE	REVISED	MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
DIRECTOR DEPT. OF TRANS.		
CHIEF DIV. OF ENG. SERVICES		



SECTION L - L ' N.T.S.
RESIDENTIAL AREA
ALLEY ROAD WITH SOUND WALL

APPROVED_____ DATE	REVISED	MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
DIRECTOR DEPT. OF TRANS.		
CHIEF DIV. OF ENG. SERVICES		



SECTION M - M' N.T.S.
RESIDENTIAL AREA
TWO WAY TRAFFIC -
PARALLEL PARKING ONE SIDE

APPROVED_____ DATE	REVISED	MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
DIRECTOR DEPT. OF TRANS.		
CHIEF DIV. OF ENG. SERVICES		

CERTIFIED PRELIMINARY PLAN

The foregoing conditions, and this plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.

NAME _____ DATE 1/2/14

Bowman CONSULTING

Bowman Consulting Group, Ltd.
2530 Riva Road
Suite 200
Annapolis, Maryland 21401
Phone: (410) 224-7590
Fax: (410) 224-7592
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

TYPICAL STREET SECTIONS
PRELIMINARY PLAN
SHADY GROVE STATION
CRABBS BRANCH WAY AND SHADY GROVE ROAD
TAX MAP GS 53 PARCEL 645
WSSC MAP # 222 NW 18

MONTGOMERY COUNTY, MD

MONT ELECTION DISTRICT #2

THE NEIGHBORHOODS OF EYA

EYA / DSP ASSOCIATES
CASTLE ROCK, LLC
4800 HAMPDEN LANE
SUITE 300
BETHESDA, MD 20814

STATE OF MARYLAND
MARK S. STRES
No. 18987
PROFESSIONAL ENGINEER

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE 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, LICENSE No. 18987, EXPIRATION DATE: 01-12-2015

MARK S. STRES PROFESSIONAL ENGINEER DATE 12.5.13

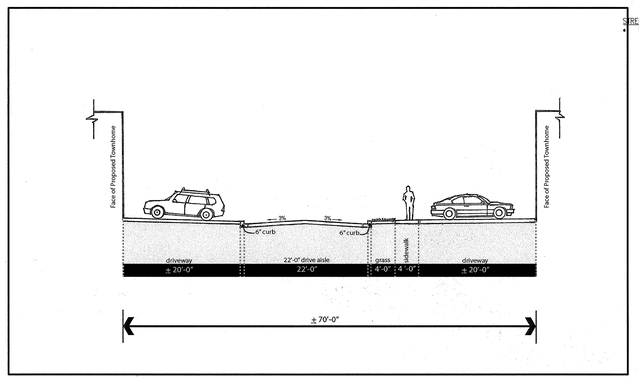
PLAN STATUS	
5/30/12	ADDRESS DRC COMMENTS
10/23/13	CERTIFICATION SET
12/5/13	REV. FOR CERT.

DATE	DESCRIPTION

DESIGN	DRAWN	CHKD
SCALE	H: NO SCALE V:	
JOB No. 6374-01-001		
DATE : 11/9/11		
FILE No. 6374		

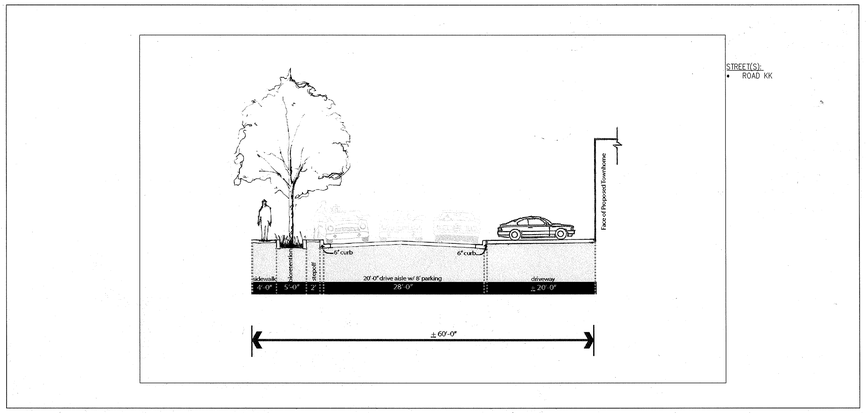
SHEET 18 OF 26

Cad file name: J:\6374 - Shady Grove Metro\6374-01-001 (DM) - Annapolis Project\Engineering\0_CAD FILES\Planning Plans\Preliminary\6374-E-PPL-001-SHEET-19-21-SEC.dwg



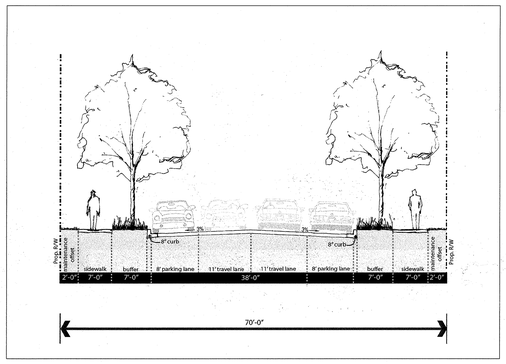
SECTION N - N ' N.T.S.
RESIDENTIAL LOOP ROAD SECTION
TWO WAY TRAFFIC

APPROVED ____ DATE	REVISED	MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
DIRECTOR DEPT. OF TRANS.		
CHIEF DIV. OF ENG. SERVICES		



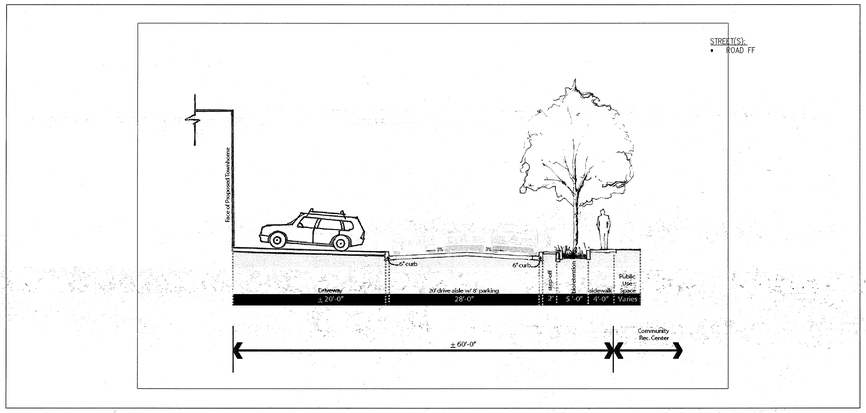
SECTION Q - Q' N.T.S.
MULTI-FAMILY SECTION
TWO WAY TRAFFIC -
PARALLEL PARKING ONE SIDE

APPROVED ____ DATE	REVISED	MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
DIRECTOR DEPT. OF TRANS.		
CHIEF DIV. OF ENG. SERVICES		



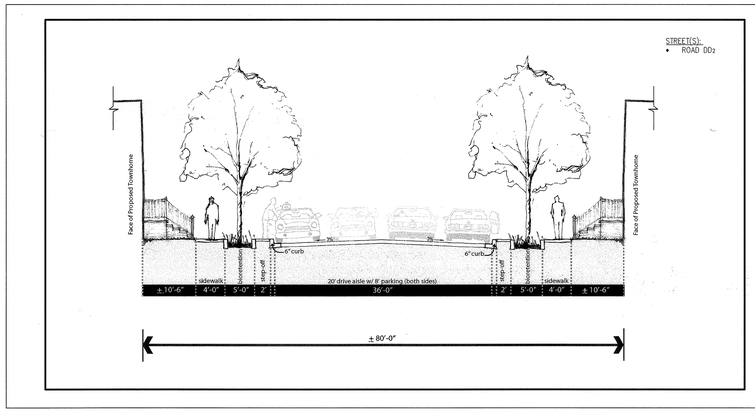
SECTION O - O' N.T.S.
RESIDENTIAL ROAD SECTION
TWO WAY TRAFFIC -
PARALLEL PARKING TWO SIDES

APPROVED ____ DATE	REVISED	MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
DIRECTOR DEPT. OF TRANS.		
CHIEF DIV. OF ENG. SERVICES		



SECTION S - S ' N.T.S.
RESIDENTIAL ROAD SECTION
TWO WAY TRAFFIC -
PARALLEL PARKING ONE SIDE

APPROVED ____ DATE	REVISED	MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
DIRECTOR DEPT. OF TRANS.		
CHIEF DIV. OF ENG. SERVICES		



SECTION P - P ' N.T.S.
MULTI-FAMILY SECTION
TWO WAY TRAFFIC -
PARALLEL PARKING BOTH SIDES

APPROVED ____ DATE	REVISED	MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
DIRECTOR DEPT. OF TRANS.		
CHIEF DIV. OF ENG. SERVICES		

CERTIFIED PRELIMINARY PLAN

The foregoing conditions, and this plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.

NAME _____ DATE 1/6/14

Bowman CONSULTING

Bowman Consulting Group, Ltd.
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www.bowmanconsulting.com
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TYPICAL STREET SECTIONS
PRELIMINARY PLAN
SHADY GROVE STATION
CRABBS BRANCH WAY AND SHADY GROVE ROAD
TAX MAP: FS 562 PARCEL: 685
WSSC MAP # 223 NW 08

MONTGOMERY COUNTY, MD

MONT. ELECTION DISTRICT #9

THE NEIGHBORHOODS OF EYA

EYA / GSP ASSOCIATES
C/O EYA, LLC
4800 HAMPDEN LANE
SUITE 300
BETHESDA, MD 20814

STATE OF MARYLAND
MARK S. STRIBE
No. 19987
PROFESSIONAL ENGINEER

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE 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, LICENSE NO. 19987, EXPIRATION DATE: 09-13-2015

MARK S. STRIBE, PROFESSIONAL ENGINEER — DATE 12.5.13

PLAN STATUS	
5/30/12	ADDRESS DRC COMMENTS
10/23/13	CERTIFICATION SET
12/5/13	REV. FOR CERT.

DATE	DESCRIPTION

DESIGN	DRAWN	CHKD

SCALE H: NO SCALE
V:

JOB No. 6374-01-001

DATE : 11/9/11

FILE No. 6374

SHEET 19 OF 26

Cad file name: I:\6374 - Shady Grove Metro\6374-01-001 (ENG) - Mesaverde Project\Engineering\0_CAD FILES\Planning Plans\Preliminary\6374-E-PR-001-3816-19-ST-SEC.dwg

UTILITY PLAN
PRELIMINARY PLAN
SHADY GROVE STATION
GRABBS BRANCH WAY AND SHADY GROVE ROAD
TAX MAP GS 12L PARCEL 456
WSSC MAP # 222 NW 09

MONT. ELECTION DISTRICT #9 — MONTGOMERY COUNTY, MD

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BOWMAN CONSULTING

THE NEIGHBORHOODS OF EYA

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SUITE 300
BETHESDA, MD 20814

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PROFESSIONAL ENGINEER — DATE

PLAN STATUS	
5/30/12	ADDRESS DRC COMMENTS
10/23/13	CERTIFICATION SET
12/5/13	REV. FOR CERT.

DATE	DESCRIPTION

DESIGN | DRAWN | CHKD
SCALE H: 1" = 40'
V:
JOB No. 6374-01-001
DATE : 11/9/11
FILE No. 6374

SHEET 20 OF 26

CERTIFIED PRELIMINARY PLAN

The foregoing conditions, and this plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.

NAME — DATE

KEY MAP
SCALE: 1" = 500'

SHEET 22 | SHEET 21 | SHEET 23 | SHEET 20 | GRABBS BRANCH WAY | SHADY GROVE ROAD

LEGEND

- PROPOSED WATERLINE
- PROPOSED SEWER MAIN
- PROPOSED WSSC EASEMENT
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN EASEMENT
- STORMWATER MANAGEMENT– MICRO-BIORETENTION
- STORMWATER MANAGEMENT– RAINGARDEN/LANDSCAPE INFILTRATION
- STORMWATER MANAGEMENT– PERMEABLE CONCRETE
- STORMWATER MANAGEMENT– UNDERGROUND FACILITY
- TREE PIT
- PROPOSED ELECTRIC
- PROPOSED GAS
- PROPOSED FIBER OPTIC
- PROPOSED FIRE HYDRANT
- PROPOSED ABOVE GROUND SWM FACILITY
- PROPOSED BIO-RETENTION
- PROPOSED PERMEABLE PAVING
- UNDERGROUND SWM FILTER

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

SHEET 23 | SHEET 20 | SHEET 21 | SHEET 22

CRABBS BRANCH WAY R/W 120'

SHADY GROVE ROAD

ROAD A (PRIVATE) | ROAD B (PRIVATE) | ROAD C (PRIVATE) | ROAD D (PRIVATE) | ROAD E (PRIVATE) | ROAD F (PRIVATE) | ROAD G (PRIVATE) | ROAD H (PRIVATE) | ROAD I (PRIVATE) | ROAD J (PRIVATE) | ROAD K (PRIVATE) | ROAD L (PRIVATE)

BLOCK E | BLOCK M | BLOCK N | BLOCK K | BLOCK P | BLOCK S | BLOCK R | BLOCK T | BLOCK W | BLOCK X | BLOCK U | BLOCK Q | BLOCK H | BLOCK I | BLOCK J

PERMEABLE PAVEMENT

UNDERGROUND SWM FACILITY

ABOVE GROUND SWM FACILITY

WEST SIDE COMMUNITY CENTER

PUBLIC USE SPACE

PROPOSED OFFICE ± 27,000 SF.

PROPOSED PARKING GARAGE

FIBER OPTIC BUILDING

BEGIN NOISE WALL

END NOISE WALL

WATER ESMT. 4713-0164

WATER ESMT. 6919-0564

SANITARY SEWER ESMT. 29479-0479

OVERHEAD ELEC. TELE. AND FIBER OPTIC LINES

PROP. 5' MASS. GAS

PROP. 10' WSSC

PROP. 8" WATER

PROP. 8" SEWER

10' S.S.

10' BRL

BRC-SWALE

497.30HP

N 500,000

N 263,940

N 264,640

E 1,264,660

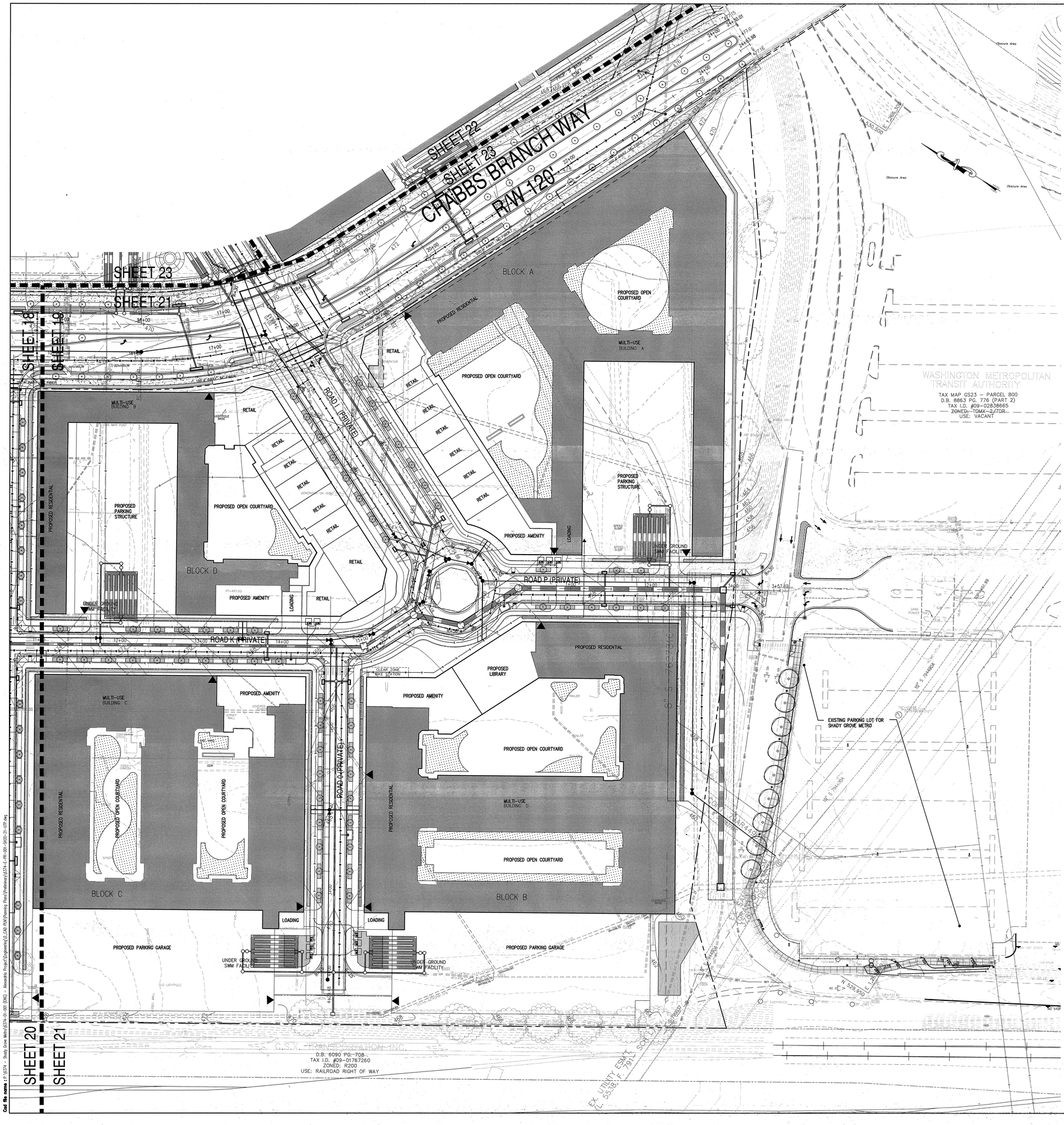
E 1,263,940

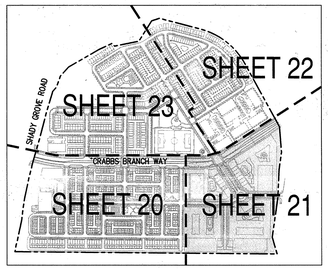
E 1,264,660

E 1,263,940

E 1,264,660

E 1,263,940





KEY MAP
SCALE: 1" = 500'

LEGEND

- PROPOSED WATERLINE
- PROPOSED SEWER MAIN
- PROPOSED WSSC EASEMENT
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN EASEMENT
- STORMWATER MANAGEMENT–MICRO–BIORETENTION
- STORMWATER MANAGEMENT–RAINGARDEN/LANDSCAPE INFILTRATION
- STORMWATER MANAGEMENT–PERMEABLE CONCRETE
- STORMWATER MANAGEMENT–UNDERGROUND FACILITY
- TREE PIT
- PROPOSED ELECTRIC
- PROPOSED GAS
- PROPOSED FIBER OPTIC
- PROPOSED FIRE HYDRANT
- PROPOSED ABOVE GROUND SWM FACILITY
- PROPOSED BIO–RETENTION
- PROPOSED PERMEABLE PAVING
- UNDERGROUND SWM FILTER

CERTIFIED PRELIMINARY PLAN

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Glenn Kreger — NAME
1/2/14 — DATE

UTILITY PLAN

GRAPHIC SCALE

1 inch = 40 ft

Bowman CONSULTING

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UTILITY PLAN
PRELIMINARY PLAN
SHADY GROVE STATION
CRABBS BRANCH WAY AND SHADY GROVE ROAD
TAX MAP GS 123, PARCEL 495
WSSC MAP # 222 NW 08

MONTGOMERY COUNTY, MD

MONT. ELECTION DISTRICT #9

THE NEIGHBORHOODS OF EYA

EYA / CSP ASSOCIATES
C/O EYA, LLC
4800 HAMPDEN LANE
SUITE 300
BETHESDA, MD 20814

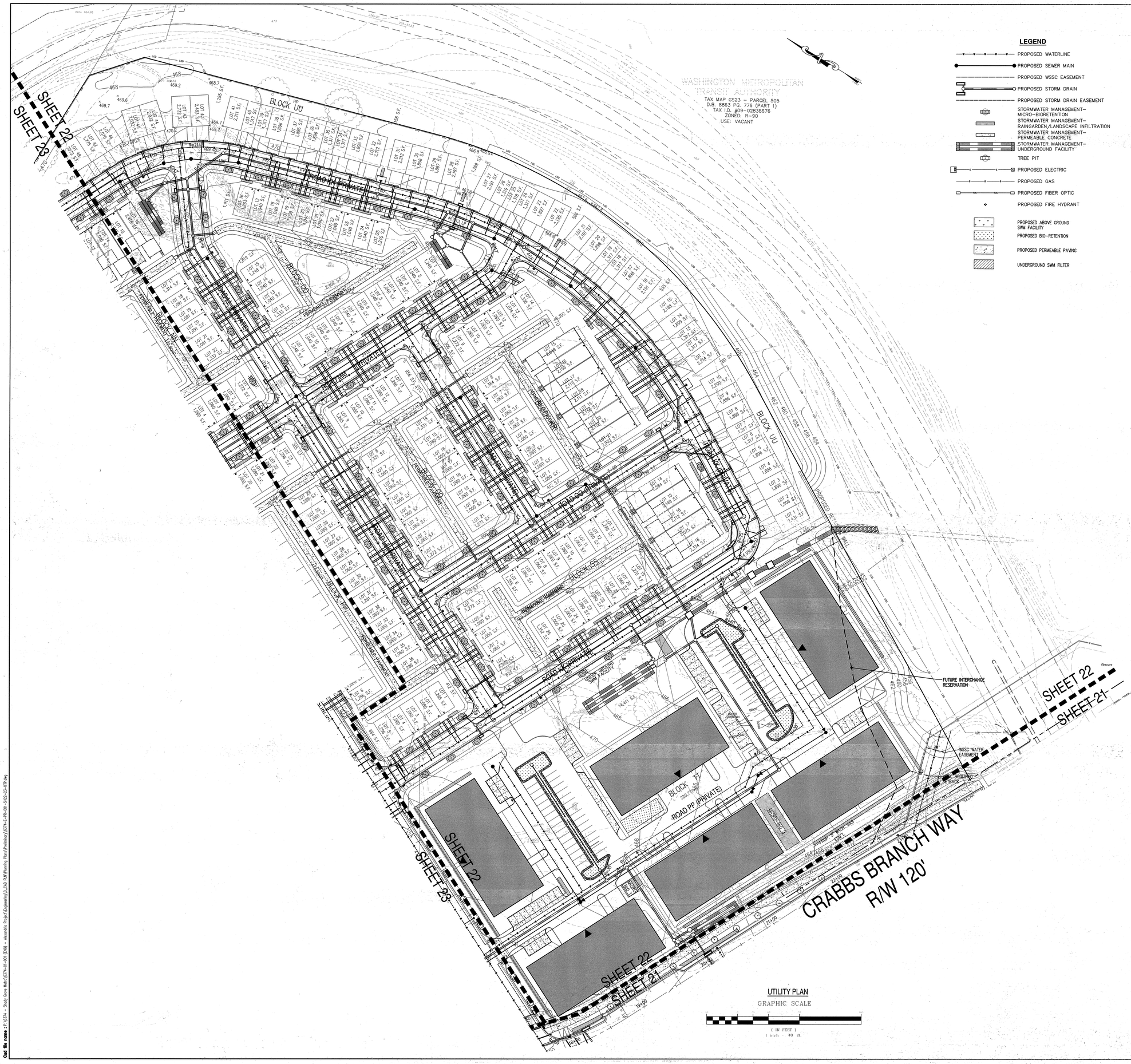
STATE OF MARYLAND — MARK S. STRIEGEL — No. 18987 — REGISTERED PROFESSIONAL ENGINEER

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE 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, LICENSE No. 18987, EXPIRATION DATE 01-13-2015

12-5-13
MARK S. STRIEGEL — DATE
PROFESSIONAL ENGINEER

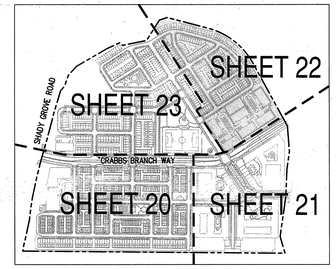
PLAN STATUS	
5/30/12	ADDRESS DRC COMMENTS
10/23/13	CERTIFICATION SET
12/5/13	REV. FOR CERT.

DATE	DESCRIPTION	
DESIGN	DRAWN	CHKD
SCALE	H: 1" = 40' V:	
JOB No. 6374–01–001		
DATE : 11/9/11		
FILE No. 6374		



LEGEND

- PROPOSED WATERLINE
- PROPOSED SEWER MAIN
- PROPOSED WSSC EASEMENT
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN EASEMENT
- STORMWATER MANAGEMENT– MICRO–BIORETENTION
- STORMWATER MANAGEMENT– RAINGARDEN/LANDSCAPE INFILTRATION
- STORMWATER MANAGEMENT– PERMEABLE CONCRETE
- STORMWATER MANAGEMENT– UNDERGROUND FACILITY
- TREE PIT
- PROPOSED ELECTRIC
- PROPOSED GAS
- PROPOSED FIBER OPTIC
- PROPOSED FIRE HYDRANT
- PROPOSED ABOVE GROUND SWM FACILITY
- PROPOSED BIO–RETENTION
- PROPOSED PERMEABLE PAVING
- UNDERGROUND SWM FILTER



KEY MAP
SCALE: 1" = 500'

UTILITY PLAN
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

CERTIFIED PRELIMINARY PLAN

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Glenn Kreger — NAME
1/2/14 — DATE

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UTILITY PLAN
PRELIMINARY PLAN
SHADY GROVE STATION
CRABBS BRANCH WAY AND SHADY GROVE ROAD
TAX MAP GS 123, PARCEL 495
WSSC MAP # 222 NW 08

MONTGOMERY COUNTY, MD

MONT. ELECTION DISTRICT #9

THE NEIGHBORHOODS OF EYA

EYA / CSP ASSOCIATES
C/O EYA, LLC
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BETHESDA, MD 20814

STATE OF MARYLAND — MARK S. STIRES — NO. 18987 — REGISTERED PROFESSIONAL ENGINEER

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12-5-13
MARK S. STIRES — DATE
PROFESSIONAL ENGINEER

PLAN STATUS

DATE	DESCRIPTION
5/30/12	ADDRESS DRC COMMENTS
10/23/13	CERTIFICATION SET
12/5/13	REV. FOR CERT.

DESIGN	DRAWN	CHKD
SCALE	H: V:	1" = 40'

JOB No. 6374-01-001
DATE : 11/9/11
FILE No. 6374

SHEET 22 OF 26

Cad file name : P:\6374 - Shady Grove Metro\6374-01-001 (ENG) - Alexandria Project\Engineering\0_CAD PLN\Planning Plans\Preliminary\6374-E-PR-001-SH22-23-UTP.dwg

SHADY GROVE ROAD

SHEET 22
SHEET 23

WASHINGTON METROPOLITAN TRANSIT AUTHORITY
TAX MAP GS23 – PARCEL 284
D.B. 5504 PG. 183 (PART 2)
TAX I.D. #09-01988365
ZONED: R200
USE: VACANT

WASHINGTON METROPOLITAN TRANSIT AUTHORITY
TAX MAP GS23 – PARCEL 207
D.B. 8863 PG. 776 (PART 3)
TAX I.D. #09-02838654
ZONED: R-90
USE: VACANT

BLOCK KK
BLOCK LL
BLOCK BB
FUTURE SCHOOL DEDICATION 4.0 AC.
174,855 S.F.
BLOCK AA
JEREMIAH PARK
4.1 AC.
177,812 S.F.
JEREMIAH PARK
BLOCK DD
BLOCK CC
BLOCK EE
BLOCK FF
BLOCK HH
BLOCK JJ
BLOCK GG
BLOCK II
EAST SIDE COMMUNITY CENTER
28,986 S.F.
UNDERGROUND VAULT
PERMEABLE PAVEMENT
43,807 S.F.
15,631 S.F.
20,522 S.F.
31,206 S.F.
25,072 S.F.
30,158 S.F.
3,475 S.F.

ROAD KK (PRIVATE)
ROAD DC (PRIVATE)
ROAD LL (PRIVATE)
ROAD EE (PRIVATE)
ROAD BB (PRIVATE)
ROAD AA (PRIVATE)
ROAD GG (PRIVATE)
ROAD JJ (PUBLIC)
ROAD II (PRIVATE)
ROAD HH (PRIVATE)
ROAD FF (PRIVATE)
ROAD CC (PRIVATE)
ROAD DD (PRIVATE)
ROAD GG (PRIVATE)

PROPOSED SHADY GROVE SHARED-USE PATH (CLASS 1) PER SECTOR PLAN

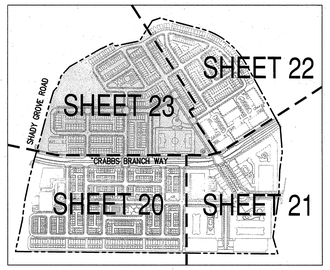
PROP. 4" WASH. GAS
PROP. 5" WASH. GAS

SHEET 20
SHEET 21
SHEET 22
SHEET 23

CRABBS BRANCH WAY (R/W 120')

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

KEY MAP
SCALE: 1" = 500'



LEGEND

- PROPOSED WATERLINE
- PROPOSED SEWER MAIN
- PROPOSED WSSC EASEMENT
- PROPOSED STORM DRAIN
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- STORMWATER MANAGEMENT– MICRO–BIORETENTION
- STORMWATER MANAGEMENT– RAINGARDEN/LANDSCAPE INFILTRATION
- STORMWATER MANAGEMENT– PERMEABLE CONCRETE
- STORMWATER MANAGEMENT– UNDERGROUND FACILITY
- TREE PIT
- PROPOSED ELECTRIC
- PROPOSED GAS
- PROPOSED FIBER OPTIC
- PROPOSED FIRE HYDRANT
- PROPOSED ABOVE GROUND SWM FACILITY
- PROPOSED BIO–RETENTION
- PROPOSED PERMEABLE PAVING
- UNDERGROUND SWM FILTER

CERTIFIED PRELIMINARY PLAN

The foregoing conditions, and this plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.

NAME — DATE 1/2/14

Bowman CONSULTING

Bowman Consulting Group, Ltd.
2300 Rev Road
Suite 200
Annapolis, Maryland 21401
Phone: (410) 224-7590
Fax: (410) 224-7592
www.bowmanconsulting.com
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UTILITY PLAN
PRELIMINARY PLAN
SHADY GROVE STATION
CRABBS BRANCH WAY AND SHADY GROVE ROAD
TAX MAP GS23, PARCEL 284
WSSC MAP # 222 NW 08

MONTGOMERY COUNTY, MD

THE NEIGHBORHOODS OF EYA

EYA / CSP ASSOCIATES
CIVIL ENGINEERS
4800 HAMPDEN LANE
SUITE 300
BETHESDA, MD 20814

STATE OF MARYLAND — MARK S. FINLEY — NO. 19987 — REGISTERED PROFESSIONAL ENGINEER

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, THAT THOSE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 19987, EXPIRATION DATE: 9-23-2015

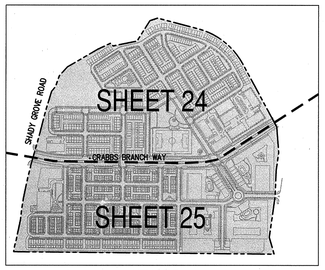
MARK S. FINLEY, PROFESSIONAL ENGINEER — DATE 11.5.13

PLAN STATUS	
5/30/12	ADDRESS DRC COMMENTS
10/23/13	CERTIFICATION SET
12/5/13	REV. FOR CERT.
DATE	DESCRIPTION

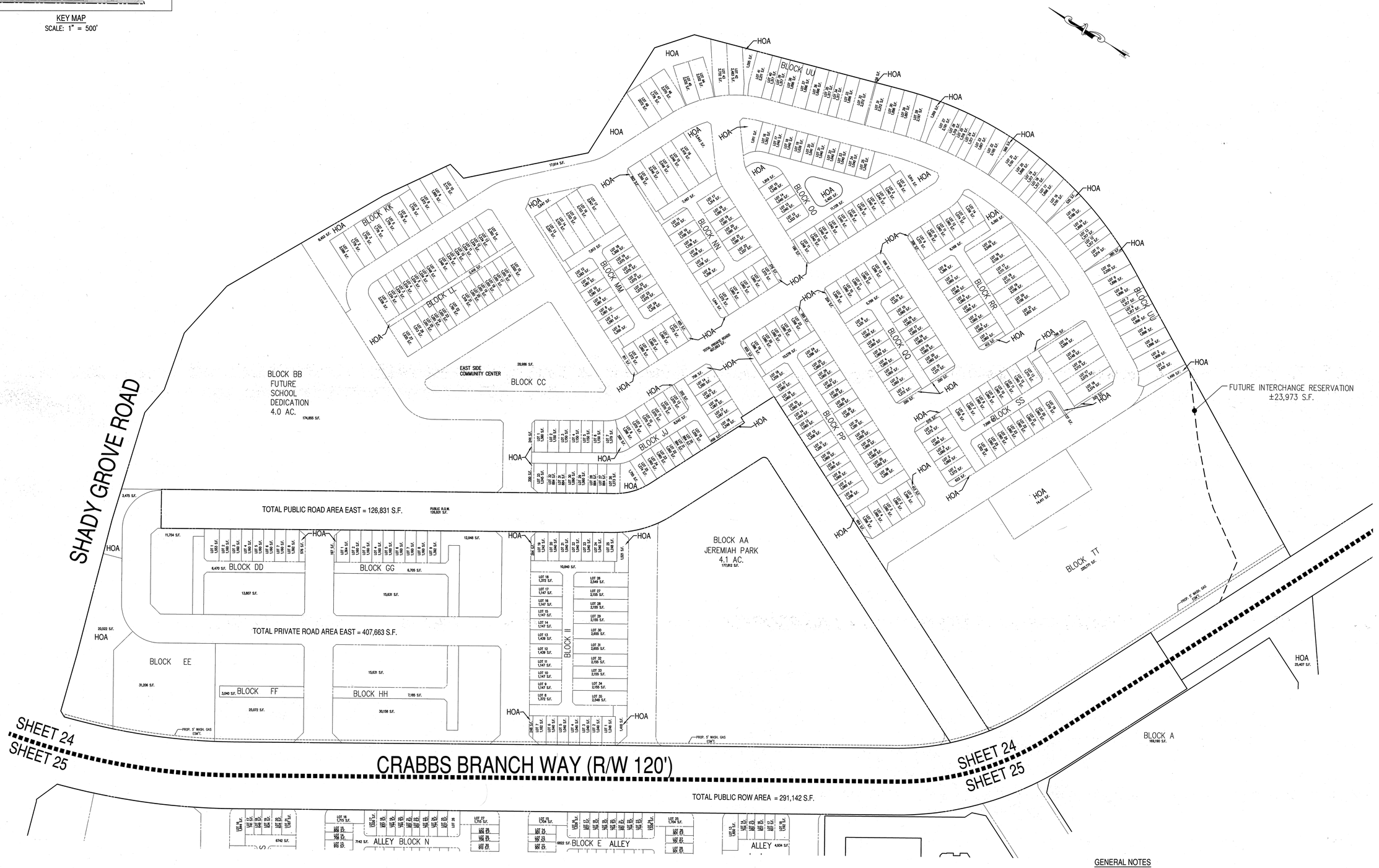
DESIGN	DRAWN	CHKD
SCALE	H: 1" = 40' V:	
JOB No. 6374-01-001		
DATE : 11/9/11		
FILE No. 6374		
SHEET 23 OF 26		

MONT ELECTION DISTRICT #9

Cad file name : p:\6374 - Shady Grove Metro\6374-dc-001 (RM) - Associates Project Engineering\6_CAD FILES\Planning Plans\Preliminary\6374-C-PR-UM-SHDC-23-UTP.dwg



KEY MAP
SCALE: 1" = 500'



EAST SIDE - PRELIMINARY PLAT PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

GENERAL NOTES

1. ALL PRIVATE ROADS TO BE OWNED AND MAINTAINED BY HOA.

CERTIFIED PRELIMINARY PLAN

The foregoing conditions, and this plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.

Glenn Kreger — NAME
1/2/14 — DATE

Bowman CONSULTING

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PRELIMINARY PLAT PLAN - EAST
PRELIMINARY PLAN
SHADY GROVE STATION
CRABBS BRANCH WAY AND SHADY GROVE ROAD
TAX MAP GS 123, PARCEL 495
WSSC MAP # 222 NW 08

MONTGOMERY COUNTY, MD

MONT. ELECTION DISTRICT #9

THE NEIGHBORHOODS OF EYA

EYA / CSP ASSOCIATES
C/O EYA, LLC
4800 HAMPDEN LANE
SUITE 300
BETHESDA, MD 20814

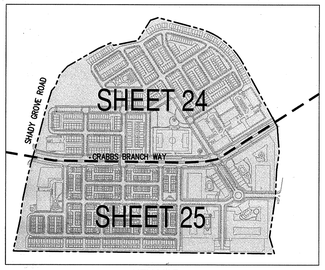
STATE OF MARYLAND
MARK S. STIRES
NO. 18987
REGISTERED PROFESSIONAL ENGINEER

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE 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, LICENSE No. 18987, EXPIRATION DATE 01-13-2015.

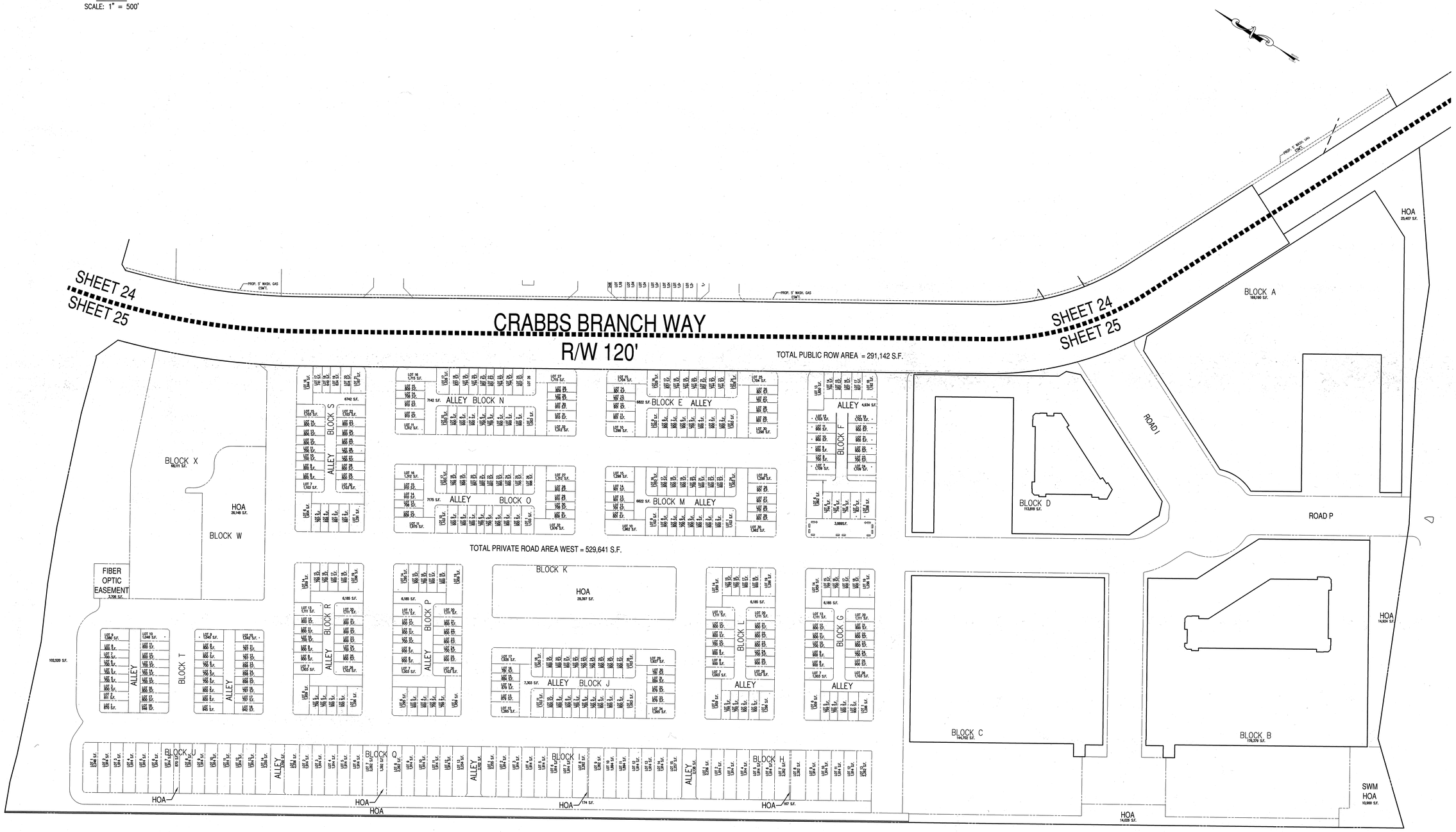
12-5-13
MARK S. STIRES — DATE
PROFESSIONAL ENGINEER

PLAN STATUS	
5/30/12	ADDRESS DRC COMMENTS
10/23/13	CERTIFICATION SET
12/5/13	REV. FOR CERT.

DATE	DESCRIPTION	
DESIGN	DRAWN	CHKD
SCALE	H: 1" = 60' V:	
JOB No. 6374-01-001		
DATE : 11/9/11		
FILE No. 6374		



KEY MAP
SCALE: 1" = 500'



GENERAL NOTES

1. ALL PRIVATE ROADS TO BE OWNED AND MAINTAINED BY HOA.
2. "ROAD P" AND "ROAD I" ARE SUBJECT TO VARIOUS CONDITIONS OF THE SHADY GROVE STATION (PRELIM PLAN NO. 120120080) RESOLUTION DATED SEPTEMBER 11, 2012.

WEST SIDE - PRELIMINARY PLAT PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

CERTIFIED PRELIMINARY PLAN

The foregoing conditions, and this plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.

Glenn Kreger — NAME
1/2/14 — DATE

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PRELIMINARY PLAT PLAN - WEST
PRELIMINARY PLAN
SHADY GROVE STATION
CRABBS BRANCH WAY AND SHADY GROVE ROAD
TAX MAP GS 123, PARCEL 495
WSSC MAP # 222 NW 08

MONTGOMERY COUNTY, MD

MONT. ELECTION DISTRICT #9

THE NEIGHBORHOODS OF EYA

EYA / CSP ASSOCIATES
C/O EYA, LLC
4800 HAMPDEN LANE
SUITE 300
BETHESDA, MD 20814

STATE OF MARYLAND — MARK S. SIMPSON — NO. 18987 — REGISTERED PROFESSIONAL ENGINEER

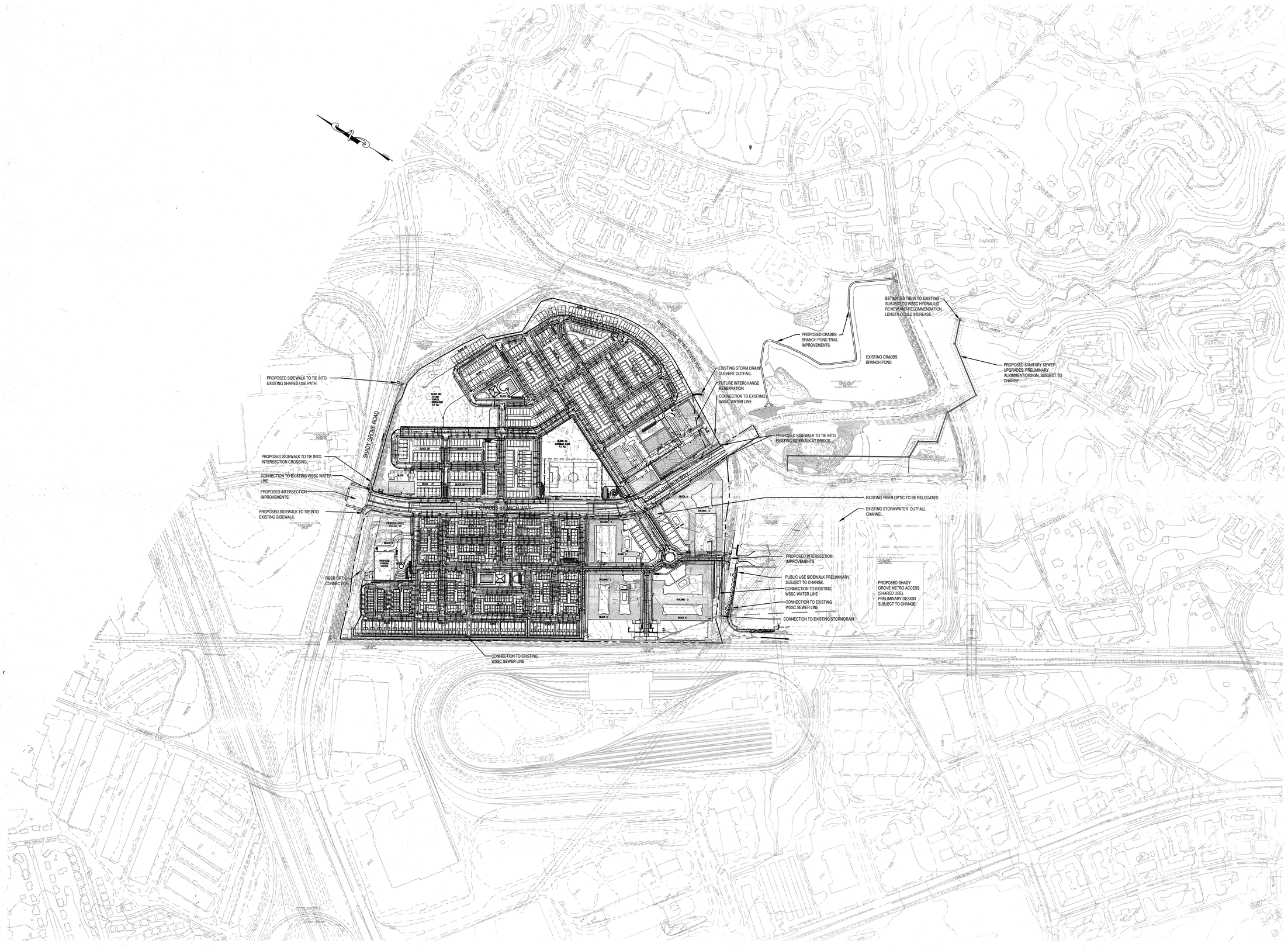
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 18987, EXPIRATION DATE 01-13-2015

MARK S. SIMPSON — PROFESSIONAL ENGINEER — 12-5-13 — DATE

PLAN STATUS	
5/30/12	ADDRESS DRC COMMENTS
10/23/13	CERTIFICATION SET
12/5/13	REV. FOR CERT.

DATE	DESCRIPTION	
DESIGN	DRAWN	CHKD
SCALE	H: 1" = 60' V:	
JOB No. 6374-01-001		
DATE : 11/9/11		
FILE No. 6374		

Cad file name : P:\6374 - Shady Grove Metro\6374-01-001 (ENG) - Alexandria Project\Engineering\0_CAD PLN\Planning Plans\Preliminary\6374-E-PR-001-SH24-25-PP1.dwg



PLAN VIEW
SCALE: 1" = 200'

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

CERTIFIED PRELIMINARY PLAN

The foregoing conditions, and this plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.

NAME — DATE 1/2/14

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OFF-SITE UTILITY CONNECTIONS AND OTHER FEATURES
PRELIMINARY PLAN
SHADY GROVE STATION
CRABBS BRANCH WAY AND SHADY GROVE ROAD
TAX MAP GS 123, PARCEL 495
WSSC MAP # 222 NW 08

MONT. ELECTION DISTRICT #9 — MONTGOMERY COUNTY, MD

THE NEIGHBORHOODS OF EYA

EYA / CSP ASSOCIATES
C/O EYA, LLC
4800 HAMPDEN LANE
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STATE OF MARYLAND — MARK S. STRIES — 18987 — REGISTERED PROFESSIONAL ENGINEER

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE 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, LICENSE No. 18987, EXPIRATION DATE 01-13-2015

MARK S. STRIES — 12-5-13
PROFESSIONAL ENGINEER — DATE

PLAN STATUS	
5/30/12	ADDRESS DRC COMMENTS
10/23/13	CERTIFICATION SET
12/5/13	REV. FOR CERT.

DATE	DESCRIPTION	
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JOB No. 6374-01-001		
DATE : 11/9/11		
FILE No. 6374		

SHEET 26 OF 26

Cad file name : P:\6374 - Shady Grove Metro\6374-01-001 (ENG) - Alexandria Project\Engineering\0_CAD PLN\Planning Plans\Preliminary\6374-E-PR-001-SK06-OSU.dwg