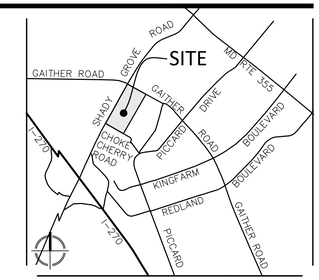
SHADY GROVE INNOVATION DISTRICT

PHASE 2 COMMERCIAL LEVEL 2 SITE PLAN

ROCKVILLE (4TH.) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 2000'

DEVELOPMENT TABULATIONS

Parcel Information	SF	ACRES
Zoning		**MXE**
Lot Reference: Lots 5-8		
Existing Site	575,923	13.22
Gaither Road ROW Dedication	3,520	0.08
Discovery Street ROW Dedication	60,973	1.40
Progress Street ROW Dedication	34,352	0.79
Choke Cherry Road ROW Dedication	2,196	0.05
Shady Grove Road ROW Dedication	19,015	0.44
Lot 1B	158,450	3.64
Lot 1C	31,430	0.72
Site Area	**265,987**	**6.11**

Proposed Development	Proposed
Site Area	6.11 ac
Market Rate Units	**315**
MPDU 12.5%	**45**
Total Residential Units	**360**
Non-Residential Use	
Lab / Office	**145,000**

Building Height Sec. 25.13.05	Maximum Allowed	Proposed*
Lab / Office	120'	97'
Multi-family Residential	120'	85'

*Penthouse enclosure height included, stack height is excluded. Rooftop equipment is not included in the building height for the MF building.

Setbacks Sec. 25.13.05	Minimum Required	Minimum Proposed
Front Yards (abutting public R/W or other lot line)	0' or 10'	0'
Side/Rear Yards (abutting non-residential property)	0' or 10'	0'

Parking 25.16.03	Rate	Metric	Count	Code Requirement	Total Provided	
360 Multi-family units*	1.0/ 1.5*	unit	360	414	450	
Lab / Office	1 per 1000	square feet	145,000	145	621	**
Total				559	1,071	

* Studio and 1 bedroom require 1.0 space per dwelling unit. Two or more bedrooms require 1.5 spaces per dwelling unit. Current unit mix to calculate parking is approximately 40 studio, 182 1 bedroom, and 108 2 bedroom and is subject to change at time of Building Permit.
** Parking garage proposed is also to accommodate future development

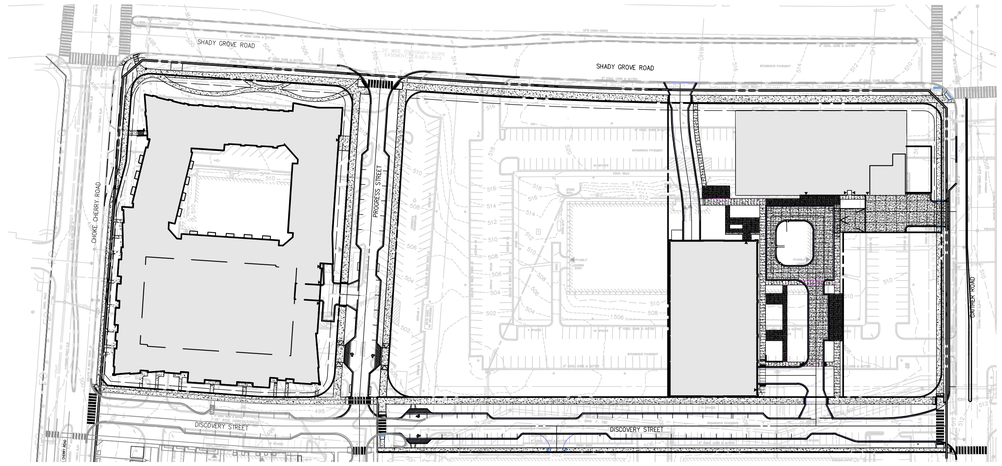
Bicycle Parking Sec. 25.16.03	Minimum Required	Provided
Bicycle Spaces		
Multi-Family Residential		
Short Term @ 1/50 du	8	8
Long Term @ 1/3 du	120	120
Lab/Office		
Short Term@2/40000 SF	8	8
Long Term @2/10000 SF	29	30
Short Term Total	**16**	**16**
Long Term Total	**149**	**150**

ADA Parking (ADA spaces included in total above)	Total Parking Provided	Minimum Required	Provided
Lab / Office	621	13	16 (4 Van)

Open Area Sec.25.13.05		
	APPROVED PJT2017-00007	
Gross Tract Area	**1,354,716 sf**	
Gaither Road ROW Dedication	**6,098 sf**	
Choke Cherry Road ROW Dedication	**22,651 sf**	
Overall Net Site Area	**1,325,966 sf**	
	Required	***Approved***
Open Area (%)	**20 %**	**30.4 %**
Open Area (sf)	**265,193 sf**	**412,349 sf**
Public Use Space (%)	**5 %**	**10.5 %**
Public Use Space (sf)	**67,736 sf**	**142,677 sf**

	APPROVED STP2020-00393	
	Overall	**STP2020-0393**
Gross Tract Area	1,354,716 sf	502,251 sf
Proposed Dedications	25,809 sf	25,809 sf
Net Site Area	1,328,907 sf	476,442 sf
		Approved
Open Area (% of Overall Net Site area)		21.6 %
Open Area (sf)		286,709 sf
Public Use Space (% of Net Site Area)		3.3 %
Public Use Space (sf)		44,357 sf

	Multifamily/Commercial Parcel	
	Overall	**Commercial Phase**
Parcel Area	1,354,716 sf	575,923 sf
Previous Dedications	25,809 sf	
Gaither Road ROW Dedication		3,520 sf
Discovery Street ROW Dedication		60,973 sf
Progress Street ROW Dedication		34,352 sf
Choke Cherry Road ROW Dedication		2,196 sf
Shady Grove Road ROW Dedication		19,015 sf
Lot 1B		158,450 sf
Lot 1C		31,430 sf
Net Parcel Area	1,018,971 sf	265,987 sf
		Proposed
Open Area (% of Overall Net Site area)		8.9 %
Open Area (sf)		90,194 sf
Public Use Space (% of Net Site Area)		1.5 %
Public Use Space (sf)		15,296 sf



100 50 0 100 150 300
SCALE: 1"=100'

OPEN AREA/PUBLIC USE SPACE RUNNING TABULATION

Open Area Required Per Approved PJT2017-00007 Open Area (%)	***30.4 %***	***Open Area Required Per Approved PJT2017-00007 Open Area (sf)***	***412,349 sf***
Open Area Provided on Approved STP2020-00393 (%)	21.6 %	Open Area Provided on Approved STP2020-00393 (sf)	286,709 sf
Open Area Provided on Commercial Phase (%)	8.9 %	Open Area Provided on Commercial Phase (sf)	90,194 sf
Total Open Area To Be Provided on Future Phases (%)	**0.0 %**	**Total Open Area To Be Provided on Future Phases (sf)**	**35,446 sf**

Public Use Space Required Per Approved PJT2017-00007 Public Use Space (%)	***10.5 %***	***Public Use Space Required Per Approved PJT2017-00007 Public Use Space (sf)***	***142,677 sf***
Public Use Space Provided on Approved STP2020-00393 (%)	3.3 %	Public Use Space Provided on Approved STP2020-00393 (sf)	44,357 sf
Public Use Space Provided on Commercial Phase (%)	1.5 %	Public Use Space Provided on Commercial Phase (sf)	15,296 sf
Total Public Use Space To Be Provided on Future Phases (%)	**5.7 %**	**Total Public Use Space To Be Provided on Future Phases (sf)**	**83,024 sf**

GENERAL NOTES

1. THE PROPERTY FOR PHASE 2 IS 6.11 NET ACRES.
2. THE PROPERTY FOR PHASE 2 IS ZONED MXE.
3. THE SITE IS LOCATED ON WSSC MAP 221NW09.
4. THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FS62, WITH TAX ACCOUNT NO. 160400154317, 160400145040, 160400145038, AND 160400145120.
5. BOUNDARY AND TOPOGRAPHIC DATA UPDATE BY VIKA IN 04/2022.
6. THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON THE SITE. FP STUDY WAS COMPLETED ON ADJACENT PROPERTY.
7. THERE IS NO STREAM VALLEY BUFFER LOCATED ON THE SITE.
8. THERE ARE NO WETLANDS LOCATED ON THE SITE.
9. ABOVE GRADE TRANSFORMERS WILL BE PROPOSED AND LOCATED AS SHOWN.
10. ARCHITECTURAL ROOFTOP EQUIPMENT WAIVER IS PROPOSED.

SHEET INDEX

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SP-1B	STREET SECTIONS
SP-1C	STREET SECTIONS
SP-2	APPROVALS
SP-3	SITE PLAN RESIDENTIAL OVERALL
SP-4	SITE PLAN COMMERCIAL OVERALL
SP-5	SITE PLAN RESIDENTIAL GRADING
SP-6	SITE PLAN COMMERCIAL GRADING
SP-7	FIRE PROTECTION PLAN RESIDENTIAL
SP-8	FIRE PROTECTION PLAN COMMERCIAL
SP-8A	FIRE PROTECTION PLAN ADJACENT PARCEL
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SP-10	OPEN SPACE PLAN
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L101	LANDSCAPE PLAN- SECTOR 1
L102	LANDSCAPE PLAN- SECTOR 2
L201	SITE LIGHTING PLAN- SECTOR 1
L202	SITE LIGHTING PLAN- SECTOR 2
L210	PHOTOMETRIC MF PH1
L211	PHOTOMETRIC COMMERCIAL PH1
L510	SITE LIGHTING DETAILS
L600	LANDSCAPE DETAILS

SUPPORTING DOCUMENTS

GRADE ESTABLISHMENT PLAN
UTILITY PLAN
SIGHT DISTANCE PLAN
FOREST CONSERVATION/SWM OVERLAY EXHIBIT
ARCHITECTURE PLANS
SHADY GROVE ROAD STREET SECTION EXHIBITS
PHASING PLAN EXHIBIT
PUBLIC ART CONCEPT

NOT FOR CONSTRUCTION

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

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

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

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PREPARED FOR:
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BXP SHADY GROVE LOT 6 LLC
BXP SHADY GROVE LOT 7 LLC
BXP SHADY GROVE LOT 8 LLC
2200 PENNSYLVANIA AVENUE, NW
SUITE 200W
WASHINGTON DC, 20037
301-704-5447
CJ OVERLY
COVERLY@BXP.COM

DESIGN CONSULTANTS

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301.517.4813
CONTACT: SCOTT WALLACE

SHADY GROVE INNOVATION DISTRICT
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

PHASE 2 COMMERCIAL LEVEL 2 SITE PLAN COVER SHEET

PROFESSIONAL SEAL
STATE OF MARYLAND · MICHAEL B. GOODMAN · No. 27721 · PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. ENGINEER'S NAME: Michael B. Goodman, P.E.
LICENSE No.: 27721
EXPIRATION DATE: July 19, 2026

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

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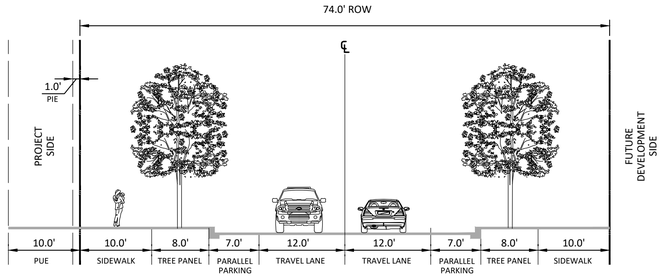
DESIGNED BY: MBG
DATE ISSUED: 11/17/2023

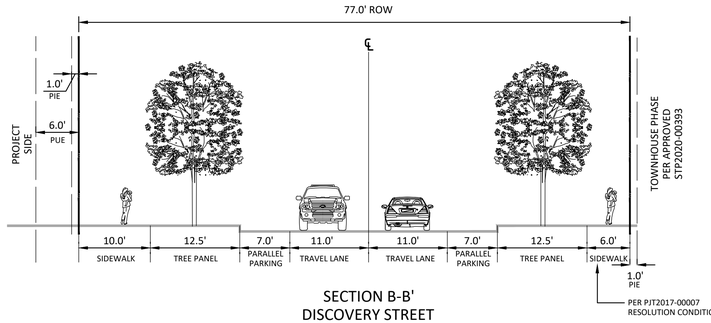
VIKA PROJECT VM50554L

DRAWING NO.

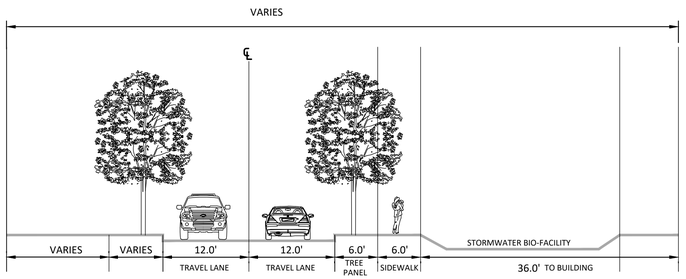
SHEET NO. SP-1



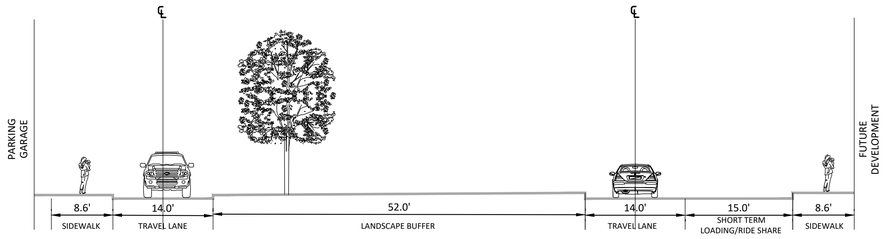
SECTION A-A'
PROGRESS STREET
FORMERLY STREET D
BUSINESS DISTRICT CLASS II



SECTION B-B'
DISCOVERY STREET
FORMERLY STREET C
BUSINESS DISTRICT CLASS II



SECTION C-C'
PRIVATE DRIVE AISLE TO GARAGE FROM SHADY GROVE ROAD



SECTION D-D'
PRIVATE TURNABOUT
FROM DISCOVERY PHASE 1

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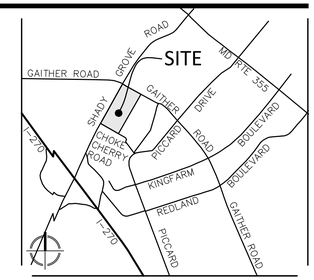
LAYOUT: SP-1A, Plotted By: mcrowell



VICINITY MAP
SCALE: 1" = 2000'

NOTE: ALL DIMENSIONS ARE PER PROJECT PLAN APPROVED ROAD SECTIONS

10 5 0 10 20 30
SCALE: 1"=10'

KEY MAP

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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

PHASE 2 COMMERCIAL LEVEL 2 SITE PLAN STREET SECTIONS

PROFESSIONAL SEAL
STATE OF MARYLAND
MICHAEL B. GOODMAN
No. 27721
PROFESSIONAL ENGINEER

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DATE ISSUED: 11/17/2023

VIKA PROJECT VM50554L

DRAWING NO.

SHEET NO. SP-1A

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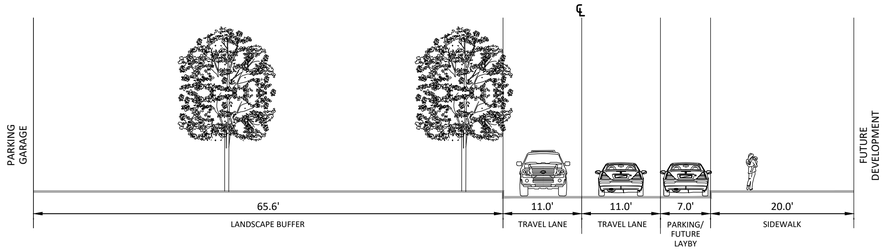
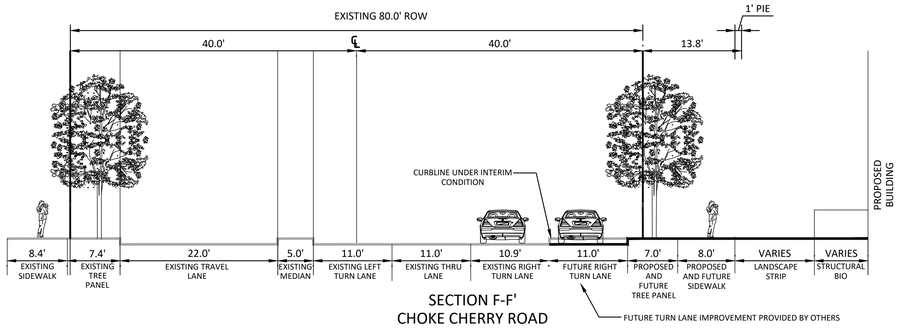
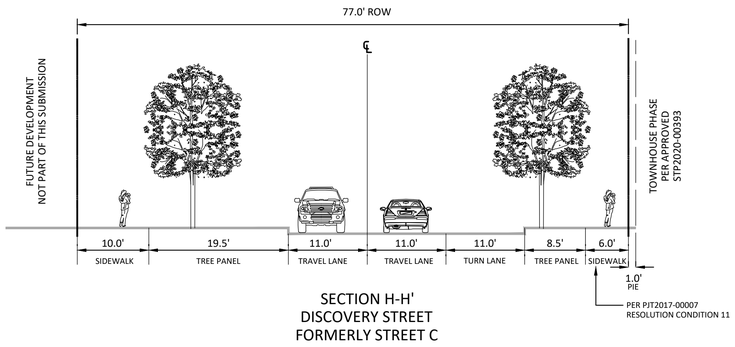


SECTION E-E'
PRIVATE DRIVE AISLE TO GARAGE FROM DISCOVERY STREET



SECTION F-F'
CHOKE CHERRY ROAD



SECTION H-H'
DISCOVERY STREET
FORMERLY STREET C

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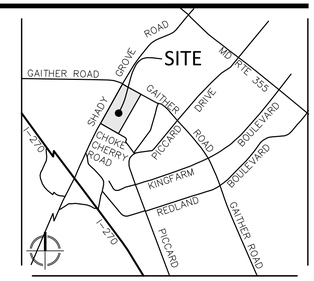

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4TH ELECTION DISTRICT
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WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

PHASE 2 COMMERCIAL LEVEL 2 SITE PLAN STREET SECTIONS

PROFESSIONAL SEAL

STATE OF MARYLAND · MICHAEL B. GOODMAN · No. 27721 · PROFESSIONAL ENGINEER

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VIKA PROJECT VM50554L

DRAWING NO.

SHEET NO. SP-1B

LAYOUT: SP-1B, Plotted By: mcrowell

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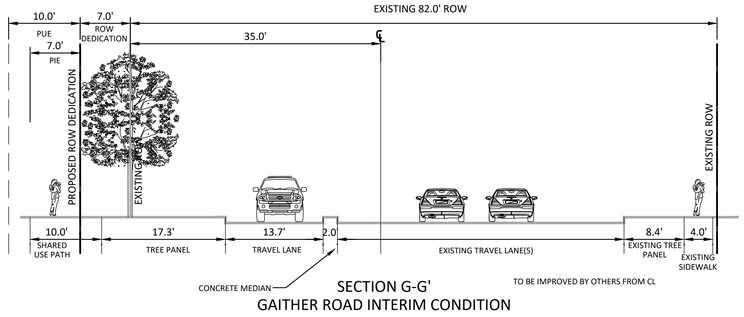
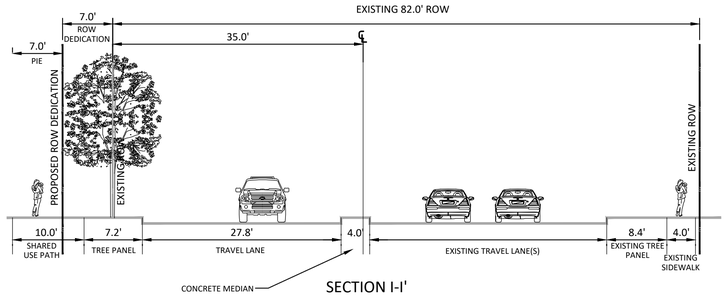
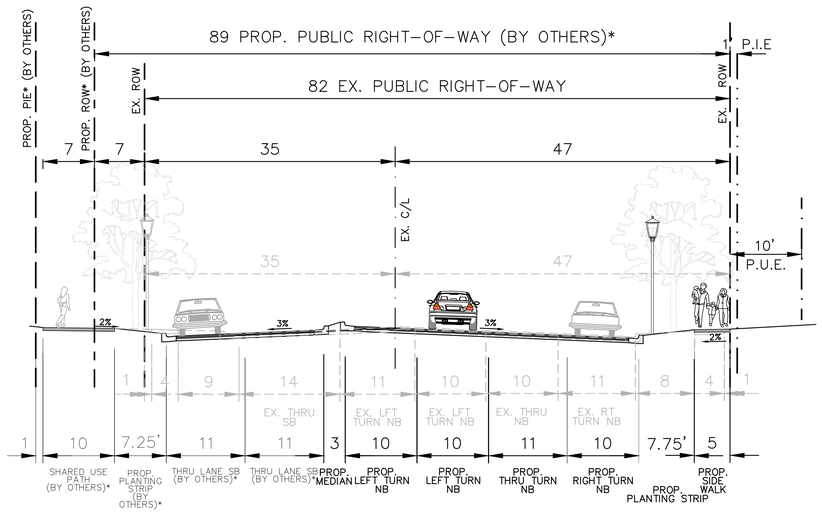


SECTION G-G'
GAITHER ROAD INTERIM CONDITION

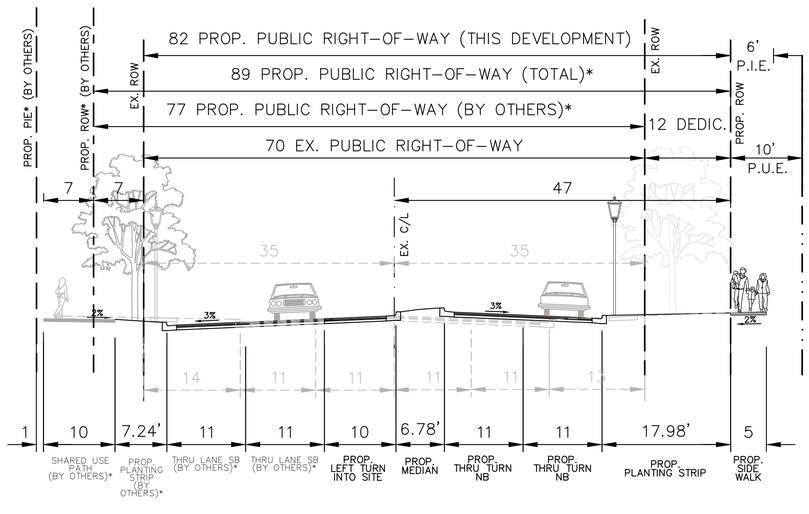


SECTION I-I'
GAITHER ROAD INTERIM CONDITION



* APPROVED SECTION, SHADY GROVE NEIGHBORHOOD CENTER PROP. IMPROVEMENT

SECTION G-G'
GAITHER ROAD ULTIMATE CONDITION
FOR INFORMATIONAL PURPOSES ONLY



* APPROVED SECTION, SHADY GROVE NEIGHBORHOOD CENTER PROP. IMPROVEMENT

SECTION I-I'
GAITHER ROAD ULTIMATE CONDITION
FOR INFORMATIONAL PURPOSES ONLY

NOT FOR CONSTRUCTION

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

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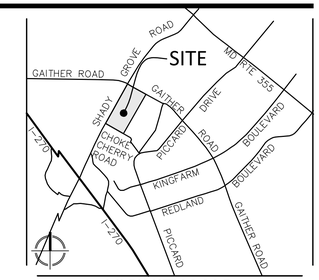
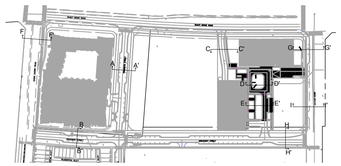


VICINITY MAP
SCALE: 1" = 2000'

NOTE: ALL DIMENSIONS ARE PER PROJECT PLAN APPROVED ROAD SECTIONS

10 5 0 10 20 30
SCALE: 1"=10'



KEY MAP

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

Our Site Set on the Future.

PREPARED FOR:
BXP SHADY GROVE LOT 5 LLC
BXP SHADY GROVE LOT 6 LLC
BXP SHADY GROVE LOT 7 LLC
BXP SHADY GROVE LOT 8 LLC
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SUITE 200W
WASHINGTON DC, 20037
301-704-5447
CJ OVERLY
COVERLY@BXP.COM

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ATTORNEY
MILES & STOCKBRIDGE
11 N WASHINGTON STREET
SUITE 700
ROCKVILLE, MD 20850
301.517.4813
CONTACT: SCOTT WALLACE

SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

PHASE 2 COMMERCIAL LEVEL 2 SITE PLAN STREET SECTIONS

PROFESSIONAL SEAL
STATE OF MARYLAND
MICHAEL B. GOODMAN
No. 27721
PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. ENGINEER'S NAME: Michael B. Goodman, P.E.
LICENSE No.: 27721
EXPIRATION DATE: July 19, 2026

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DESIGNED BY: MBG
DATE ISSUED: 11/17/2023

VIKA PROJECT VM50554L

DRAWING NO.
SHEET NO. SP-1C

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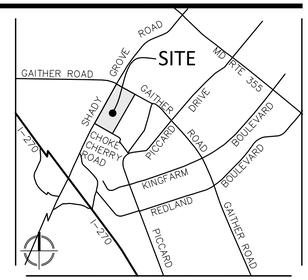

VICINITY MAP
SCALE: 1" = 2000'

NOT FOR CONSTRUCTION

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LAYOUT: SP-2, Plotted By: mcrowell

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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

PHASE 2 COMMERCIAL LEVEL 2 SITE PLAN APPROVALS

PROFESSIONAL SEAL

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PROFESSIONAL ENGINEER

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DATE ISSUED: 11/17/2023

VIKA PROJECT VM50554L

DRAWING NO.

SHEET NO. SP-2

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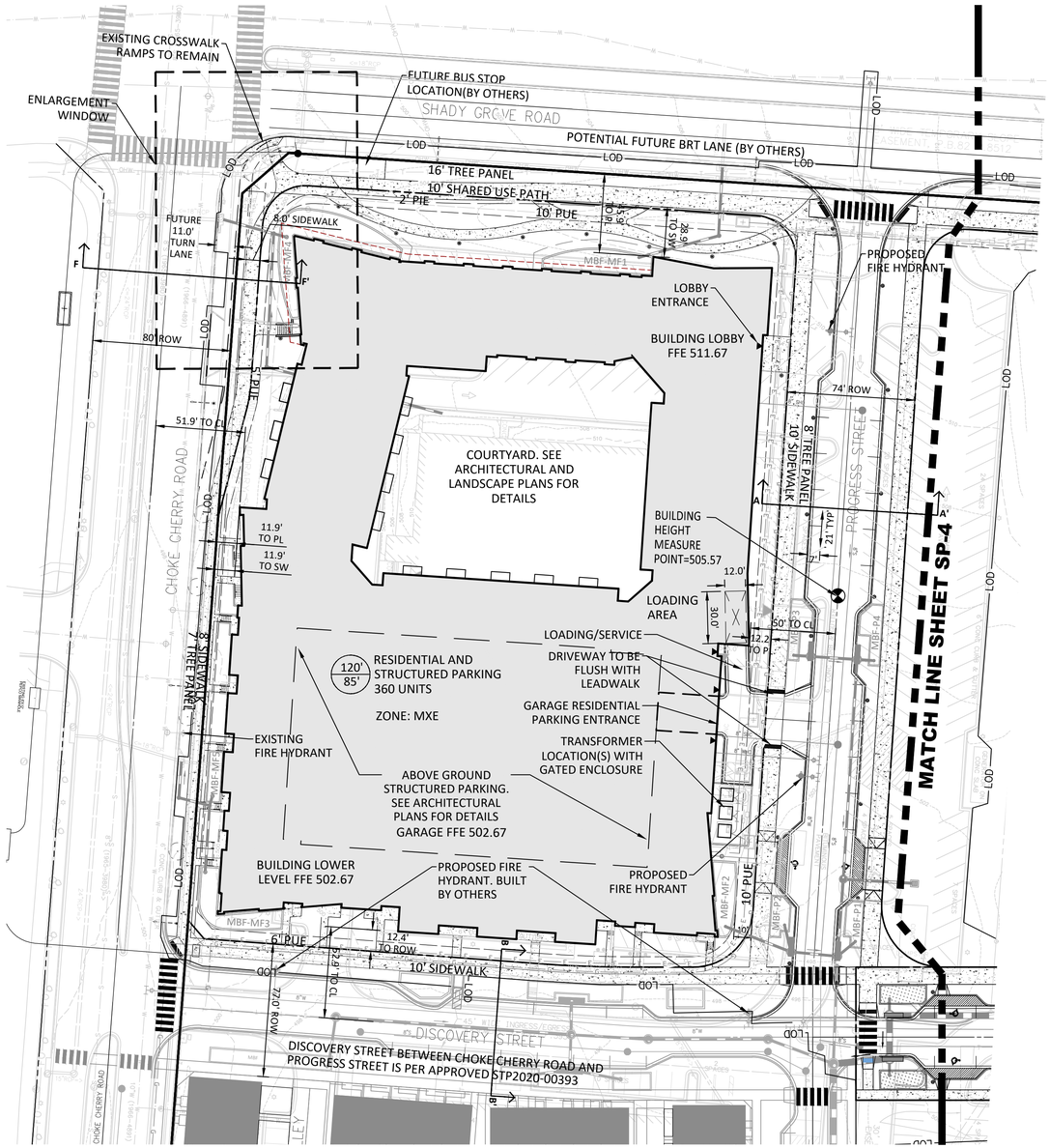

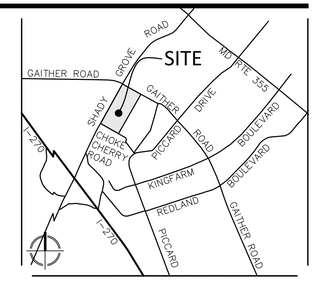

VICINITY MAP
SCALE: 1" = 2000'

PLAN LEGEND

PROPERTY LINES	EXISTING GUY POLE
EXISTING EDGE OF PAVEMENT	EXISTING GAS VALVE
EXISTING FENCE LINE	EXISTING LIGHT POLE
EXISTING NATURAL GAS CONDUIT	EXISTING PHONE PEDESTAL
EXISTING OVERHEAD WIRES	EXISTING PHONE MANHOLE
EXISTING TELEPHONE CONDUIT	EXISTING UTILITY POLE
EXISTING SANITARY SEWER CONDUIT	EXISTING STORM DRAIN MANHOLE
EXISTING STORM DRAIN CONDUIT	EXISTING ELECTRICAL JUNCTION BOX
EXISTING WATER CONDUIT	EXISTING ELECTRICAL MANHOLE
LIMITS OF DISTURBANCE	EXISTING FIRE DEPARTMENT CONNECTION
EXISTING STREAM VALLEY BUFFER	EXISTING FIRE HYDRANT
BUILDING HEIGHT ALLOWED	PROPOSED STORMWATER MANAGEMENT BIO
BUILDING HEIGHT ILLUSTRATED	EXISTING BOLLARD
	EXISTING SIGN POST
	EXISTING WOOD POST
	EXISTING CURB INLET
	EXISTING CONCRETE
	EXISTING SANITARY MANHOLE
	EXISTING TRAFFIC SIGNAL POLE
	EXISTING TREE
	EXISTING CABLE TELEVISION PEDESTAL
	EXISTING UNKNOWN UTILITY MANHOLE
	EXISTING WATER METER
	EXISTING WATER MANHOLE
	EXISTING WATER VALVE
	DOOR LOCATION
	EXISTING GAS MANHOLE

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40 20 0 40 80 120
SCALE: 1"=40'

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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

LEVEL 2 SITE PLAN COMMERCIAL PHASE 2

PROFESSIONAL SEAL

STATE OF MARYLAND · MICHAEL B. GOODMAN · No. 27721 · PROFESSIONAL ENGINEER

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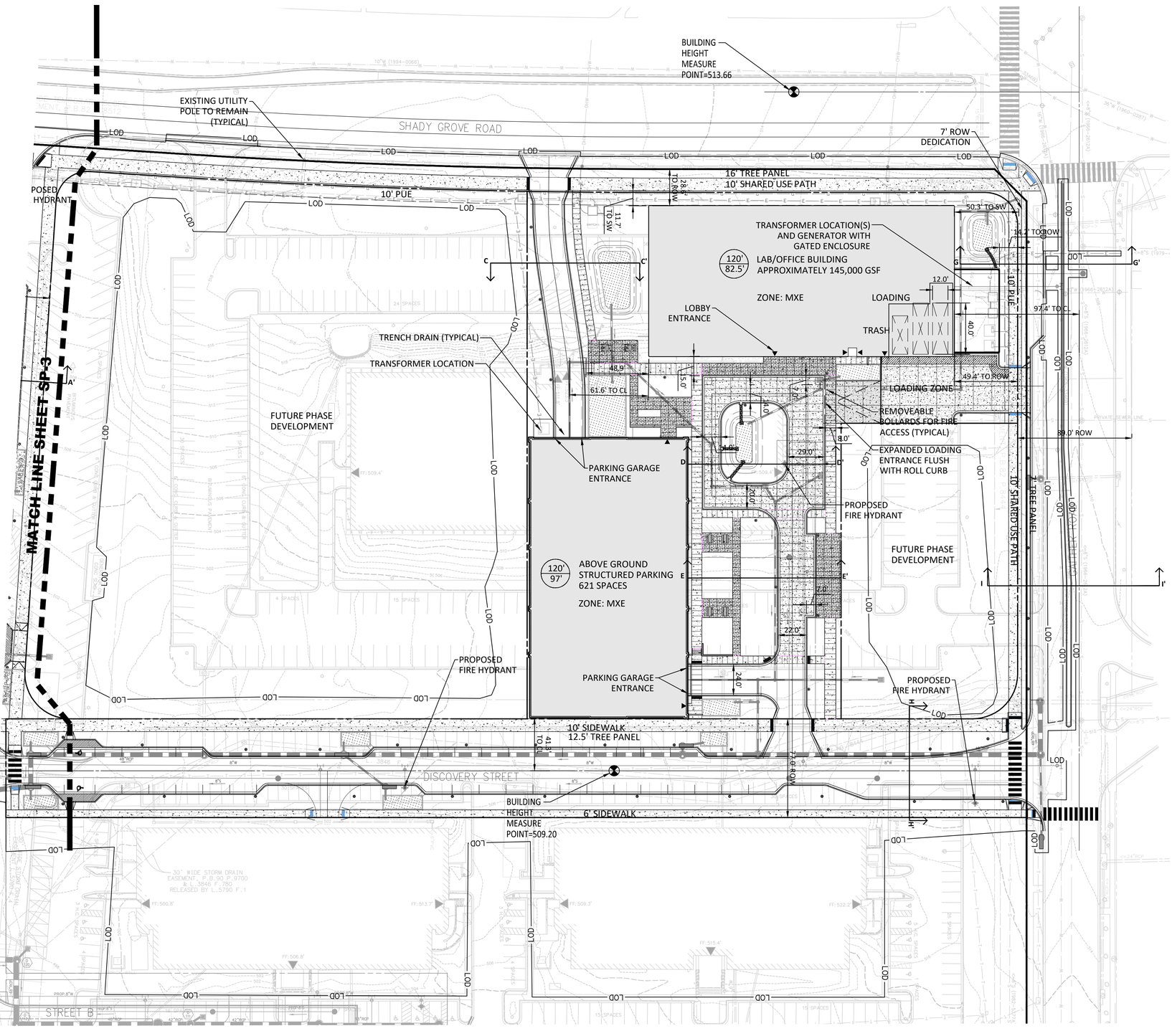
DESIGNED BY: MBG
DATE ISSUED: 11/17/2023

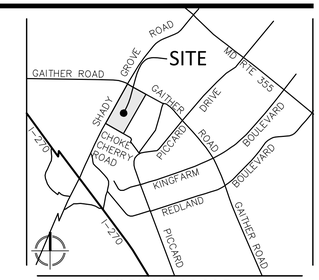
VIKA PROJECT VM50554L

DRAWING NO.

SHEET NO. SP-3

N:\50501-55000\50554\CAD\COMMERCIAL - MULTIFAMILY\SITE\LO OT SHEETS\50554200_CM_MF_P_SITE.dwg - Thursday, July 31, 2025 2:12:11 PM





VICINITY MAP
SCALE: 1" = 2000'

PLAN LEGEND

- PROPERTY LINES
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING NATURAL GAS CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE CONDUIT
- EXISTING SANITARY SEWER CONDUIT
- EXISTING STORM DRAIN CONDUIT
- EXISTING WATER CONDUIT
- LIMITS OF DISTURBANCE
- EXISTING STREAM VALLEY BUFFER
- BUILDING HEIGHT ALLOWED / BUILDING HEIGHT ILLUSTRATED
- EXISTING GUY POLE
- EXISTING GAS VALVE
- EXISTING LIGHT POLE
- EXISTING PHONE PEDESTAL
- EXISTING PHONE MANHOLE
- EXISTING UTILITY POLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING ELECTRICAL JUNCTION BOX
- EXISTING ELECTRICAL MANHOLE
- EXISTING FIRE DEPARTMENT CONNECTION / EXISTING FIRE HYDRANT
- PROPOSED STORMWATER MANAGEMENT BIO
- EXISTING BOLLARD
- EXISTING SIGN POST
- EXISTING WOOD POST
- EXISTING CURB INLET
- EXISTING CONCRETE
- EXISTING SANITARY MANHOLE
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING TREE
- EXISTING CABLE TELEVISION PEDESTAL
- EXISTING UNKNOWN UTILITY MANHOLE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING WATER VALVE
- DOOR LOCATION
- EXISTING GAS MANHOLE

40 20 0 40 80 120
SCALE: 1"=40'

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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
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LEVEL 2 SITE PLAN COMMERCIAL PHASE 2

PROFESSIONAL SEAL
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DATE ISSUED: 11/17/2023

VIKA PROJECT VM50554L
DRAWING NO.
SHEET NO. SP-4

LAYOUT: SP--4 SITE, Plotted By: mcrowell

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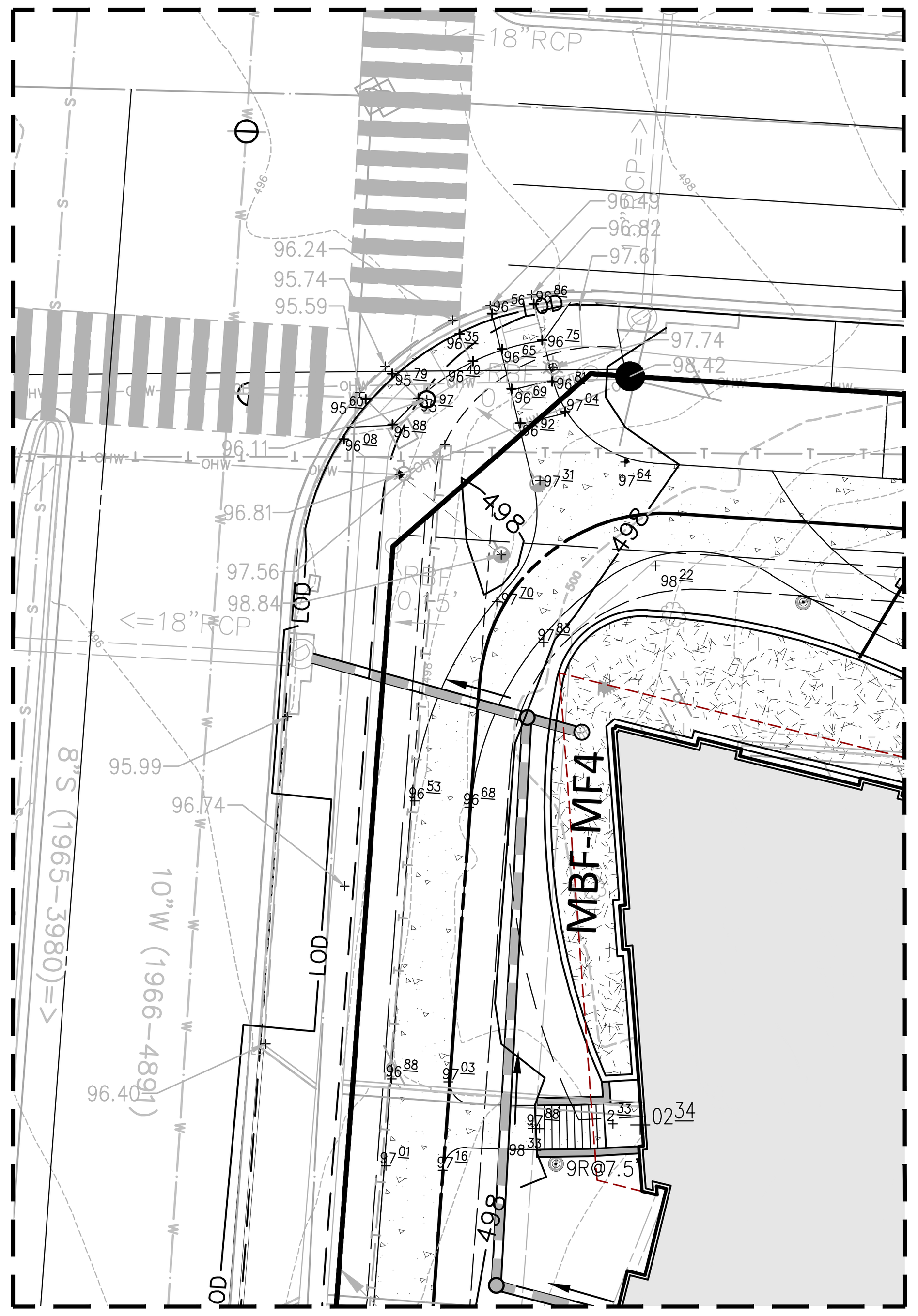
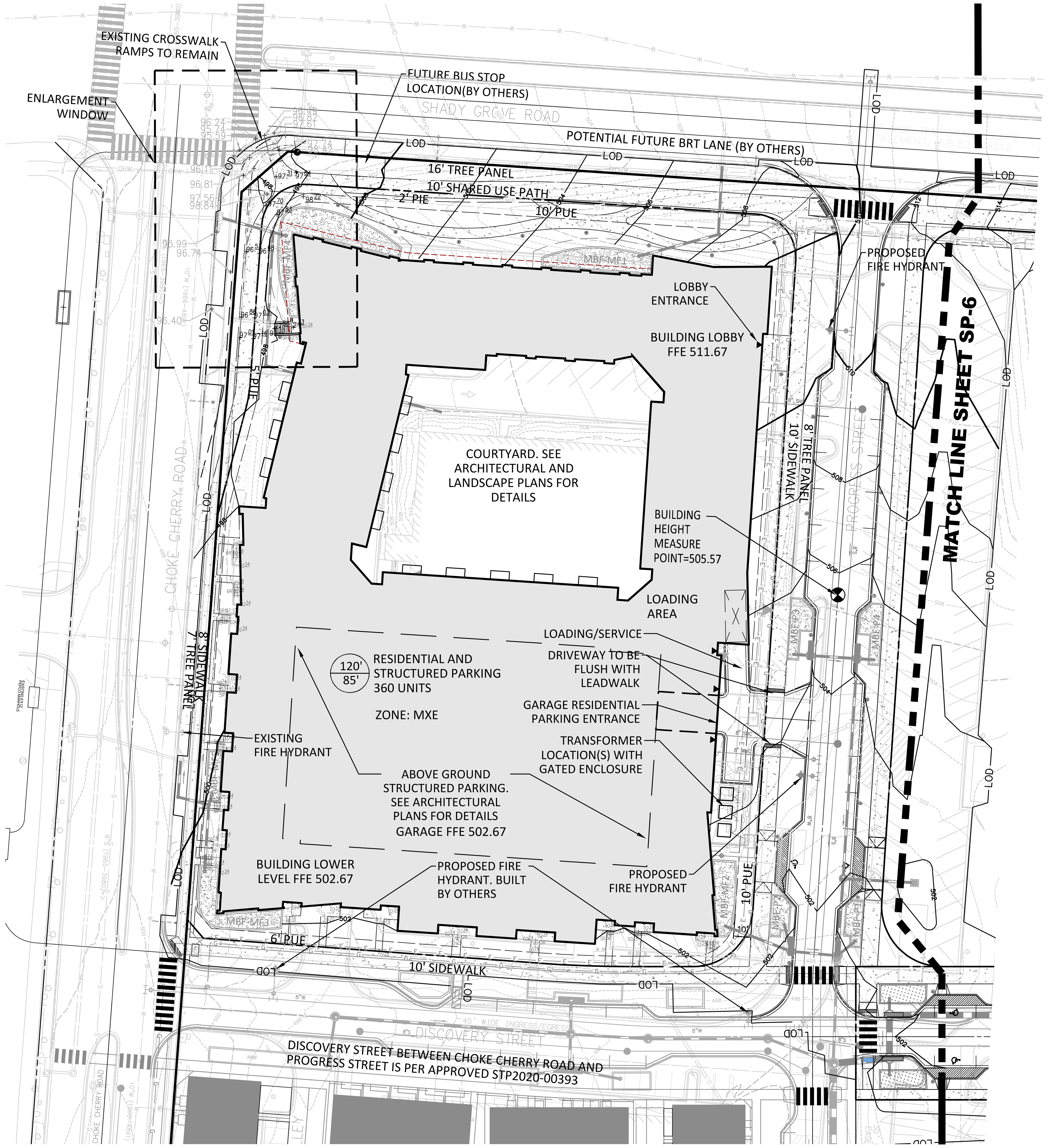
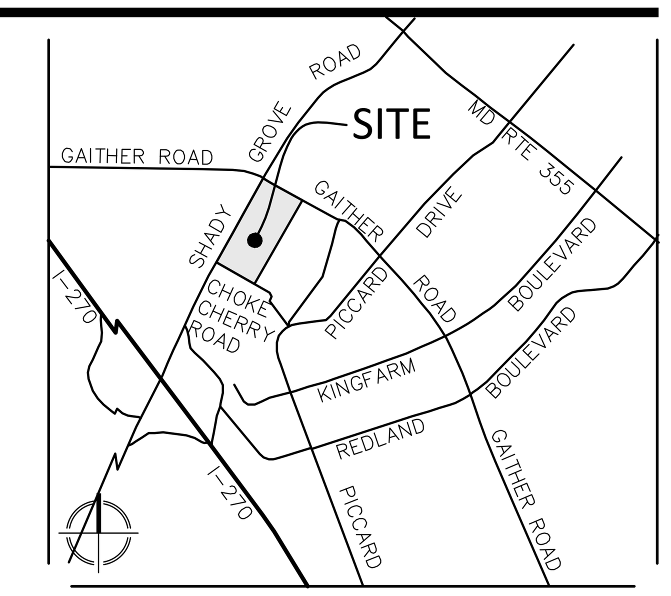


ENLARGEMENT WINDOW
SCALE: 1"=20'





VICINITY MAP
SCALE: 1" = 2000'

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- EXISTING SANITARY SEWER CONDUIT
- EXISTING STORM DRAIN CONDUIT
- EXISTING WATER CONDUIT
- LIMITS OF DISTURBANCE
- EXISTING STREAM VALLEY BUFFER
- 120' / 85' BUILDING HEIGHT ALLOWED / BUILDING HEIGHT ILLUSTRATED
- EXISTING GUY POLE
- EXISTING GAS VALVE
- EXISTING LIGHT POLE
- EXISTING PHONE PEDESTAL
- EXISTING PHONE MANHOLE
- EXISTING UTILITY POLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING ELECTRICAL JUNCTION BOX
- EXISTING ELECTRICAL MANHOLE
- EXISTING FIRE DEPARTMENT CONNECTION
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- EXISTING WOOD POST
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- EXISTING CONCRETE
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- EXISTING TRAFFIC SIGNAL POLE
- EXISTING TREE
- EXISTING CABLE TELEVISION PEDESTAL
- EXISTING UNKNOWN UTILITY MANHOLE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING WATER VALVE
- DOOR LOCATION
- EXISTING GAS MANHOLE

SCALE: 1"=40'

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WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

LEVEL 2 SITE PLAN GRADING RESIDENTIAL PHASE 2

PROFESSIONAL SEAL
STATE OF MARYLAND · MICHAEL B. GOODMAN · No. 27721 · PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
ENGINEER'S NAME: Michael B. Goodman, P.E.
LICENSE No.: 27721
EXPIRATION DATE: July 19, 2026

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

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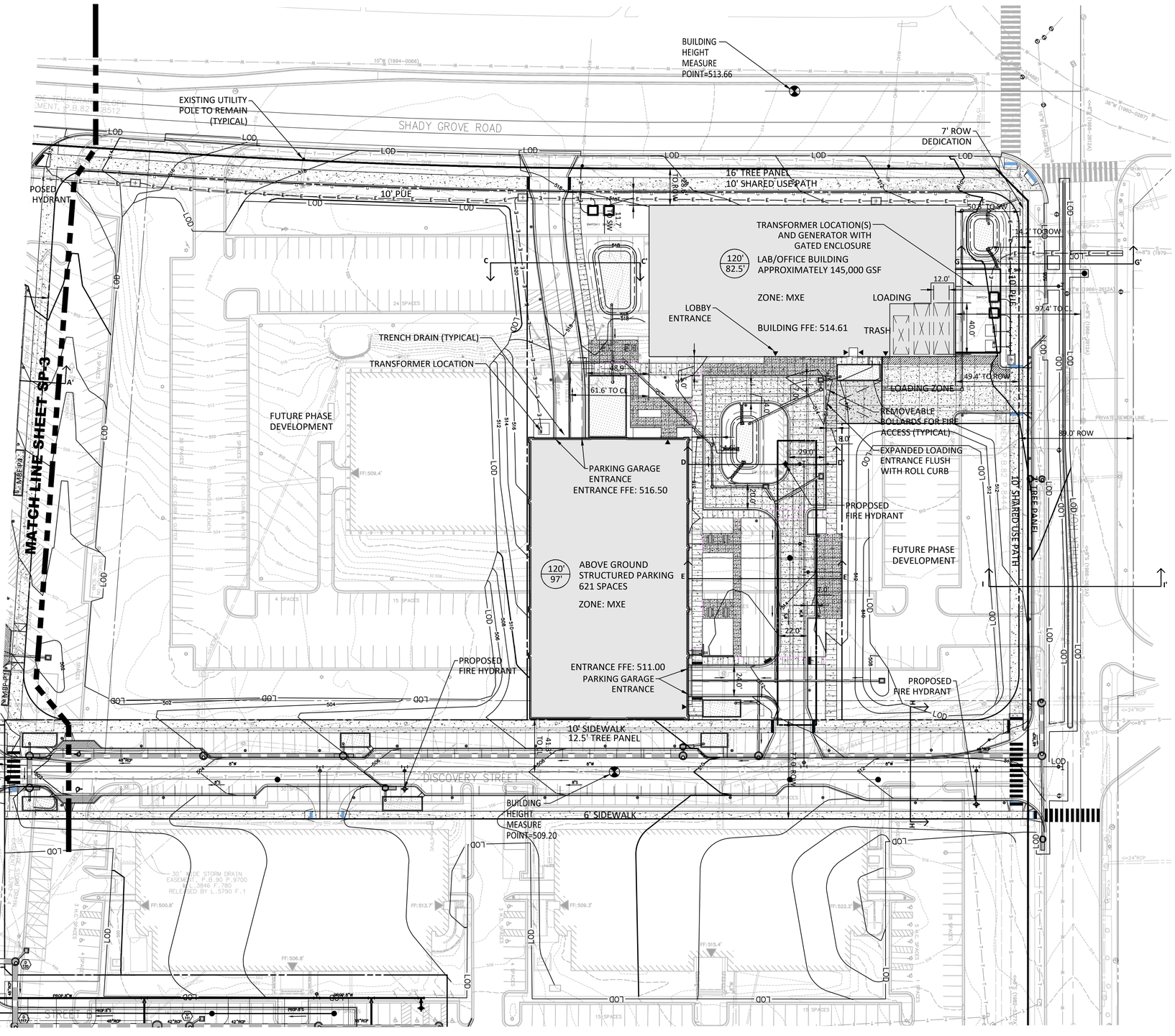
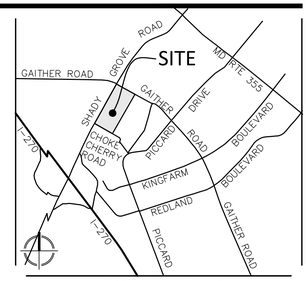
DESIGNED BY: MBG
DATE ISSUED: 11/17/2023
VIKA PROJECT: VM50554L
DRAWING NO.
SHEET NO. SP-5





VICINITY MAP
SCALE: 1" = 2000'

PLAN LEGEND

- PROPERTY LINES
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING NATURAL GAS CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE CONDUIT
- EXISTING SANITARY SEWER CONDUIT
- EXISTING STORM DRAIN CONDUIT
- EXISTING WATER CONDUIT
- LIMITS OF DISTURBANCE
- EXISTING STREAM VALLEY BUFFER
- 120' / 75' BUILDING HEIGHT ALLOWED / BUILDING HEIGHT ILLUSTRATED
- EXISTING GUY POLE
- EXISTING GAS VALVE
- EXISTING LIGHT POLE
- EXISTING PHONE PEDESTAL
- EXISTING PHONE MANHOLE
- EXISTING UTILITY POLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING ELECTRICAL JUNCTION BOX
- EXISTING ELECTRICAL MANHOLE
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
- PROPOSED STORMWATER MANAGEMENT BIO
- EXISTING BOLLARD
- EXISTING SIGN POST
- EXISTING WOOD POST
- EXISTING CURB INLET
- EXISTING CONCRETE
- EXISTING SANITARY MANHOLE
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING TREE
- EXISTING CABLE TELEVISION PEDESTAL
- EXISTING UNKNOWN UTILITY MANHOLE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING WATER VALVE
- DOOR LOCATION
- EXISTING GAS MANHOLE

NOT FOR CONSTRUCTION

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

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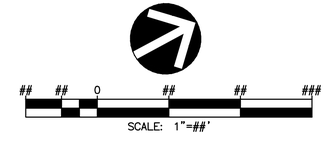

SCALE: 1"=##'

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Germantown, MD 20874
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BXP SHADY GROVE LOT 8 LLC
2200 PENNSYLVANIA AVENUE, NW
SUITE 200W
WASHINGTON DC, 20037
301-704-5447
CJ OVERLY
COVERLY@BXP.COM

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301.517.4813
CONTACT: SCOTT WALLACE

SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

LEVEL 2 SITE PLAN GRADING COMMERCIAL PHASE 2

PROFESSIONAL SEAL
STATE OF MARYLAND · MICHAEL B. GOODMAN · No. 27721 · PROFESSIONAL ENGINEER

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LICENSE No.: 27721
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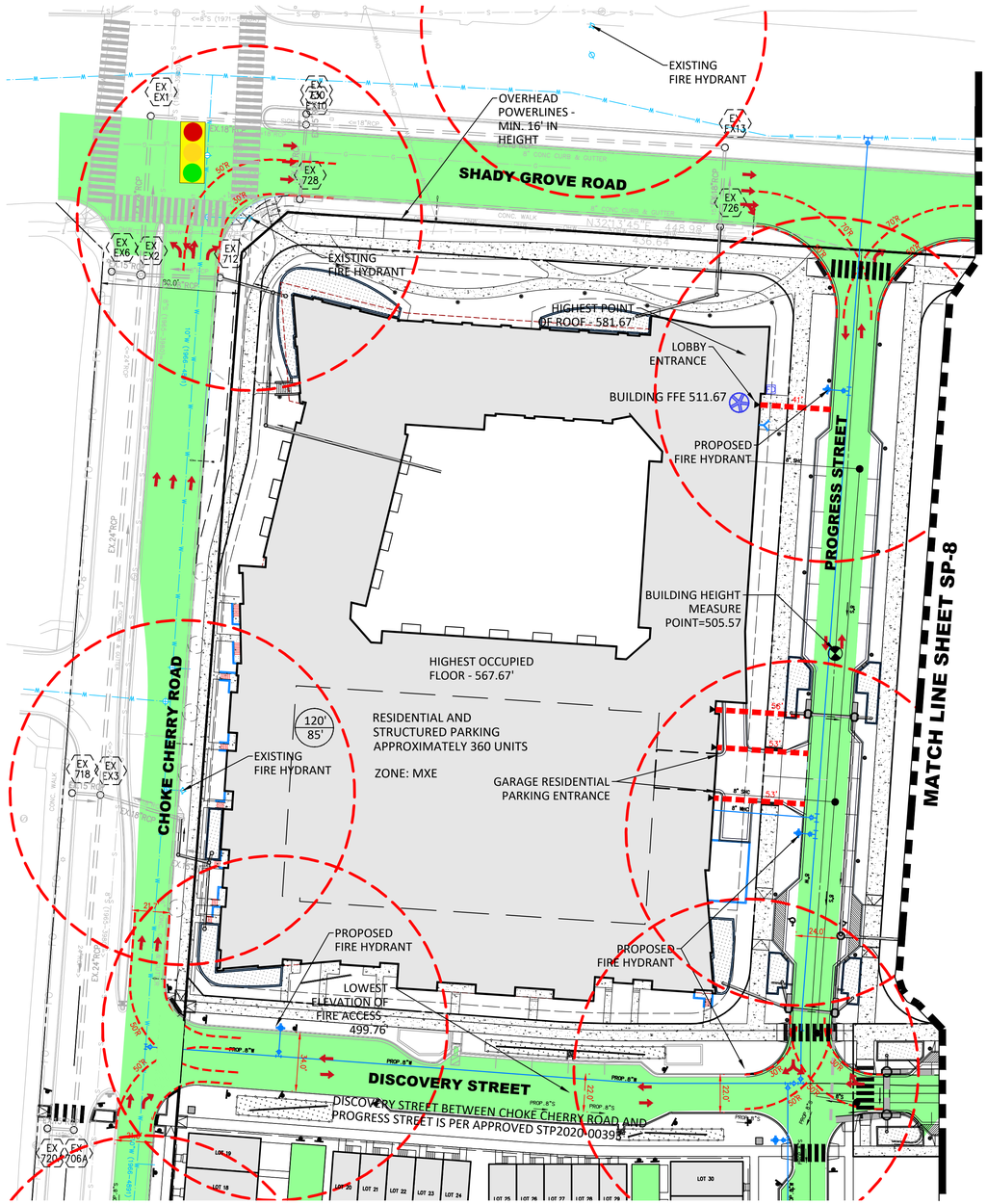
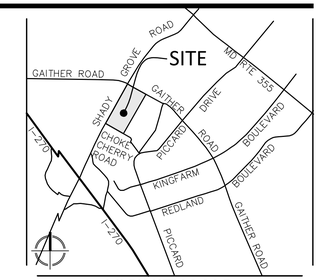
DESIGNED BY: MBG
DATE ISSUED: 11/17/2023

VIKA PROJECT VM50554L

DRAWING NO.

SHEET NO. SP-6

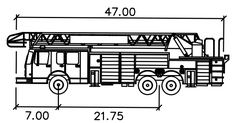




VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- MAIN ENTRANCE
- 8"W — WATER LINE AND FITTING
- FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- 120' / 85' — BUILDING HEIGHT ALLOWED / BUILDING HEIGHT ILLUSTRATED
- CONCEPTUAL DOORWAY LOCATION
- FIRE TRUCK MOVEMENT (AT 729 TRUCK)
- FIRE ACCESS PATH
- EXISTING TRAFFIC SIGNAL
- FD — FIRE DEPARTMENT ACCESS BOX



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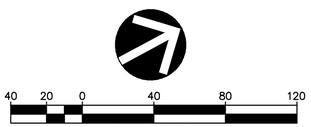
Lock to Lock Time	: 6.00
Steering Angle	: 33.20



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LAYOUT: SP-7 FDA, Plotted By: mcrowell

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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

PHASE 2 COMMERCIAL LEVEL 2 SITE PLAN FIRE PROTECTION PLAN

PROFESSIONAL SEAL
STATE OF MARYLAND · MICHAEL B. GOODMAN · No. 27721 · PROFESSIONAL ENGINEER

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DESIGNED BY: MBG
DATE ISSUED: 11/17/2023
VIKA PROJECT: VM50554L
DRAWING NO.
SHEET NO. SP-7

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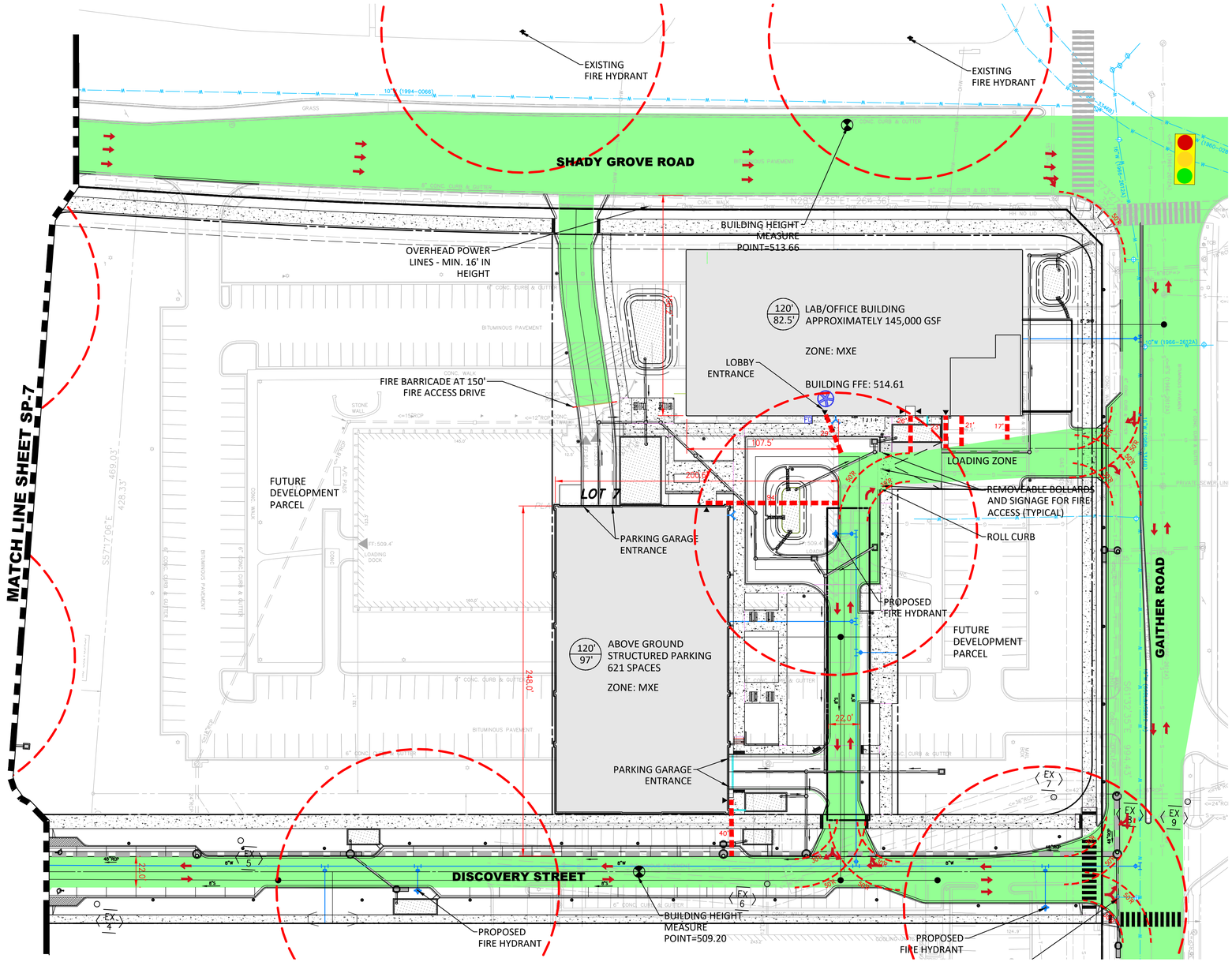
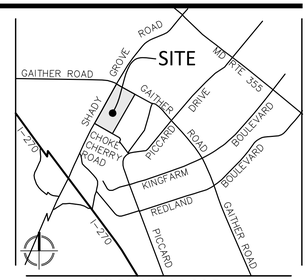
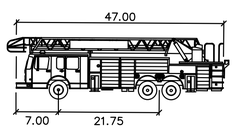




VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- MAIN ENTRANCE
- WATER LINE AND FITTING (8"W)
- FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- BUILDING HEIGHT ALLOWED / BUILDING HEIGHT ILLUSTRATED (120' / 75')
- CONCEPTUAL DOORWAY LOCATION
- FIRE TRUCK MOVEMENT (AT 729 TRUCK)
- FIRE ACCESS PATH
- EXISTING TRAFFIC SIGNAL
- FIRE DEPARTMENT ACCESS BOX (FD)



AT29

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Track	: 8.25
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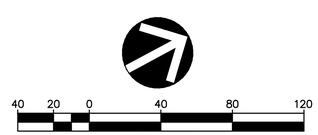
Steering Angle	: 33.20



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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

PHASE 2 COMMERCIAL LEVEL 2 SITE PLAN FIRE PROTECTION PLAN

PROFESSIONAL SEAL

STATE OF MARYLAND · MICHAEL B. GOODMAN · No. 27721 · PROFESSIONAL ENGINEER

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DESIGNED BY: MBG
DATE ISSUED: 11/17/2023

VIKA PROJECT VM50554L
DRAWING NO.
SHEET NO. SP-8

LAYOUT: SP-8 FDA, Plotted By: mcrowell

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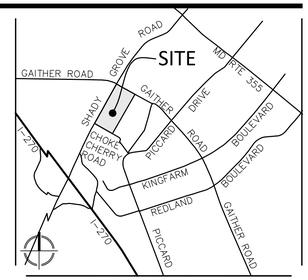

VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- MAIN ENTRANCE
- WATER LINE AND FITTING (8"W)
- FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
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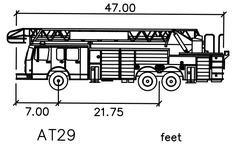

AT29 feet

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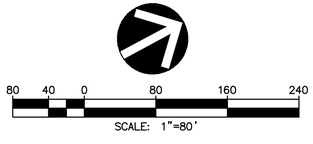
Steering Angle	: 33.20



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LAYOUT: SP-8A FDA, Plotted By: mcrowell

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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
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OVERALL FIRE PROTECTION PLAN

PROFESSIONAL SEAL
STATE OF MARYLAND · MICHAEL B. GOODMAN · No. 27721 · PROFESSIONAL ENGINEER

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SHEET NO. SP-8A

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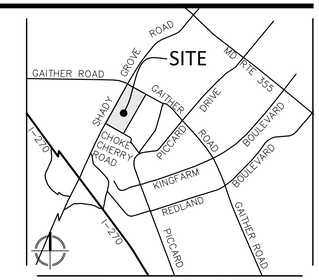

VICINITY MAP
SCALE: 1" = 2000'

PARCEL BOUNDARY

OPEN AREA
(INCLUDES PUBLIC USE SPACE)

PUBLIC USE SPACE

Open Area Sec.25.13.05		
	APPROVED PJT2017-00007	
Gross Tract Area	**1,354,716 sf**	
Gaither Road ROW Dedication	**6,098 sf**	
Choke Cherry Road ROW Dedication	**22,651 sf**	
Overall Net Site Area	**1,325,966 sf**	
	Required	***Approved***
Open Area (%)	**20 %**	**30.4 %**
Open Area (sf)	**265,193 sf**	**412,349 sf**
Public Use Space (%)	**5 %**	**10.5 %**
Public Use Space (sf)	**67,736 sf**	**142,677 sf**

	APPROVED STP2020-00393	
	Overall	**STP2020-0393**
Gross Tract Area	1,354,716 sf	502,251 sf
Proposed Dedications	25,809 sf	25,809 sf
Net Site Area	1,328,907 sf	476,442 sf
		Approved
Open Area (% of Overall Net Site area)		21.6 %
Open Area (sf)		286,709 sf
Public Use Space (% of Net Site Area)		3.3 %
Public Use Space (sf)		44,357 sf

	Multifamily/Commercial Parcel	
	Overall	**Commercial Phase**
Parcel Area	1,354,716 sf	575,923 sf
Previous Dedications	25,809 sf	
Gaither Road ROW Dedication		3,520 sf
Discovery Street ROW Dedication		60,973 sf
Progress Street ROW Dedication		34,352 sf
Choke Cherry Road ROW Dedication		2,196 sf
Shady Grove Road ROW Dedication		19,015 sf
Lot 1B		158,450 sf
Lot 1C		31,430 sf
Net Parcel Area	1,018,971 sf	265,987 sf
		Proposed
Open Area (% of Overall Net Site area)		8.9 %
Open Area (sf)		90,194 sf
Public Use Space (% of Net Site Area)		1.5 %
Public Use Space (sf)		15,296 sf

OPEN AREA/PUBLIC USE SPACE RUNNING TABULATION

Open Area Required Per Approved PJT2017-00007 Open Area (%)	***33.3 %***
Open Area Provided on Approved STP2020-00393 (%)	21.6 %
Open Area Provided on Commercial Phase (%)	7.5 %
TOTAL OPEN AREA REMAINING TO BE PROVIDED ON FUTURE PHASES (sf)	**4.3 %**

Open Area Required Per Approved PJT2017-00007 Open Area (sf)	***442,134 sf***
Open Area Provided on Approved STP2020-00393 (sf)	286,709 sf
Open Area Provided on Commercial Phase (sf)	90,194 sf
TOTAL OPEN AREA REMAINING TO BE PROVIDED ON FUTURE PHASES (sf)	**65,231 sf**

Public Use Space Required Per Approved PJT2017-00007 Public Use Space (%)	***12.9 %***
Public Use Space Provided on Approved STP2020-00393 (%)	3.3 %
Public Use Space Provided on Commercial Phase (%)	1.3 %
TOTAL PUBLIC USE SPACE REMAINING TO BE PROVIDED ON FUTURE PHASES (%)	**8.3 %**

Public Use Space Required Per Approved PJT2017-00007 Public Use Space (sf)	***171,626 sf***
Public Use Space Provided on Approved STP2020-00393 (sf)	44,357 sf
Public Use Space Provided on Commercial Phase (sf)	15,296 sf
TOTAL PUBLIC USE SPACE REMAINING TO BE PROVIDED ON FUTURE PHASES (sf)	**111,973 sf**

NOT FOR CONSTRUCTION

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48 HOURS IN ADVANCE OF ANY
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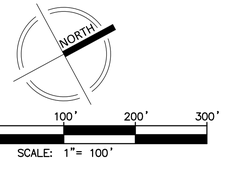

100' 50' 0 100' 200' 300'
SCALE: 1"= 100'

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

Our Site Set on the Future.

PREPARED FOR:
BXP SHADY GROVE LOT 5 LLC
BXP SHADY GROVE LOT 6 LLC
BXP SHADY GROVE LOT 7 LLC
BXP SHADY GROVE LOT 8 LLC
2200 PENNSYLVANIA AVENUE, NW
SUITE 200W
WASHINGTON DC, 20037
301-704-5447
CJ OVERLY
COVERLY@BXP.COM

DESIGN CONSULTANTS

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LANDSCAPE ARCHITECT
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CONTACT: DAN AVRIT

ATTORNEY
MILES & STOCKBRIDGE
11 N WASHINGTON STREET
SUITE 700
ROCKVILLE, MD 20850
301.517.4813
CONTACT: SCOTT WALLACE

SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

PHASE 2 COMMERCIAL OPEN AREA PLAN COMPOSITE

PROFESSIONAL SEAL
STATE OF MARYLAND
MICHAEL B. GOODMAN
No. 27721
PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. ENGINEER'S NAME: Michael B. Goodman, P.E.
LICENSE No.: 27721
EXPIRATION DATE: July 19, 2026

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

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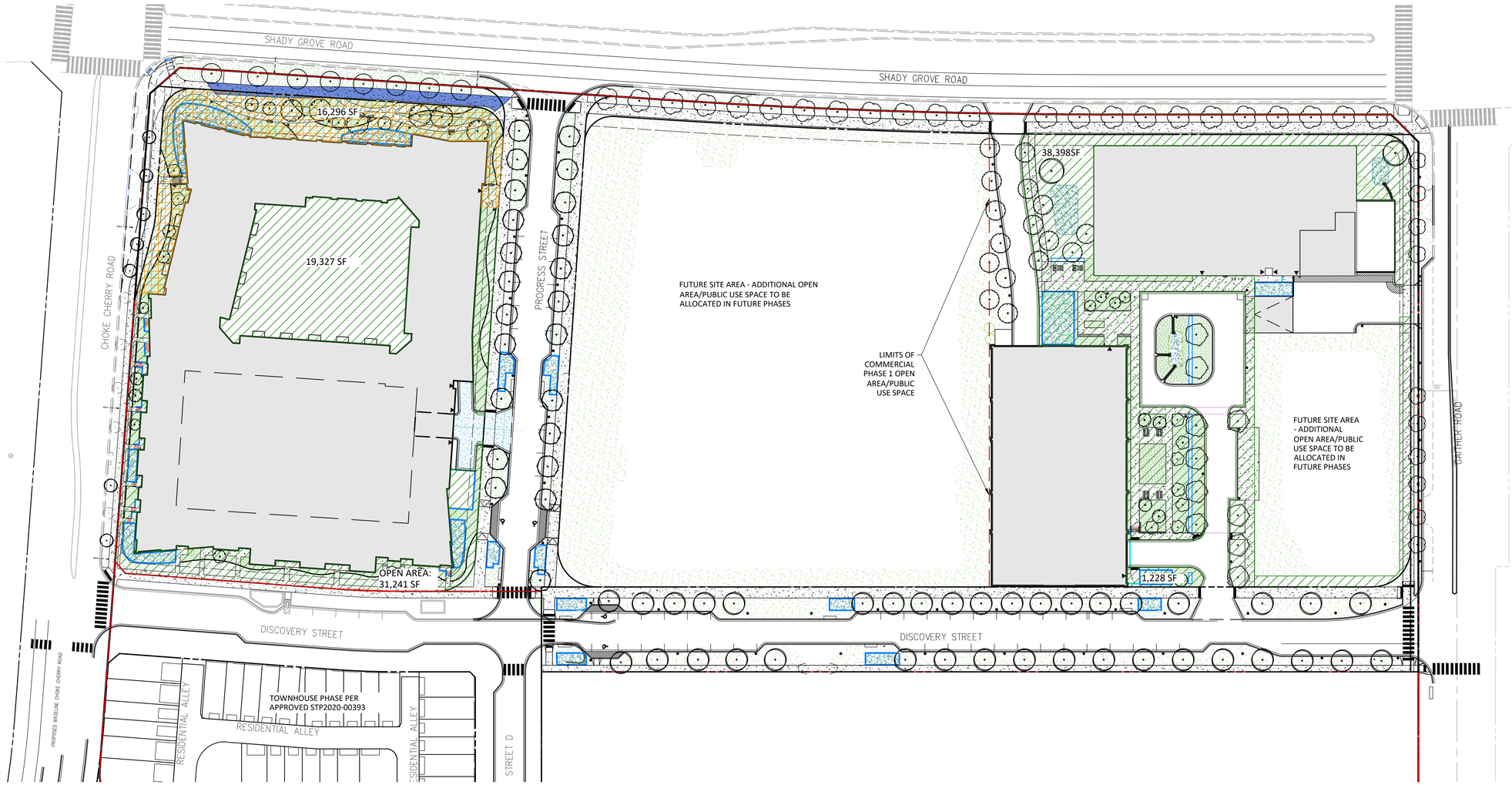
DESIGNED BY: MBG
DATE ISSUED: 11/17/2023

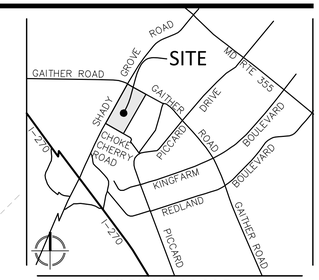
VIKA PROJECT VM50554L

DRAWING NO.

SHEET NO. SP-9

H:\50501-51000\50554\CADD\COMMERCIAL-MULTIFAMILY\SHEETS\50554200_CM_MF_P_OPEN_SPACE.dwg ~ Friday, August 1, 2025 1:36:02 PM



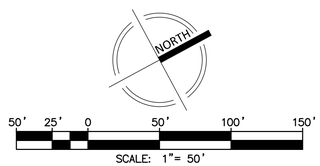


VICINITY MAP
SCALE: 1" = 2000'

PARCEL BOUNDARY

OPEN AREA
(INCLUDES PUBLIC USE SPACE)

PUBLIC USE SPACE



SCALE: 1"= 50'

Open Area Sec.25.13.05		
	APPROVED PJT2017-00007	
Gross Tract Area	**1,354,716 sf**	
Gaither Road ROW Dedication	**6,098 sf**	
Choke Cherry Road ROW Dedication	**22,651 sf**	
Overall Net Site Area	**1,325,966 sf**	
	Required	***Approved***
Open Area (%)	**20 %**	**30.4 %**
Open Area (sf)	**265,193 sf**	**412,349 sf**
Public Use Space (%)	**5 %**	**10.5 %**
Public Use Space (sf)	**67,736 sf**	**142,677 sf**

	APPROVED STP2020-00393	
	Overall	**STP2020-0393**
Gross Tract Area	1,354,716 sf	502,251 sf
Proposed Dedications	25,809 sf	25,809 sf
Net Site Area	1,328,907 sf	476,442 sf
		Approved
Open Area (% of Overall Net Site area)		21.6 %
Open Area (sf)		286,709 sf
Public Use Space (% of Net Site Area)		3.3 %
Public Use Space (sf)		44,357 sf

	Multifamily/Commercial Parcel	
	Overall	**Commercial Phase**
Parcel Area	1,354,716 sf	575,923 sf
Previous Dedications	25,809 sf	
Gaither Road ROW Dedication		3,520 sf
Discovery Street ROW Dedication		60,973 sf
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Shady Grove Road ROW Dedication		19,015 sf
Lot 1B		158,450 sf
Lot 1C		31,430 sf
Net Parcel Area	1,018,971 sf	265,987 sf
		Proposed
Open Area (% of Overall Net Site area)		8.9 %
Open Area (sf)		90,194 sf
Public Use Space (% of Net Site Area)		1.5 %
Public Use Space (sf)		15,296 sf

OPEN AREA/PUBLIC USE SPACE RUNNING TABULATION

Open Area Required Per Approved PJT2017-00007 Open Area (%)	***30.4 %***
Open Area Provided on Approved STP2020-00393 (%)	21.6 %
Open Area Provided on Commercial Phase (%)	8.9 %
Total Open Area To Be Provided on Future Phases (%)	**0.0 %**

Open Area Required Per Approved PJT2017-00007 Open Area (sf)	***412,349 sf***
Open Area Provided on Approved STP2020-00393 (sf)	286,709 sf
Open Area Provided on Commercial Phase (sf)	90,194 sf
Total Open Area To Be Provided on Future Phases (sf)	**35,446 sf**

Public Use Space Required Per Approved PJT2017-00007 Public Use Space (%)	***10.5 %***
Public Use Space Provided on Approved STP2020-00393 (%)	3.3 %
Public Use Space Provided on Commercial Phase (%)	1.5 %
Total Public Use Space To Be Provided on Future Phases (%)	**5.7 %**

Public Use Space Required Per Approved PJT2017-00007 Public Use Space (sf)	***142,677 sf***
Public Use Space Provided on Approved STP2020-00393 (sf)	44,357 sf
Public Use Space Provided on Commercial Phase (sf)	15,296 sf
Total Public Use Space To Be Provided on Future Phases (sf)	**83,024 sf**

NOT FOR CONSTRUCTION

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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

PHASE 2 COMMERCIAL OPEN AREA PLAN

PROFESSIONAL SEAL

STATE OF MARYLAND · MICHAEL B. GOODMAN · No. 27721 · PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. ENGINEER'S NAME: Michael B. Goodman, P.E. LICENSE No.: 27721 EXPIRATION DATE: July 19, 2026

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VIKA PROJECT VM50554L

DRAWING NO.

SHEET NO. SP-10

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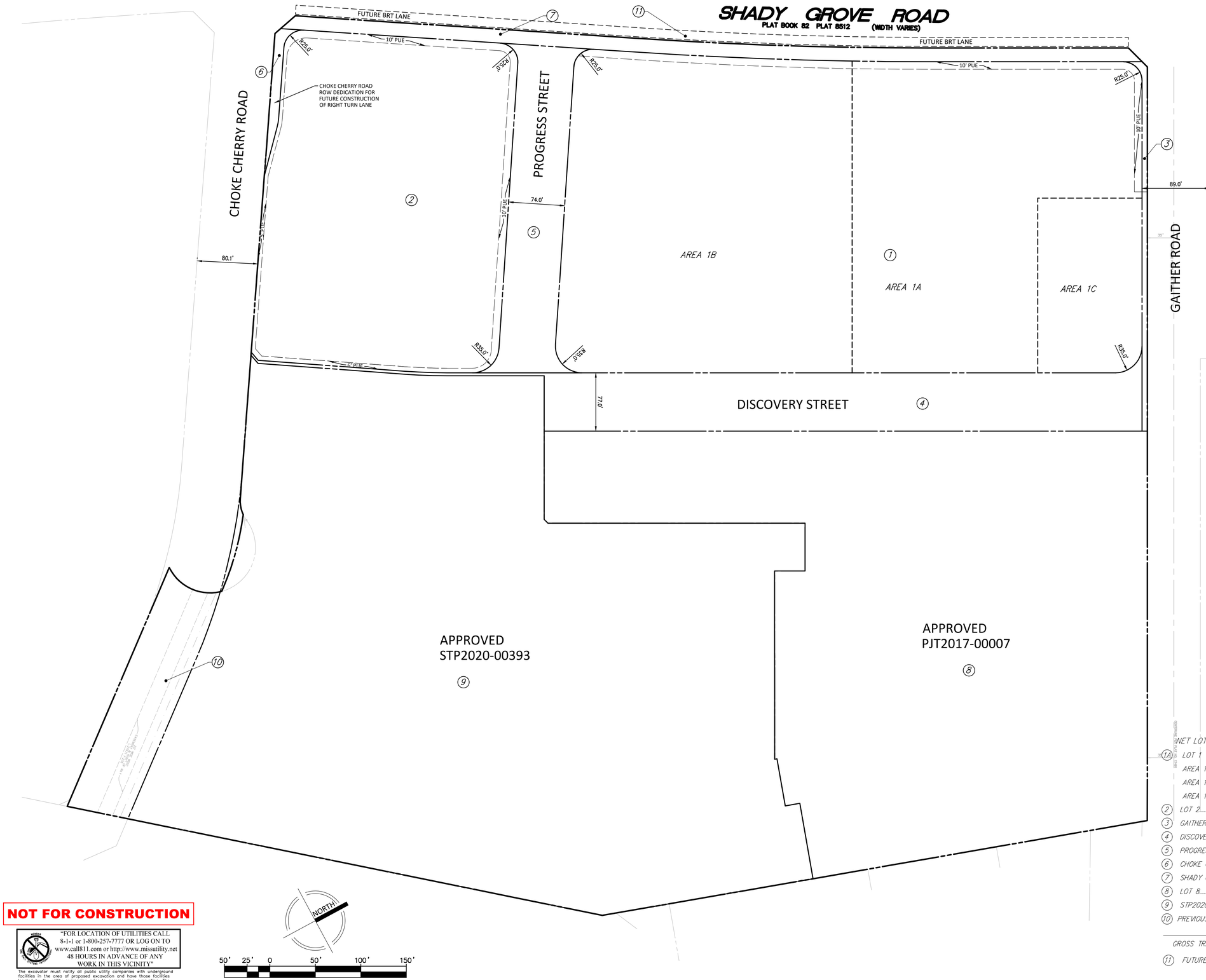
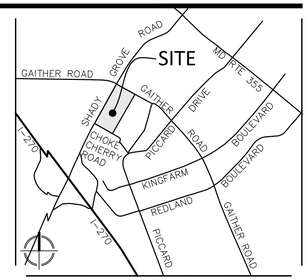
LAYOUT: OPEN SPACE 505C, Plotted By: mcrowell





VICINITY MAP
SCALE: 1" = 2000'

LOTTING DIAGRAM

	NET LOT AREA			
1A	LOT 1	314,988 SF.	OR	7.2311 ACRES
	AREA 1A	125,107.8 SF.	OR	2.8720 ACRES
	AREA 1B	158,450.2 SF.	OR	3.6375 ACRES
	AREA 1C	31,430.9 SF.	OR	0.7215 ACRES
2	LOT 2	139,571 SF.	OR	3.2041 ACRES
3	GAITHER ROAD ROW DEDICATION	3,520 SF.	OR	0.0808 ACRES
4	DISCOVERY STREET ROW DEDICATION	62,524 SF.	OR	1.4353 ACRES
5	PROGRESS STREET ROW DEDICATION	32,758 SF.	OR	0.7520 ACRES
6	CHOKE CHERRY ROAD ROW DEDICATION	2,196 SF.	OR	0.0504 ACRES
7	SHADY GROVE ROAD ROW DEDICATION	20,357 SF.	OR	0.4673 ACRES
8	LOT 8	276,551 SF.	OR	6.3487 ACRES
9	STP2020-00393	476,442 SF.	OR	10.9376 ACRES
10	PREVIOUS CHOKE CHERRY DEDICATION	25,809 SF.	OR	0.5925 ACRES
	GROSS TRACT AREA	1,354,716 SF.	OR	31.1000 ACRES
11	FUTURE BRT LANE	13,193 SF.	OR	0.3029 ACRES

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NORTH

50' 25' 0 50' 100' 150'

SCALE: 1"= 50'

LAYOUT: LOTTING, Plotted By: schlatter

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

Our Site Set on the Future.

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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

PHASE 2 COMMERCIAL LOTTING PLAN

PROFESSIONAL SEAL
STATE OF MARYLAND
MICHAEL B. GOODMAN
No. 27721
PROFESSIONAL ENGINEER

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DESIGNED BY: MBG
DATE ISSUED: 11/17/2023
VIKA PROJECT VM50554L
DRAWING NO.
SHEET NO. SP-11

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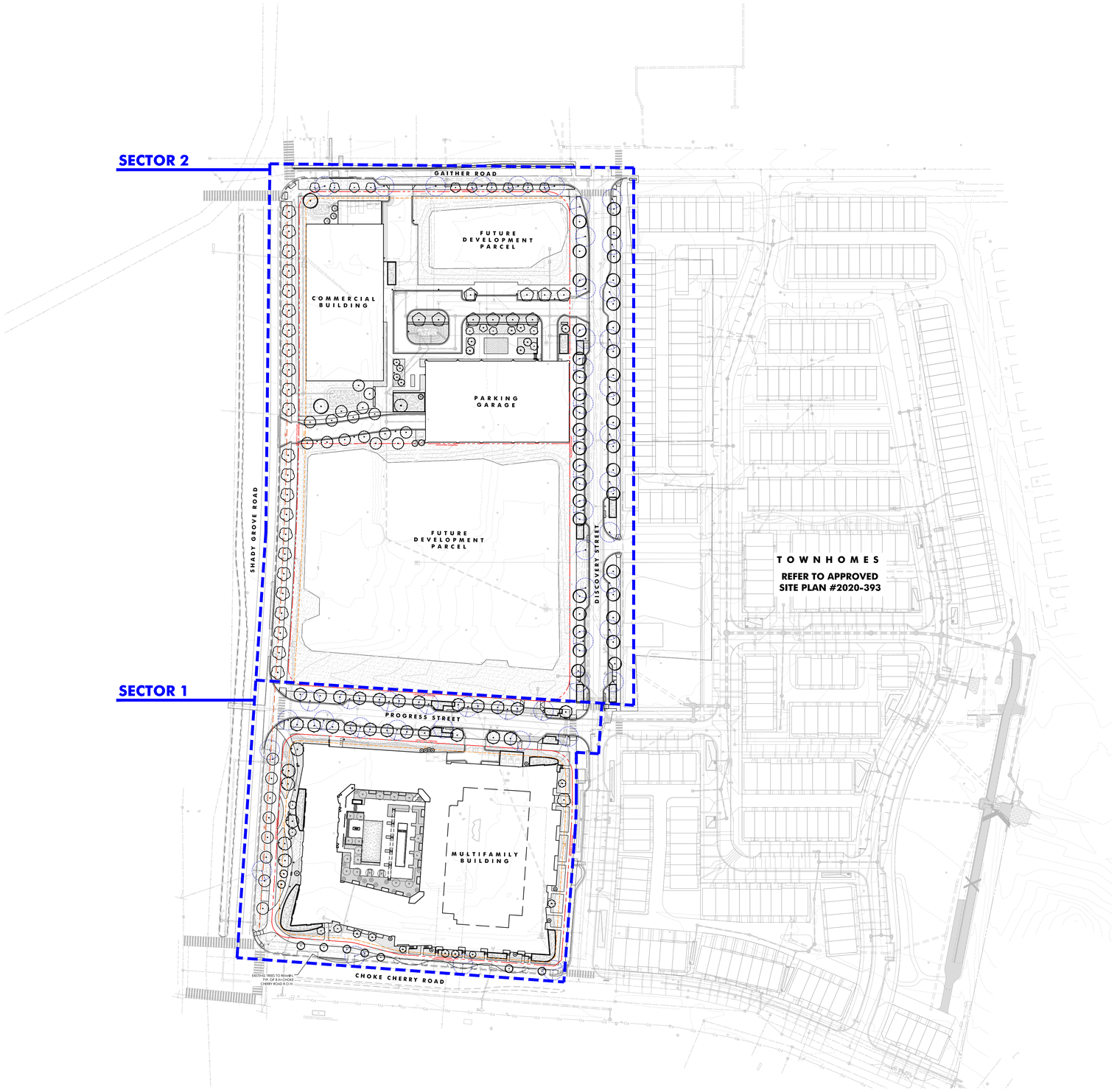

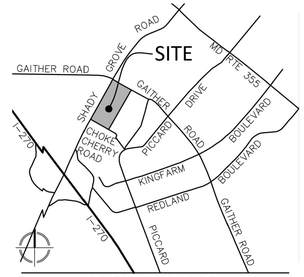

VICINITY MAP
SCALE: 1" = 2000'

LANDSCAPE DRAWING INDEX

NUMBER	TITLE
L100	LANDSCAPE PLAN - OVERALL
L101	LANDSCAPE PLAN - SECTOR 1
L102	LANDSCAPE PLAN - SECTOR 2
L201	SITE LIGHTING PLAN - SECTOR 1
L202	SITE LIGHTING PLAN - SECTOR 2
L210*	PHOTOMETRIC MULTIFAMILY PHASE 1
L211*	PHOTOMETRIC COMMERCIAL PHASE 1
L510	SITE LIGHTING DETAILS
L600	PLANTING DETAILS + PLANT SCHEDULE

* BY VIKA

01 LANDSCAPE PLAN - OVERALL
1"=80'-0"

FEET 0 40 80 160
NORTH

SHADY GROVE INNOVATION DISTRICT PHASE 2

4TH ELECATION DISTRICT
MONTGOMERY COUNTY, MARYLAND

LANDSCAPE ARCHITECT
ParkerRodriguez
101 North Union Street, Suite 320
Alexandria VA 22314
703.548.5010

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DEVELOPER - RESIDENTIAL
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Baltimore, MD 21202
410.685.6655

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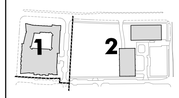
Germantown, MD 20874
301.916.4100

TRANSPORTATION ENGINEER
GOROVE SLADE
1140 Connecticut Ave NW, Suite 1010
Washington, DC 20036
202.296.8625

KEY PLAN

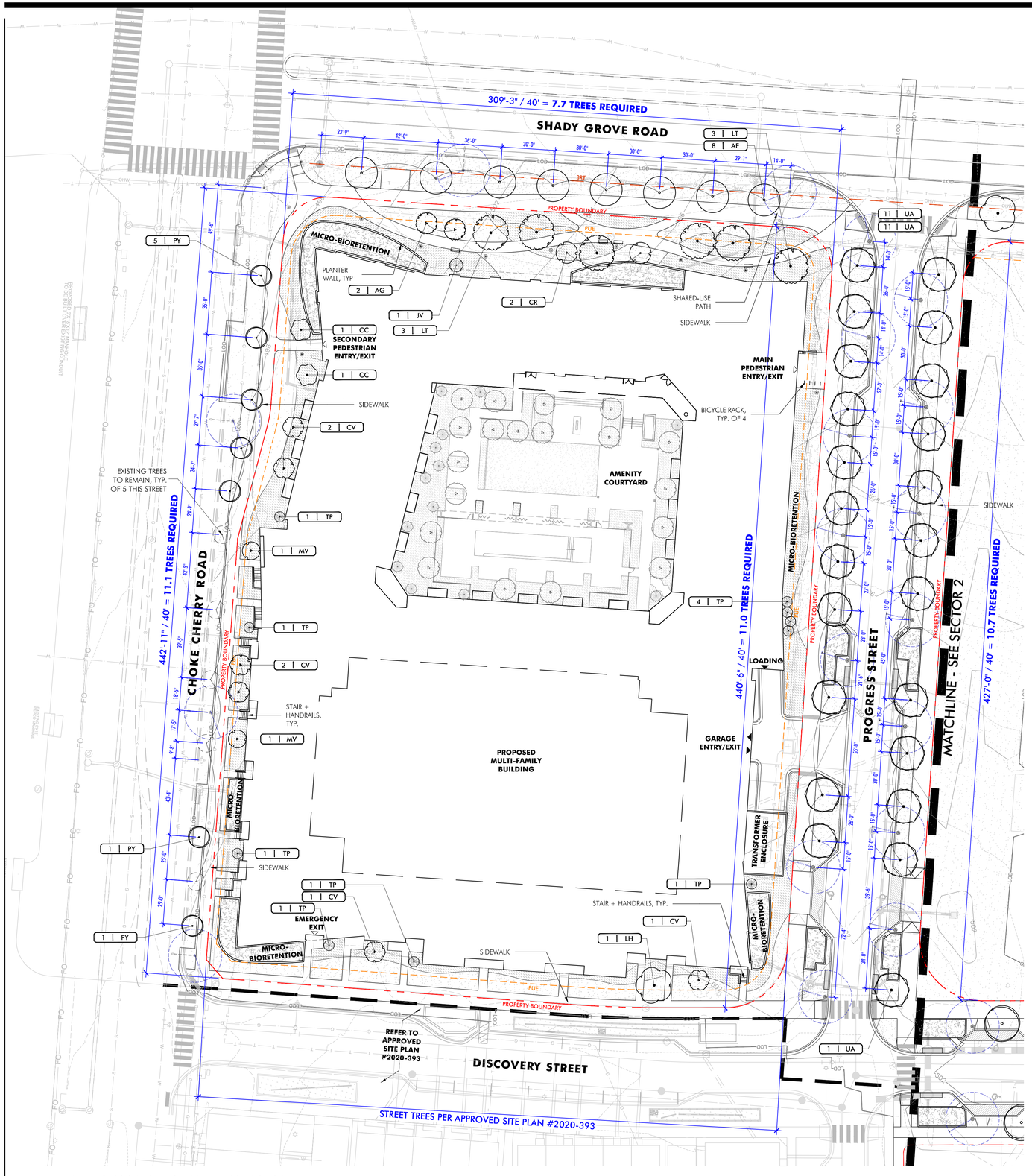


REVISIONS

-	SITE PLAN SUBMISSION	05.22.2024
-	SITE PLAN SUBMISSION 02	09.20.2024
-	SITE PLAN SUBMISSION 03	02.26.2025
-	SITE PLAN SUBMISSION 04	05.16.2025
-	SITE PLAN SUBMISSION 05	07.30.2025

LANDSCAPE PLAN - OVERALL

L100



01 LANDSCAPE PLAN - SECTOR 1
1"=30'-0"

FEET 0 15 30 60
NORTH

LEGEND - RESIDENTIAL SITE FURNISHINGS

- BENCH
- LITTER + RECYCLING BINS
- BICYCLE RACK

LEGEND - PLANTING

- PROPOSED CANOPY TREE (SYMBOLS VARY)
- PROPOSED UNDERSTORY TREE (SYMBOLS VARY)
- PROPOSED EVERGREEN TREE
- EXISTING TREE
- PLANTING BED
- MICRO-BIORETENTION PLANTING BED
- LAWN

LEGEND - SITE LIGHTING

- XPA - POLE LIGHT ROCKVILLE STANDARD
- XPB - POLE LIGHT
- XWA - WALL LIGHT
- EXISTING COBRA HEAD LIGHT FIXTURE TO REMAIN

SHADY GROVE INNOVATION DISTRICT PHASE 2

4TH ELECATION DISTRICT
MONTGOMERY COUNTY, MARYLAND

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Washington DC 20006
202.721.52000

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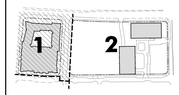
301.916.4100

TRANSPORTATION ENGINEER
GOROVE SLADE
1140 Connecticut Ave NW, Suite 1010
Washington, DC 20036
202.296.8625

KEY PLAN

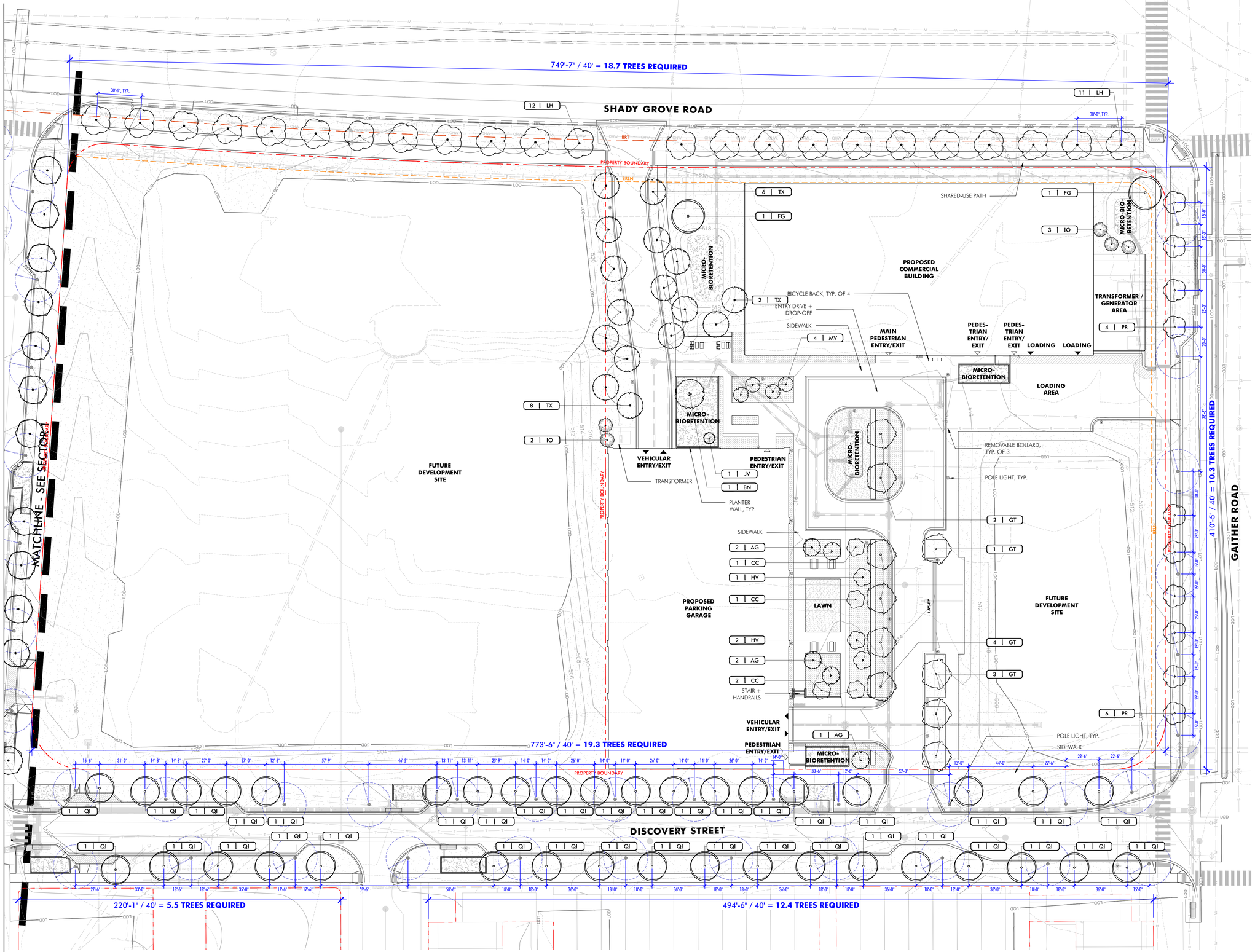


REVISIONS

1	SITE PLAN SUBMISSION	05.22.2024
2	SITE PLAN SUBMISSION 02	09.20.2024
3	SITE PLAN SUBMISSION 03	02.26.2025
4	SITE PLAN SUBMISSION 04	05.16.2025
5	SITE PLAN SUBMISSION 05	07.30.2025

LANDSCAPE PLAN - SECTOR 1

L101



01 LANDSCAPE PLAN - SECTOR 2
1"=30'-0"

FEET 0 15 30 60
NORTH

LEGEND - COMMERCIAL SITE FURNISHINGS

- BENCH
- SITE FURNITURE
- LITTER + RECYCLING BINS
- BICYCLE RACK
- REMOVABLE BOLLARD

LEGEND - PLANTING

- PROPOSED CANOPY TREE (SYMBOLS VARY)
- PROPOSED UNDERSTORY TREE (SYMBOLS VARY)
- PROPOSED EVERGREEN TREE
- EXISTING TREE
- PLANTING BED
- MICRO-BIORETENTION PLANTING BED
- LAWN

LEGEND - SITE LIGHTING

- XPA - POLE LIGHT ROCKVILLE STANDARD
- XPB - POLE LIGHT
- XWA - WALL LIGHT
- EXISTING COBRA HEAD LIGHT FIXTURE TO REMAIN

SHADY GROVE INNOVATION DISTRICT PHASE 2

4TH ELECATION DISTRICT
MONTGOMERY COUNTY, MARYLAND

LANDSCAPE ARCHITECT
ParkerRodriguez
101 North Union Street, Suite 320
Alexandria VA 22314
703.548.5010

MASTER DEVELOPER
BXP LIFE SCIENCES
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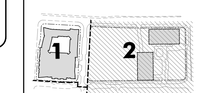

REVISIONS

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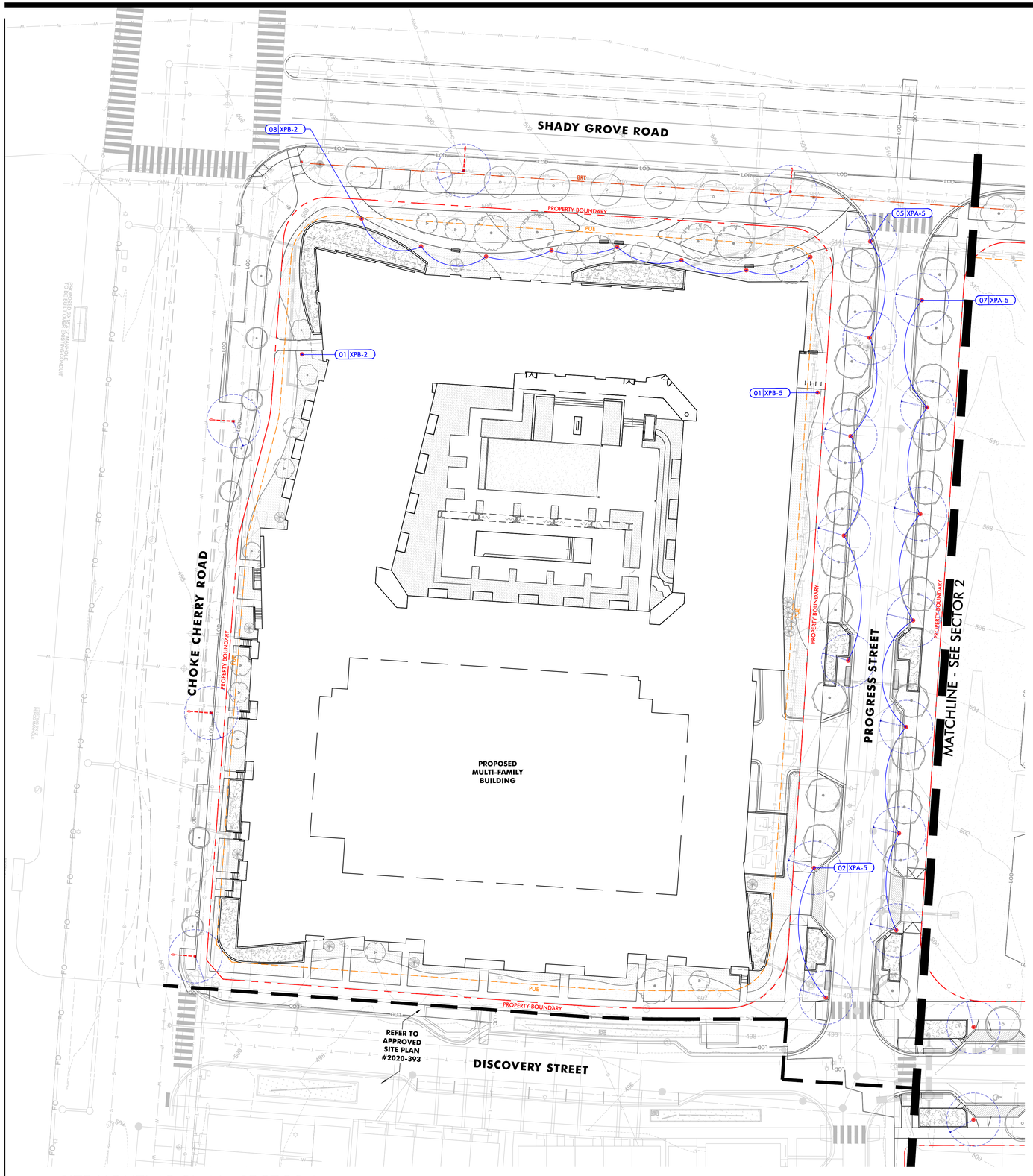
SITE PLAN SUBMISSION 04	05.16.2025
SITE PLAN SUBMISSION 05	07.30.2025

LANDSCAPE PLAN - SECTOR 2

L102



01 SITE LIGHTING PLAN - SECTOR 1
1"=30'-0"

LEGEND - SITE LIGHTING

- XPA - POLE LIGHT ROCKVILLE STANDARD
- XPB - POLE LIGHT
- XWA - WALL LIGHT
- EXISTING COBRA HEAD LIGHT FIXTURE TO REMAIN

NARRATIVE - SITE LIGHTING

SITE LIGHTING IMPLEMENTED DURING THE PROJECT CONSTRUCTION WILL COMPLY WITH THE CITY OF ROCKVILLE'S *LANDSCAPING, SCREENING AND LIGHTING MANUAL*: https://www.rockvillemd.gov/DocumentCenter/View/244/Landscaping-Screening-and-Lighting-Manual-and-Resolution

STREET LIGHTS, FOLLOWING THE CITY OF ROCKVILLE'S STANDARD SPECIFICATIONS FOR STREET LIGHTS, WILL BE INSTALLED IN THE RIGHT-OF-WAY PER THE CITY'S STANDARD DETAILS. POLE LIGHTS AND WALL PACK LIGHTS ARE UTILIZED WITHIN THE PROPERTY BOUNDARY.

PLEASE REFER TO SHEETS L210 AND L211 FOR PHOTOMETRIC CALCULATIONS, AND SHEET LS10 FOR THE SPECIFIED FIXTURE CUT SHEETS.

ON-SITE LIGHTING WILL MEET THE FOLLOWING STANDARDS SET FORTH IN THE CITY OF ROCKVILLE'S *LANDSCAPING, SCREENING AND LIGHTING MANUAL*:

SECTION 5.d: LIGHTING STANDARDS
THE FOLLOWING STANDARDS APPLY TO ALL EXTERIOR LIGHTING FIXTURES PERMITTED AFTER (DATE OF ADOPTION) REGARDLESS OF ZONE OR LOCATION WITHIN THE CITY. ALL EXISTING LIGHT FIXTURES THAT DO NOT COMPLY WITH THESE STANDARDS ARE NONCONFORMING AND SUBJECT TO THE PROVISIONS FOR DEVELOPMENT NONCONFORMITIES SET FORTH IN ARTICLE 8 OF THE CITY'S ZONING ORDINANCE.

1. *ALL LIGHTS MUST BE SHIELDED IN SUCH A WAY AS TO DIRECT ALL LIGHT TOWARDS THE EARTH'S SURFACE AND AWAY FROM REFLECTIVE SURFACES. INCIDENTAL DECORATIVE LIGHTING MAY BE DIRECTED TOWARDS THE SKY IF APPROVED BY THE CHIEF OF PLANNING OR THE PLANNING COMMISSION DURING THE SITE PLAN REVIEW PROCESS. 9 LANDSCAPING, SCREENING AND LIGHTING MANUAL.*
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6. *ALL OUTDOOR LIGHTING FIXTURES MUST BE AIMED, LOCATED, AND MAINTAINED SO AS NOT TO PRODUCE DISABILITY GLARE.*
7. *HIGH INTENSITY LIGHT BEAMS IN THE FORM OF OUTDOOR SEARCHLIGHTS, LASERS, OR STROBE LIGHTS ARE NOT PERMITTED EXCEPT AS REQUIRED BY FEDERAL, STATE, OR LOCAL PUBLIC SAFETY REGULATIONS.*

SHADY GROVE INNOVATION DISTRICT PHASE 2

4TH ELECATION DISTRICT
MONTGOMERY COUNTY, MARYLAND

LANDSCAPE ARCHITECT
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Alexandria VA 22314
703.548.5010

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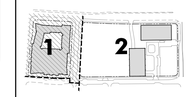

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SITE LIGHTING PLAN - SECTOR 1

L201

SHADY GROVE ROAD

BRT

PROPERTY BOUNDARY

BRLN

PROPOSED COMMERCIAL BUILDING

FUTURE DEVELOPMENT SITE

PROPOSED PARKING GARAGE

FUTURE DEVELOPMENT SITE

MATCHLINE - SEE SECTOR 1

GAITHER ROAD

DISCOVERY STREET

03|XPB-5

01|XPB-2

06|XWA-4

01|XPB-4

01|XWA-4

02|XPA-5

04|XPA-5

03|XPA-5

13|XPA-5

08|XPA-5

LOD

01 SITE LIGHTING PLAN - SECTOR 2
1"=30'-0"

FEET 0 15 30 60

NORTH

LEGEND - SITE LIGHTING

- XPA - POLE LIGHT ROCKVILLE STANDARD
- XPB - POLE LIGHT
- XWA - WALL LIGHT
- EXISTING COBRA HEAD LIGHT FIXTURE TO REMAIN

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SHADY GROVE INNOVATION DISTRICT PHASE 2

4TH ELECATION DISTRICT
MONTGOMERY COUNTY, MARYLAND

LANDSCAPE ARCHITECT
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Alexandria VA 22314
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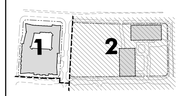
KEY PLAN



REVISIONS

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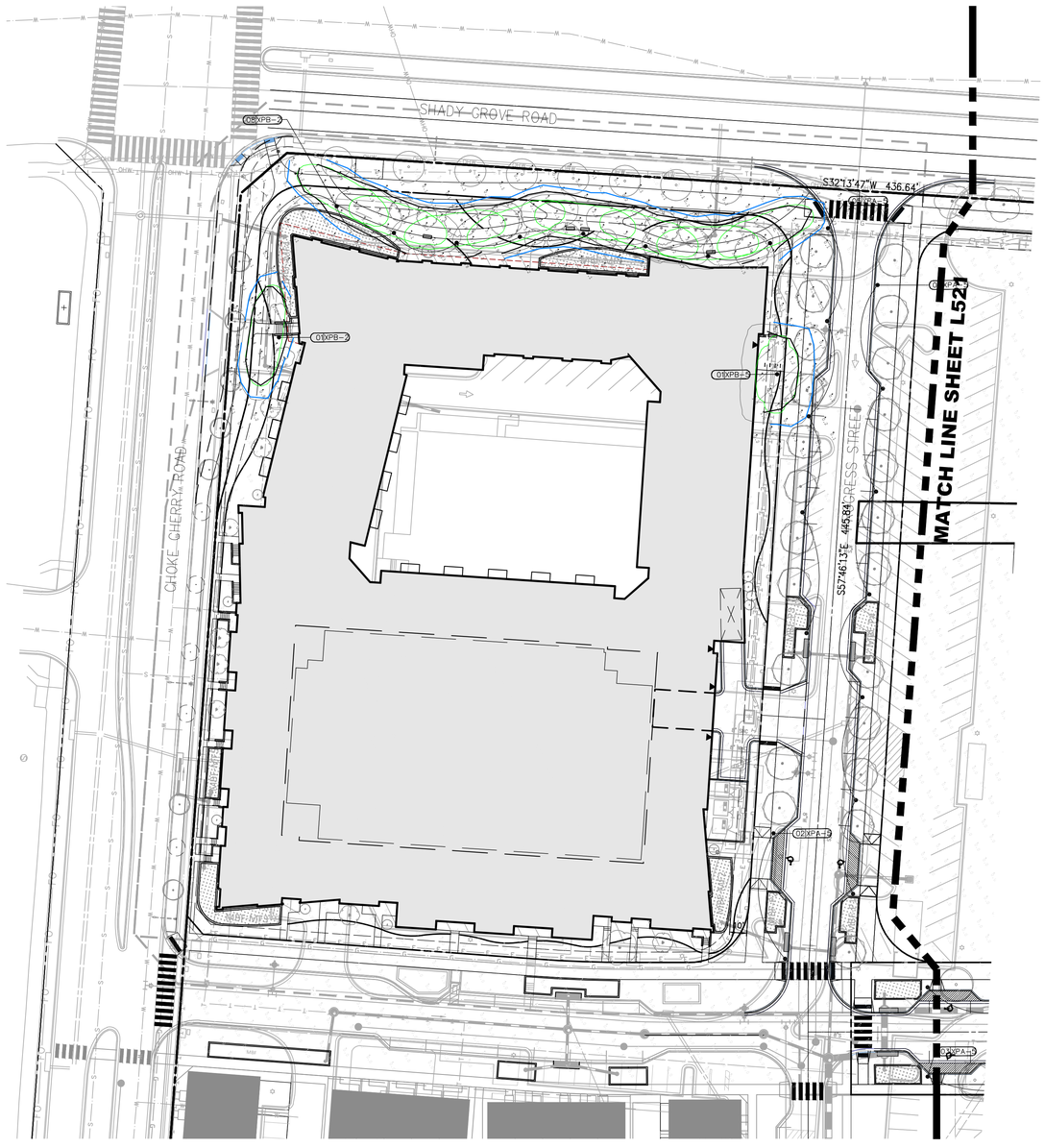
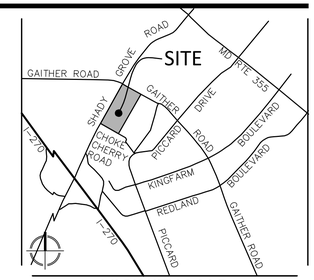
-	SITE PLAN SUBMISSION 04	05.16.2025
-	SITE PLAN SUBMISSION 05	07.30.2025

SITE LIGHTING PLAN - SECTOR 2

L202





VICINITY MAP
SCALE: 1" = 2000'

LEGEND - SITE LIGHTING

- XPB - POLE LIGHT - TYPE 2
- XPB - POLE LIGHT - TYPE 4
- XPB - POLE LIGHT - TYPE 5
- XWA - WALL LIGHT
- XPA - POLE LIGHT ROCKVILLE STANDARD
- EXISTING COBRA HEAD LIGHT FIXTURE TO REMAIN

SINGLE FOOT-CANDLE LEVEL

- 1.0
- 0.5

OVERALL FOOT-CANDLE LEVEL

- 1.0
- 0.5

NOTE:

SEE L510 FOR LIGHTING DETAILS.

40 20 0 40 80 120

SCALE: 1"=40'

NOT FOR CONSTRUCTION

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

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

LAYOUT: L210, Plotted By: mcrowell

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

Our Site Set on the Future.

PREPARED FOR:
BXP SHADY GROVE LOT 5 LLC
BXP SHADY GROVE LOT 6 LLC
BXP SHADY GROVE LOT 7 LLC
BXP SHADY GROVE LOT 8 LLC
2200 PENNSYLVANIA AVENUE, NW
SUITE 200W
WASHINGTON DC, 20037
301-704-5447
CJ OVERLY
COVERLY@BXP.COM

DESIGN CONSULTANTS

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SUITE 320
ALEXANDRIA, VA 22314
703.548.5010
CONTACT: DAN AVRIT

ATTORNEY
MILES & STOCKBRIDGE
11 N WASHINGTON STREET
SUITE 700
ROCKVILLE, MD 20850
301.517.4813
CONTACT: SCOTT WALLACE

SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

PHOTOMETRIC PLAN MULTIFAMILY PHASE 2

PROFESSIONAL SEAL
STATE OF MARYLAND · MICHAEL B. GOODMAN · No. 27721 · PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
ENGINEER'S NAME: Michael B. Goodman, P.E.
LICENSE No.: 27721
EXPIRATION DATE: July 19, 2026

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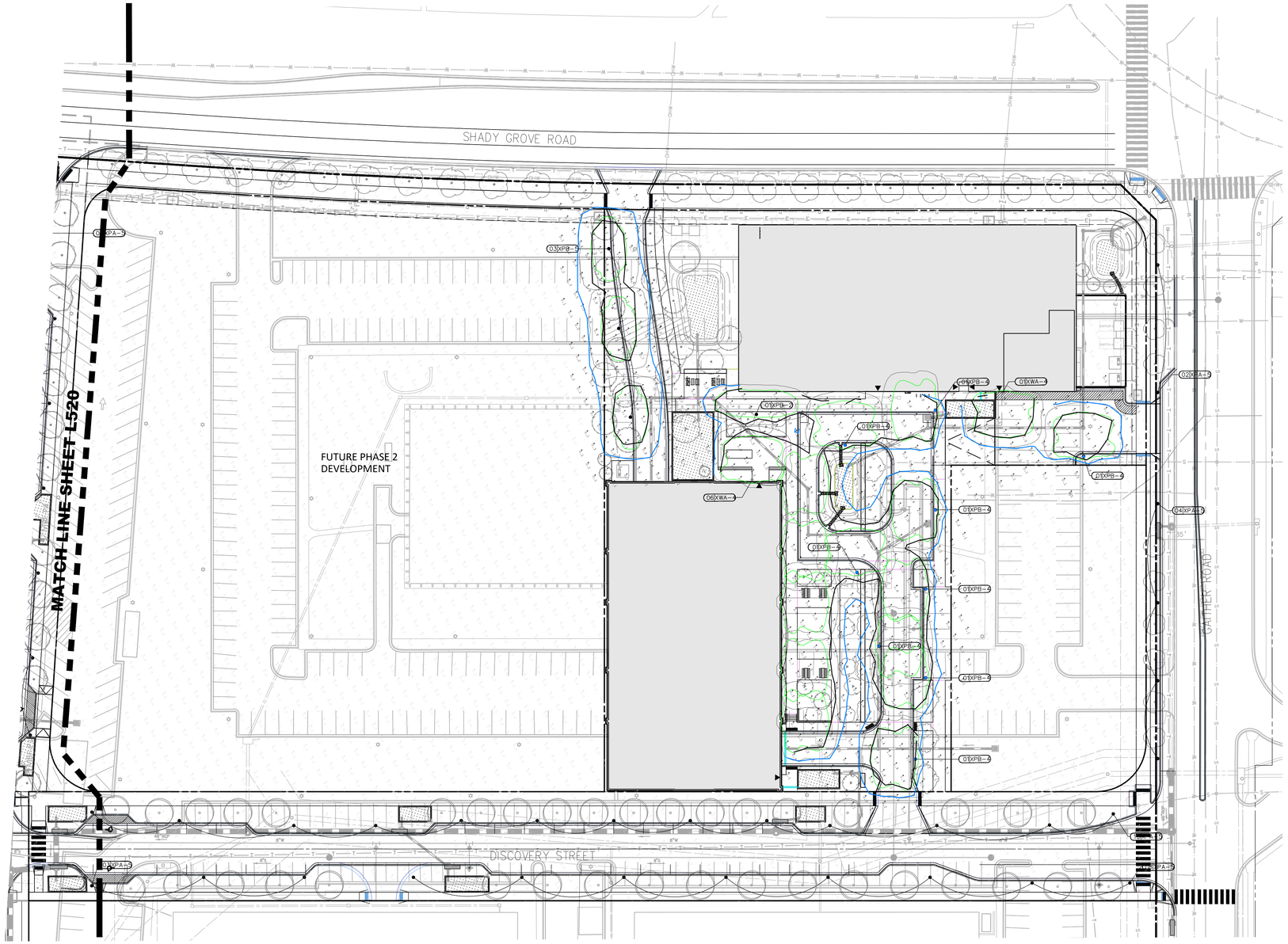
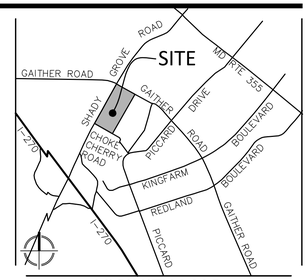
DRAWN BY: JC
DESIGNED BY: XXX
DATE ISSUED: 05/15/2024

VIKA PROJECT VM50554L
DRAWING NO.
SHEET NO. L210

N:\50501-55000\50554\CADD\COMMERCIAL-MULTIFAMILY\SITE\PLOT SHEETS\50554200_CM_MF_P_LIGHT_PH1.dwg — Thursday, July 31, 2025 4:43:33 PM





VICINITY MAP
SCALE: 1" = 2000'

LEGEND - SITE LIGHTING

XPB - POLE LIGHT - TYPE 2

XPB - POLE LIGHT - TYPE 4

XPB - POLE LIGHT - TYPE 5

XWA - WALL LIGHT

XPA - POLE LIGHT
ROCKVILLE STANDARD

EXISTING COBRA
HEAD LIGHT FIXTURE
TO REMAIN

SINGLE FOOT-CANDLE LEVEL

1.0

0.5

OVERALL FOOT-CANDLE LEVEL

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NOTE:

SEE L510 FOR LIGHTING DETAILS.

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SCALE: 1"=40'

NOT FOR CONSTRUCTION

"FOR LOCATION OF UTILITIES CALL
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www.call811.com or http://www.missutility.net
48 HOURS IN ADVANCE OF ANY
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LAYOUT: L211, Plotted By: mcrowell

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SHADY GROVE INNOVATION DISTRICT

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WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

PHOTOMETRIC PLAN COMMERCIAL PHASE 2

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STATE OF MARYLAND
MICHAEL B. GOODMAN
No. 27721
PROFESSIONAL ENGINEER

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LICENSE No.: 27721
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DRAWN BY: JC
DESIGNED BY: XXX
DATE ISSUED: 05/15/2024

VIKA PROJECT VM50554L

DRAWING NO.

SHEET NO. L211

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HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

Catalog Number	
Notes	Type

PUCL3
Utility Taft Series Luminaire Full Cutoff LED3

Mechanical
- Heavy grade A360 cast aluminum (<1% copper)
- Tool-less access with a spring-loaded latch
- Hidden hinge door allowing the door to swing open and remain open
- Optional internal or external NEMA twist lock photocontrol receptacle. Housing contains a tempered glass window to allow light to reach the cell for internal versions.
- Mount to slip-fitter that will accept 3" high by 2-7/8" to 3-1/8" O.D. pole tenon
- Decorative top cover contains stainless steel hinge which secures entry the LED optical chamber
- Polyester power coat paint to ensure maximum durability
- Rigorous multi-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 8 (per ASTM D1654) after over 5,000 hours exposure to salt fog chamber (operated per ASTM B117) on standard and RAL finish options.
- RAL (RALxxxSDCR) paint colors are Super Durable Corrosion Resistant, 80% gloss.

Electrical
- Surge protection meets ANSI/IEEE C62.41.2 10kV/10kA.
- Standard SPD meets 20kV/10kA per ANSI C136.2-2015.
- Quick disconnect connectors for ease of installation and maintenance.
- Three pole terminal block is standard, with optional prewired leads for ease of installation
- LED electronic 0-10v dimmable driver meets maximum total harmonic distortion (THD) of 20%, >0.90 Power Factor and is ROHS compliant.
- Minimum operating temperature is -40°C.
- Electronic driver has an estimated minimum life of 100,000 hours at 25°C.

Optical
- IP65 rated optical compartment
- LED circuit board located in the top cover
- Asymmetric or Symmetric zero uplight distributions
- 2700K, 3000K and 4000K CCT
- 70CRI Standard

Control Options
- Field Adjustable Output (AO) module - Onboard device that adjusts the light output and input wattage to meet site specific requirements. The AO module is preset at the factory to position number 8
- nLight Air (ISR2R6 outdoor fixture-mounted motion and photo-sensor, features a dual radio to communicate wirelessly to other nLight Air devices for group response to motion, on/off control in response to daylight and by switch – ISR2R6
- Long life photocontrol, 20 years – PCLL, P34 and P48 with DTL
- 7 pin photocontrol receptacles internally (PR7) or externally (PR7E) mounted in place of the finial
- DTL DIN dedicated bracket with external mounted antenna - DINBRA

Manufacturing
- Manufactured in Crawfordsville, Indiana, ARRA compliant
- 100% electrical testing on all luminaires before shipment
- Ten (10) years minimum experience in manufacturing LED based products

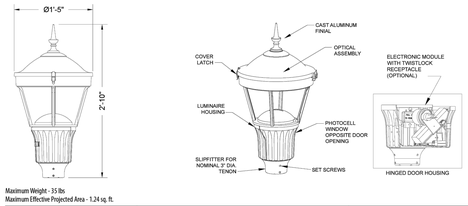
Certification and Standards
- Luminaire shall be UL 1598 - Wet Location Safety Listing
- Suitable for operation in an ambient temperature -40°C (40°F) to 40°C (104°F) per UL certification for performance packages P05 thru P100 Type 2, 3 & 5 no glass, P05 thru P90 Type 2, 3, 4 & 5 clear glass and P05 thru P90 Type 3 & 5 frosted glass
- Suitable for operation in an ambient temperature -40°C (40°F) to 35°C (95°F) per UL certification for performance packages P100 Type 4S no glass, P100 Type 2, 3, 4 & 5 clear glass and P100 type 3 & 5 frosted glass
- LM79 compliant
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Government Procurement
BAA – Buy American(sm) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/resources/buy-american for additional information.

Warranty
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

DIMENSIONAL DATA



Maximum Weight - 35 lbs
Maximum Effective Projected Area - 1.24 sq. ft.

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HOLOPHANE

PUCL3
Utility Taft Series Luminaire Full Cutoff LED3

ORDERING INFORMATION (refer to page 3 for configurable options) **Example:** PUCL3 P20 30K MVOLT FC3 BK NF PR7E

Series	Led performance package	LED Color temperature	Voltage	Optics	Housing color	Finial
PUCL3 Utility Taft LED FCO	P05 3,480 nominal lumens	27K 2700K CCT	MVOLT Auto-sensing voltage (120 thru 277) 50/60 HZ	FC2 Type 2 distribution full cutoff	BK Black	NF None
	P10 4,500 nominal lumens	30K 3000K CCT			GR Gray	BL Ball
	P20 5,000 nominal lumens	40K 4000K CCT	HVOLT Auto-sensing voltage (347 thru 480) 50/60 HZ	FC3 Type 3 distribution full cutoff	GH Graphite	SK Spike
	P30 7,000 nominal lumens				GN Green	
	P40 8,000 nominal lumens		XVOLT Auto-sensing voltage (277 thru 480V) with enhanced power quality protection	FC4 Type 4 distribution full cutoff	PP Prime paint	
	P50 9,300 nominal lumens				WH White	
	P60 10,000 nominal lumens			FC5 Type 5 distribution full cutoff	BZ Bronze	
	P70 10,700 nominal lumens				RALxxxSDCR RAL Super Durable Corrosion Resistant, 80% Gloss Paint, replace xxxx with RAL number.	
	P80 11,600 nominal lumens				CMC Custom color match	
	P90 12,400 nominal lumens					
	P100 13,300 nominal lumens					

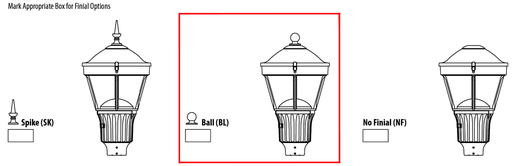
Options: *Option Compatibility Matrix on page 3 of 4*

CONTROLS OPTIONS		PREWIRED LEAD OPTIONS		OPTIC OPTIONS	
AO	Field Adjustable Output	L1H	1.5 ft prewired leads	CLCL	Clear tempered glass lens
DINBRA	DTL DIN node bracket with external mounted antenna, DTL DIN node ordered and shipped separately	L03	3 ft prewired leads	FRGL	10% Frosted tempered glass lens
PR7	NEMA twistlock dimming photocontrol receptacle - 7 pin	L10	10 ft prewired leads	HSS	Louvered house side shield
PR7E	NEMA twistlock dimming photocontrol receptacle - 7 Pin (Must use NF Finial Option)	L20	20 ft prewired leads	**LEM REVEAL COLOR OPTIONS**	
PCLL	Long Life DTL Twistlock Photocontrol for Solid State, MVOLT	L25	25 ft prewired leads	MHC	LEM Reveal Plate Painted to match Housing Color
P34	Long Life DTL Twistlock Photocontrol for Solid State, 347V	L30	30 ft prewired leads	**NEMA LABEL OPTIONS**	
P48	Long Life DTL Twistlock Photocontrol for Solid State, 480V			NL1X1	1" X 1" ANSI Wattage Label
SH	Shorting Cap			NL2X2	2" X 2" ANSI Wattage Label
R3BDR6	nLight Motion Sensing Photocontrols				

Accessories: *Order as separate catalog number.*	
HOUSE SIDE SHIELD	
CLHSSNG25	No glass, Type 2 & Type 5 - Louvered house side shield
CLHSSNG34	No glass, Type 3 & Type 4 - Louvered house side shield
CLHSSGL25	Glass, Type 2 & Type 5 - Louvered house side shield
CLHSSGL34	Glass, Type 3 & Type 4 - Louvered house side shield

Holophane PUCL3 P05 30 MVOLT FC3 RAL6009SDCR BL PR7 AO PCLL*

FINIAL INFORMATION
Mark Appropriate Box for Finial Options



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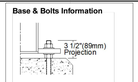
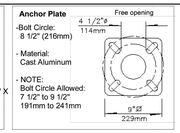
City of Rockville Maryland (Reference=L83273-3)

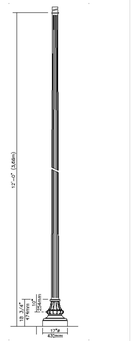
Base & Bolts Information



Comes with 4 steel anchor bolts, 1" X 33" + 3" J Type Bolts, 8 nuts and 8 washers. Important: Do not obstruct space between anchor plate and concrete base.

Anchor Plate
-Bolt Circle: 8 1/2" (216mm)
- Material: Cast Aluminum
- NOTE: Bolt Circle Allowed: 7 1/2" to 9 1/2" 191mm to 241mm





Qty	1	Pole	RTA400F-12-GN8TX

Description of Components:

Pole Shaft: Shall be made from a mandrel-formed aluminum tapered shaft, 12 fluted round, having a 0.125" (3.2mm) wall thickness, welded to both the bottom and top of the anchor plate

Maintenance Opening: The pole shall have a 3" x 5" (76mm x 127mm) maintenance opening centered 10" (254mm) from the bottom of the anchor plate, complete with a weatherproof cover and a copper ground lug.

Base Cover: Two piece round base cover made from cast 356 aluminum, mechanically fastened with stainless steel screws.

Note: A tenon will be provided when the luminaire or bracket does not fit directly on pole shaft. Tenon not shown on the drawing.

IMPORTANT: Lumec strongly recommends the installation of the complete lighting assembly with all of its accessories upon the anchoring of the pole. This will ensure that the structural integrity of the product is maintained throughout its lifetime.

Pole Weight: 23 lbs (10.5 kg)

LUMEC

MANUFACTURER:	HOLOPHANE
MODEL:	PUCL3
OUTPUT:	3760lm
COLOR TEMP:	3000K
OPTICS:	TYPE 3
BUG RATING:	B1-U0-G1
MATERIALS:	CAST ALUMINUM/POLYCARBONATE
FINISH:	POLYESTER POWDERCOAT
COLOR:	RAL 6009 (FIR GREEN)
MOUNTING HEIGHT:	13 FT. 8 IN.
POLE:	12 FT. HEIGHT FIBERGLASS POLE BY WHATLEY, OR APPROVED EQUAL

* PROVIDE POST TOP FIXTURE PER THE SPRING 2025 UPDATED CITY OF ROCKVILLE STANDARD

01 XPA - POLE LIGHT
NOT TO SCALE

KIM LIGHTING

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

UR20 - Post Top
ARCHITECTURAL AREA/SITE

Ouro™

FEATURES
- 20" size in single/dual arm post top, pole and wall mount
- High performance optics up to 16,874 delivered lumens
- Elegant form factor
- Diffusion lens option
- UL/cUL listed for wet locations, IP66 and 4G/1.5G vibration rated

3000K and warmer CCTs only

CONTROL TECHNOLOGY

LIGHTGRID®

FM33

FMSA33/PTSA23
FMSA34, PTSA24, PTSA34

	Weight	EPA
UR20	35 lbs / 15.8 kg	0.512 ft.²

SPECIFICATIONS

CONSTRUCTION
- Low copper aluminum alloy die-casting is designed as one-piece.
- Molded silicone gasket throughout insures the sealing between the two compartments and provides ingress protection.
- All external fasteners are stainless steel.
- Cover is secured to Lens frame by the latch and hinge.

OPTICS
- LEDs mount to a metal printed circuit board assembly (MCPCB).
- Optical lenses are clear injection molded PMMA acrylic.
- Optional Backlight Control on each LED module to completely control unwanted backlight.
- Optional fixture finish optical surfaces will not exceed BUG ratings of the standard white finish.

LENS
- Standard lens (CLR) IK08
- Clear Polycarbonate Lens (CP) IK10

INSTALLATION
- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ELECTRICAL
- Universal voltage, 120 through 277V with a ±10% tolerance. Driver is Underwriters Laboratories listed.
- High voltage configurations, 347/480. Driver has a 0-10V dimming interface for multi-level illumination options. Driver is Underwriters Laboratories listed.
- "Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components
- Drivers shall have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments.
- Luminaire shall be capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C.
- Surge protection: 10,000k in parallel, 20,000k in series
- Wiring: No. 18AWM rated 105°C, wet rating.

CONTROLS
7PR
- Fully gasketed and wired 7-pin receptacle option. Easy access location above the electrical compartment. 7-pin construction allows for a user-defined interface and provides a controlled definition of operational performance. ANSI twist-lock control module by-others.

Standard customer operation modes:
- Traditional on/off photoelectric control.
- 5-pin wireless photoelectric control for added dimming feature.
- 7-pin wireless photoelectric control for dimming and additional I/O connections for customer use.

(Specifications continued on page 5)

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MANUFACTURER:	KIM LIGHTING
MODEL:	OURA
OUTPUT:	3000lm
COLOR TEMP:	3000K
OPTICS:	XPB-2 - TYPE 2 XPB-4 - TYPE 4 XPB-5 - TYPE 5
BUG RATING:	B0-U0-G1
MATERIALS:	CAST ALUMINUM
FINISH:	POLYESTER POWDERCOAT
COLOR:	T.B.D.
MOUNTING HEIGHT:	14 FT.
POLE:	12 FT. HEIGHT 4 IN. DIA. SMOOTH SHAFT

OR APPROVED EQUAL

02 XPB - POLE LIGHT
NOT TO SCALE

KIM LIGHTING®

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

UR20-Arm Mount
ARCHITECTURAL AREA/SITE

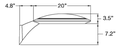
Ouro™

FEATURES
- 20" size in post top, pole and wall mount
- High performance optics up to 17,000 delivered lumens
- Elegant form factor
- Diffusion lens option
- UL/cUL listed for wet locations, IP66 and 4G/1.5G vibration rated

3000K and warmer CCTs only

CONTROL TECHNOLOGY

LIGHTGRID®



	Weight	EPA
UR20	32 lbs / 14.5 kg	0.372 ft.²

SPECIFICATIONS

CONSTRUCTION
- Low copper aluminum alloy die-casting is designed as one-piece with internal cooling fins.
- Solid, cast aluminum wall creates a thermal barrier between the optical and electrical compartments.
- Molded silicone gasket throughout insures the sealing between the two compartments and provides ingress protection.
- Housing is designed with integral LED heat sink utilized for thermal transfer and for securing the location of each LED module.
- All external fasteners are stainless steel.
- One-piece low copper aluminum alloy die-cast lens frame is secured to housing with 6 screws.

OPTICS
- LEDs mount to a metal printed circuit board assembly (MCPCB).
- Optical lenses are clear injection molded PMMA acrylic.
- Optional Backlight Control on each LED module to completely control unwanted backlight.

LENS
- Standard lens (CLR) IK08
- Clear Polycarbonate Lens (CP) IK10

INSTALLATION
- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ELECTRICAL
- Universal voltage, 120 through 277V with a ±10% tolerance. Driver is Underwriters Laboratories listed.
- High voltage configurations, 347/480. Driver has a 0-10V dimming interface for multi-level illumination options. Driver is Underwriters Laboratories listed.
- "Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components
- Drivers shall have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments.
- Luminaire shall be capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C.
- Surge protection: 10,000k in parallel, 20,000k in series
- Wiring: No. 18AWM rated 105°C, wet rating.

CONTROLS
7PR
- Fully gasketed and wired 7-pin receptacle option. Easy access location above the electrical compartment. 7-pin construction allows for a user-defined interface and provides a controlled definition of operational performance. ANSI twist-lock control module by-others.

Standard customer operation modes:
- Traditional on/off photoelectric control.
- 5-pin wireless photoelectric control for added dimming feature.
- 7-pin wireless photoelectric control for for dimming and additional I/O connections for customer use.

(Specifications continued on page 5)

[1]Clear Polycarbonate Lens (CP) IK10, Standard lens (CLR) IK08, Consult factory for details

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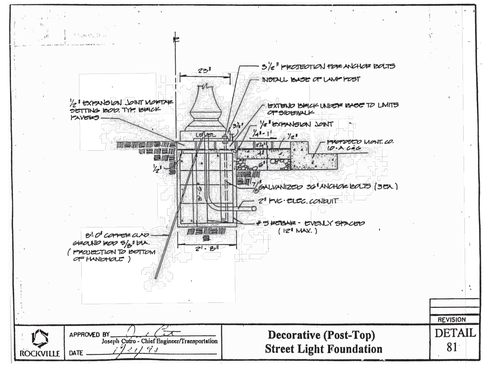
MANUFACTURER:	KIM LIGHTING
MODEL:	OURA
OUTPUT:	3000lm
COLOR TEMP:	3000K
OPTICS:	XWA-4 - TYPE 4
BUG RATING:	B0-U0-G1
MATERIALS:	CAST ALUMINUM
FINISH:	POLYESTER POWDERCOAT
COLOR:	T.B.D.
MOUNTING HEIGHT:	14 FT. AFF
ACCESSORIES:	WALL BRACKET

OR APPROVED EQUAL

03 XWA - WALL LIGHT
NOT TO SCALE



04 STREET LIGHT FOUNDATION
NOT TO SCALE

SHADY GROVE INNOVATION DISTRICT PHASE 2

4TH ELECATION DISTRICT
MONTGOMERY COUNTY, MARYLAND

LANDSCAPE ARCHITECT
ParkerRodriguez
101 North Union Street, Suite 320
Alexandria VA 22314
703.548.5010

MASTER DEVELOPER
BXP LIFE SCIENCES
2200 Pennsylvania Ave. NW, Suite 200W
Washington, DC 200037
202.585.0855

DEVELOPER - RESIDENTIAL
BOZZUTO DEVELOPMENT
2200 Pennsylvania Ave. NW, Suite 200W
Washington, DC 200037
202.585.0855

ARCHITECT - OFFICE
GENSLER
2020 K Street NW
Washington DC 20006
202.721.52000

ARCHITECT - RESIDENTIAL
DESIGN COLLECTIVE
100 East Pratt Street, 18th Floor
Baltimore, MD 21202
410.685.6655

CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 Century Boulevard, Suite 4000
Germantown, MD 20874
301.916.4100

TRANSPORTATION ENGINEER
GOROVE SLADE
1140 Connecticut Ave NW, Suite 1010
Washington, DC 20036
202.296.8625

REVISIONS	
SITE PLAN SUBMISSION	05.22.2024
SITE PLAN SUBMISSION 02	09.20.2024
SITE PLAN SUBMISSION 03	02.26.2025
SITE PLAN SUBMISSION 04	05.16.2025
SITE PLAN SUBMISSION 05	07.30.2025

SITE LIGHTING DETAILS

L510

SHADY GROVE INNOVATION DISTRICT PHASE 1

PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	COMMENTS	STREET TREE LOCATION
STREET TREES - DECIDUOUS - CANOPY							
8	AF	Acer x freemanii 'Jeffersred'	Autumn Blaze® Freeman Maple	2.5"-3" cal.	B+B		SHADY GROVE ROAD
23	LH	Liquidambar styraciflua `Happdell` TM	Happidaze Sweet Gum	2.5"-3" cal.	B+B		SHADY GROVE ROAD
37	QI	Quercus imbricaria	Shingle Oak	2.5"-3" cal.	B+B		DISCOVERY STREET
23	UA	Ulmus americana 'Princeton'	Princeton American Elm	2.5"-3" cal.	B+B		PROGRESS STREET
STREET TREES - DECIDUOUS - UNDERSTORY							
10	PR	Prunus x 'Kwanzan'	Kanzan Flowering Cherry	2.5"-3" cal.	B+B		GAITHER ROAD
7	PY	Prunus x yedoensis 'Akebono'	Yoshino Cherry	2.5"-3" cal.	B+B		CHOKE CHERRY ROAD
TREES - DECIDUOUS - CANOPY							
1	BN	Betula nigra 'BNMTF'	Dura Heat® River Birch	14-16` ht.	B+B		
2	FG	Fagus grandifolia	American Beech	2.5"-3" cal.	B+B		
10	GT	Gleditsia triacanthos inermis 'Christie'	Halka™ Honey Locust	2.5"-3" cal.	B+B		
6	LT	Liriodendron tulipifera	Tulip Tree	2.5"-3" cal.	B+B		
1	LH	Liquidambar styraciflua `Happdell` TM	Happidaze Sweet Gum	2.5"-3" cal.	B+B		
16	TX	Taxodium ascendens	Pond Cypress	2.5"-3" cal.	B+B		
TREES - DECIDUOUS - UNDERSTORY							
7	AG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8-10` ht.	B+B		
6	CC	Cercis canadensis	Eastern Redbud	8-10` ht.	B+B		
6	CV	Chionanthus virginicus	White Fringetree	8-10` ht.	B+B		
2	CR	Cornus x 'Rutban'	Aurora Flowering Dogwood	8-10` ht.	B+B		
3	HV	Hamamelis virginiana	Common Witch Hazel	7-8` ht.	B+B		
6	MV	Magnolia virginiana	Sweetbay Magnolia	8-10` ht.	B+B		
TREES - EVERGREEN							
5	IO	Ilex opaca `Satyr Hill`	Satyr Hill American Holly	8-10` ht.	B+B		
2	JV	Juniperus virginiana 'Hillspire'	Hillspire Eastern Redcedar	8-10` ht.	B+B		
10	TP	Thuja plicata `Northern Spire`	Northern Spire Western Red Cedar	8-10` ht.	B+B		

PLANTING NOTES:

1. All materials' specifications shall be in accordance with the industry standard for grading plant material - The American Standard for Nursery Stock (ANSI Z60.1).
2. Maintenance of all trees and landscape materials shall conform to accepted industry standards set forth by the Landscape Contractors Association, American Society of Landscape Architects, the International Society of Arboriculture, and the American National Standards Institute.

01 PLANT SCHEDULE
NOT TO SCALE

Planting Notes for Landscape Plans

NOVEMBER 2019

INSTALLATION OF PLANT MATERIAL

1. The Permittee is responsible for obtaining the approved Forest Conservation Plan/Landscape Plan and providing a copy to the Landscape Contractor. The Permittee shall ensure that the Landscape Contractor can secure the plants shown the FCP/Landscape Plan. Plant substitutions are not allowed. It is strongly recommended that plant material be secured from supplier by the project start date.
2. A pre-planting meeting is required before installation of landscaping, afforestation, or reforestation. The applicant must schedule an on-site pre-planting meeting with the City Forestry Inspector. Attendees must include the Permittee, landscape contractor, and Forestry Inspector. Trees and shrubs shall conform to the current edition of the American Standard for Nursery Stock (ANSI Z60.1).
3. Comply with appropriate City Soil Specification:
   - I. Soil Specification-FOR TREE PLANTING WHERE EXISTING PAVEMENT OR OTHER IMPERVIOUS SURFACES WERE PREVIOUSLY LOCATED OR WHERE EXISTING GREENSPACE HAS BEEN SEVERELY DEGRADED[1]
     1. Site preparation
        a. Demolish existing impervious surface and remove all existing asphalt, concrete, stone and construction materials to expose subsoil free of debris.
        b. Excavate so that final planting bed will provide quality soil to a depth of forty-eight (48) inches, and to a radius of 10' minimum or to new hard edge of planting bed, whichever is less.
        c. Loosen exposed subsoil below 48" by ripping 18" into the sub grade elevation.
        d. Test to ensure that planting bed drains at a rate of at least 1 inch/per hour.
        e. Install imported soil to fill excavated planting bed. Imported soil shall have a texture of LOAM, per the USDA soil classification system and a chemical composition compatible with healthy tree growth. When installing the soil, it should be installed in lifts or layers of < 12 inches (30 cm), tamping or watering (not both) between lifts to minimize potential settling.
     2. Immediately prior to installation of plant material, the soil must be tested and must have a pH range between 5.5 and 7 and a nutrient content which corresponds to an adequate rating, per current industry standards. Amend soil, if necessary, to achieve the current industry standard.
     3. The Forestry Inspector may require additional soil specifications, based on site conditions.
   - II. Soil Specification FOR PLANTING WHERE EXISTING GREEN SPACE HAS NOT BEEN PROTECTED FROM CONSTRUCTION IMPACTS BUT IS NOT SEVERELY DEGRADED.
     1. Site Preparation:
        a. Remove all construction debris and top four to six inches of existing soil.
        b. Test remaining existing soil to verify a pH range between 5.5 and 7, and has a nutrient content which corresponds to an adequate rating, per current industry standards.
        c. Apply four (4) inches of mature compost evenly over the entire planting surface. (4" = 12 Cubic Yard/1,000 s.f.). Provide compost supplier information and specifications to the City Forestry Inspector for approval prior to install
        d. Till the compost into the existing soil to a minimum depth of thirty-six (36) inches using the city's soil profile rebuilding specification.
        e. If soil does not meet nutrient standards, mitigate soil chemistry to meet the chemical parameters.
     2. The Forestry Inspector may require additional soil specifications, based on site conditions.
   - III. Soil Specification FOR PLANTING WITHIN EXISTING GREEN SPACE AREAS WHICH HAVE BEEN PROTECTED FROM CONSTRUCTION IMPACTS (One of two options, as determined by Forestry Inspector) Refer to approved City of Rockville Detail A-7

[1] See definitions section #9

     1. Test existing soil to verify it has a pH range between 5.5 and 7, and a nutrient content which corresponds to an adequate rating, per current industry standards. If soil does not meet nutrient standards, one of two options will be performed to mitigate the soil:
        a. Option 1- Till Method- Depth of tilling for planting must be at least twenty-four (24) inches:
           i. Apply four (4) inches of mature compost evenly over the entire planting surface (4" = 12 cubic yards/1,000 s.f.). Provide compost supplier information and specifications to the City Forestry Inspector for approval prior to install.
           ii. Till the compost into the existing soil to a minimum depth of twenty-four (24") inches.
        b. Option 2 — Aeration and Vertical Mulching
           i. Using a 2- 3" Auger, drill a series of holes in the soil to a depth of twenty-four (24) inches.
           ii. Begin at the edge of the hole dug for the root ball and continue drilling at one-foot intervals (maximum), in concentric rings around the tree out to ten (10) feet from the tree.
           iii. Each hole must be refilled with mature compost.
        c. The Forestry Inspector may require additional soil specifications, based on site conditions.
   - IV. Soil testing of the existing soil may be conducted with PRIOR approval from the City's Forestry Inspector to determine the number and location of the samples. The above requirements may be reduced if soil testing shows the following:
     1. Soil pH is between 5.5 and 7
     2. The top 24" of existing soil contains a minimum of 4-6% organic matter by weight
     3. The soil is free of contaminants
     4. The soil texture is sandy loam or loam
     5. The soil has an infiltration rate not less than 1" per hour
     6. The soil does not contain debris or stones greater than one inch
     7. The soluble salt content is less than 3 dS/m
     8. Consult the University of Maryland Extension website: http://extension.umd.edu/ for a listing of commercial soil testing facilities.
   - V. Soil preparation is required for street trees planted within the city's rights-of-way and private street trees, if they are part of the approved plan.
4. The depths and grades shown on plan drawings are final grades after settlement and shrinkage of the organic material. The contractor shall install the soil mix at a higher level to anticipate this reduction of volume. All grades are assumed to be 'as measured" to be prior to the addition of any surface compost till layer or mulch or sod.
5. All details of the planting plans regarding plant quality and proper planting will be discussed including but not limited to:
   a. Plant quality.
   b. Proper form for species.
   c. Proper ratio of caliper size/height to container size/root ball size.
   d. Proper pruning cuts if applicable in accordance with current ANSI A300 pruning standards (generally there should be no recent pruning).
   e. No co-dominant stems or multiple trunks (unless approved by FCP or by The Forestry Inspector).
   f. Sound graft union.
   g. Free of girdling roots, or the ability to remove girdling roots without damaging the tree.
   h. Trees shall be healthy, vigorous, insect/disease free, and without cankers/cracks or trunk damage.
6. Proper Installation
   a. Root flare no higher than 3 inches from existing grade.
   b. Exposed root flare (not graft); removing more than several inches of soil to expose the root flare may result in the rejection of the plant material.
   c. Wire baskets/twine/burlap removed from at least the top half of root ball, or as directed by Forestry Inspector.
   d. All burlap or twine removed completely.
   e. No hose and wire; staking and strapping per City planting detail.
   f. Planting Hole a minimum of twice the width of the root ball; could be greater. Planting detail assumes soil has been prepared per the city's specifications (Planting, #3).
   g. Mulched properly, per City planting detail.
   h. Wildlife protection installed, if required; type approved by the Forestry Inspector.
7. Trees not complying with the above requirements may be rejected at the discretion of the City Forestry Inspector.

8. Tree planting will generally not be permitted between the dates of June 1 and September 1, or when the ground is frozen.
9. DEFINITIONS
   a. Topsoil
      i. Soil can be considered topsoil if it originates from an A horizon of a natural soil or is a mineral soil with 4-6%% organic matter content, and a NRCS textural class similar to pre-development conditions A horizon soils for the site, or as specified by the City Forestry Division. The city Forestry Division will specify a LOAM texture in the absence of native conditions listed above. Blended soils shall not be used unless specified by the City Forestry Division. In addition, topsoil shall:
         1. Be friable and well drained
         2. Have a pH between 5.5-7.
         3. Have an organic matter content between 4-6%.
         4. Have low salinity as indicated by a soluble salt content which is less than 3 dS/m
         5. Be free of debris, stone, gravel, trash, large sticks, heavy metals, and other deleterious contaminants, (if screening is used to remove debris, screen size must be ¼ inch or larger).
         6. Have a nutrient profile such that it has an adequate rating, per current industry standards.
         7. Be free of noxious weed seeds
   b. Compost
      i. Compost shall be composed of leaves, yard waste, or food waste. Biosolid-based composts shall not be used. A compost sample with analysis shall be submitted for approval to the City Forestry Division before application.
      ii. Stability refers to the rate of biological breakdown, measured by carbon dioxide release. Maturity refers to completeness of the aerobic composting process and suitability (lack of plant toxicity) as a plant growth media, often measured by ammonia release and by plant growth tests. Compost manufacturers that subscribe to the US Composting Council's testing program may document stability as compost testing 7 or below in accordance with TMECC 05.08-B, "Carbon Dioxide Evolution Rate". Maturity (suitability for plant growth) may be documented as compost testing greater than 80% in accordance with TMECC 05.05-A, "Germination and Vigor". Compost is considered mature and stable if it tests at 6.0 or higher on the Solvita Compost Maturity Index Rating, which is a combination of Carbon Dioxide and Ammonia Maturity Tests (test information and equipment available at www.solvita.com).
      iii. Compost shall also be:
         1. Free of weed seeds.
         2. Free of heavy metals or other deleterious contaminants.
         3. Have a soluble salt content which is less than 3 dS/m.
   c. Severely Degraded Soil
      i. Soil shall be considered severely degraded if grade was lowered or raised more than 14 inches OR soil was compacted in lifts regardless of the final grade OR was used as a staging area for construction materials, equipment or processes.

02 CITY OF ROCKVILLE PLANTING NOTES
NOT TO SCALE

Soil Profile Rebuilding Specification

NOVEMBER 2019

Specification for Restoration of Graded and Compacted Soils that will be Vegetated

Based on Specifications developed At Virginia Polytechnic Institute- Department of Horticulture

1. PURPOSE AND DESCRIPTION

1.1 Purpose
Soil Profile Rebuilding is an appropriate soil restoration technique for sites where topsoil has been completely or partially removed and subsoil layers have been compacted (graded and/or trafficked by equipment). It may also be used with some modifications if topsoil is present. This is not an appropriate technique in sites with surface compaction only (6 inches or less), although this situation is rare on construction sites. This technique is not appropriate within the root zones of trees that are to be protected. Soil Profile Rebuilding can improve physical and biological characteristics of soil to allow for revegetation. Soil chemical problems, soil contamination from heavy metals, pathogens, or excessive debris or gravel shall be addressed separately.

1.2 Description of Procedure
The procedure includes a subsoiling procedure, addition of organic matter in the form of compost, replacement or addition of topsoil, and subsequent planting with woody plants. The soil preparation portion of Soil Profile Rebuilding puts the components in place for restoration to characteristics similar to undisturbed soils, however, the complete restoration process requires root activity and occurs over many years. This technique may be appropriate for restoration of disturbed soils as defined by SITES™.

1.3 Expected Outcomes
Soil Profile Rebuilding may improve vegetation establishment, increase tree growth rates, increase soil permeability, enhance formation of aggregates in the subsoil, and enhance long-term soil carbon storage.

2. PROCEDURE

2.1 Location6
Profile Rebuilding shall occur on all soil areas that are to be vegetated that have been disturbed by trafficking or grading during construction or prior to construction. Soil areas that are not to be treated should be protected by permanent fencing during the construction period, and all access to these areas prohibited. A soil map delineating protected areas and areas to be treated shall be approved by the forestry inspector before grading or construction begins.

2.2 Sequencing
Profile Rebuilding shall occur after site disturbance is complete, including all vehicle and equipment trafficking, but before replacement of topsoil. Once profile rebuilding is complete, all traffic and equipment or materials storage on treated areas is prohibited, with the exception of foot traffic, for the purposes of planting or mulching.If topsoil is already present and is 4 inches or greater in depth, use the "modifications for pre- existing topsoil (2.62)."

2.3 Remove foreign materials
Remove all foreign materials resulting from construction operations, including oil drippings, stone, gravel, and other construction materials from the existing soil surface.

2.4 Application of Compost
Spread mature, stable compost to a 4 inch depth over compacted subsoil (see Section 3. Definitions for definition of compost).

2.5 Subsoiling
Subsoiling may be performed when soil is neither wet nor dry. If a shovel cannot be forced into the soil, it is too dry. If the surface is sticky or muddy, it is too wet. Use a mini-backhoe or similar equipment with a narrow (less than 24"), tined bucket to break up the compacted soil and incorporate the compost. Work backwards away from excavated soils so that treated soil is not trafficked by the equipment. Insert the bucket through the compost layer and into the subsoil to a depth of thirty-inches (36"), and raise a bucket of soil at least twenty-four inches above the soil surface.

Tip the bucket and allow soil to fall. Repeat this procedure until no clumps of compacted soil larger than 12 inches in diameter remain. The tines of the bucket can be used to break apart larger clumps if necessary. 50% of the soil shall be in clumps 6 inches or smaller. No clumps shall be greater than 18" in diameter. The subsoiling is not intended to homogenize the compost and soil, but rather loosen the soil to a thirty-six inch depth and create veins of compost down to that depth as well. To ensure that subsoiling reached the appropriate depth, a push tube soil sampler shall be used to verify compost is present at thirty-six inch depth.

2.6 Replacement of topsoil

2.6.1 Standard procedure
Stockpiled topsoil, or additional topsoil if none is available from the site, shall be returned to the site to a four (4) inch minimum depth (see *Section 3.3 Definitions* for definition of topsoil). If soil was severely disturbed (see definitions), a six (6) to eight (8) inch minimum shall be replaced with topsoil that meets city standards.

2.6.2 Modification if significant topsoil is already present before Profile Rebuilding is initiated
Case 1:
At least four inches of topsoil is present on the site after construction activities are completed AND soil is not severely disturbed (see *Section 3.3 Definitions* for description of severely disturbed).
Case 2:
Less than four inches of topsoil is present on site after construction activities were completed but before Profile Rebuilding is initiated, OR soil is severely disturbed (see *Section 3.3 Definitions* for description of severely disturbed).
For Case 1: A minimum of three inches additional topsoil shall be placed over the subsoiled layer before tilling.
For Case 2: Follow *Section 2.6.1 Standard procedure*, as if no topsoil had been present.

2.7 Tilling
Rototill topsoil to a depth of six to eight inches when soil is neither dry nor very moist. Rototilling depth should cross the interface with the subsoiled layer by a minimum of one (1) inch and can be verified with a random sampling with a push tube soil sampler.

2.8 Planting
Plant the site with woody plants, trees or shrubs, at a density that insure a minimum of 50% of the site will be occupied with roots within 10 years. Planting of at least one large stature tree (e.g., one that will mature at approximately 60-70 feet in height) or 20 medium stature shrubs per 5,000 sq. ft. shall be considered to achieve this.

3. DEFINITIONS

3.1 Topsoil
Soil can be considered topsoil if it originates from an A horizon of a natural soil or is a mineral soil with 4-6%% organic matter content, and a NRCS textural class similar to pre-development conditions A horizon soils for the site, or as specified by the City Forestry Division. The city Forestry Division will specify a LOAM texture in the absence of native conditions listed above. Blended soils shall not be used unless specified by the City Forestry Division. In addition, topsoil shall:
1. Be friable and well drained
2. Have a pH between 5.5-7.
3. Have an organic matter content between 4-6%.
4. Have low salinity as indicated by a soluble salt content which is less than 3 dS/m
5. Be free of debris, stone, gravel, trash, large sticks, heavy metals, and other deleterious contaminants, (if screening is used to remove debris, screen size must be ¼ inch or larger).
6. Have a nutrient profile such that it has an adequate rating, per current industry standards.
7. Be free of noxious weed seeds

3.2 Compost
Compost shall be composed of leaves, yard waste, or food waste. Biosolid-based composts shall not be used. A compost sample with analysis shall be submitted for approval to the City Forestry Division before application.
Stability refers to the rate of biological breakdown, measured by carbon dioxide release. Maturity refers to completeness of the aerobic composting process and suitability (lack of plant toxicity) as a plant growth media, often measured by ammonia release and by plant growth tests. Compost manufacturers that subscribe to the US Composting Council's testing program may document stability as compost testing 7 or below in accordance with TMECC 05.08-B, "Carbon Dioxide Evolution Rate". Maturity (suitability for plant growth) may be documented as compost testing greater than 80% in accordance with TMECC 05.05-A, "Germination and Vigor". Compost is considered mature and stable if it tests at 6.0 or higher on the Solvita Compost Maturity Index Rating, which is a combination of Carbon Dioxide and Ammonia Maturity Tests (test information and equipment available at www.solvita.com).
Compost shall also:
1. Free of weed seeds.
2. Free of heavy metals or other deleterious contaminants.
3. Have a soluble salt content which is less than 3 dS/m.

3.3 Severely Degraded Soil
Soil shall be considered *severely degraded* if grade was lowered or raised more than 14 inches OR soil was compacted in lifts regardless of the final grade OR was used as a staging area for construction materials, equipment or processes.

4. SUBMITTALS

4.1 Soil Map
A soil map indicating soil areas to be protected and those to be restored via Soil Profile Rebuilding shall be submitted by the contractor for approval to the City Forestry Division before construction begins.

4.2 Compost
A compost sample with analysis certifying it is stable, mature, from acceptable feedstocks and free of contaminants and weed seeds shall be submitted for approval to the City Forestry Division before compost is applied to the soil.

4.3 Topsoil
A topsoil sample with analysis from a certified testing laboratory and verification of source shall be submitted for approval to by the City Forestry Division before application. Separate documentation is required for each 100 cubic yards of topsoil unless otherwise approved by the City Forestry Division.

5. REFERENCES & PERMISSIONS
Use of this specification has been documented to increase tree canopy and soil carbon stores compared with typical practices. See www.urbanforestry.frec.vt.edu/SRES for more information.

Soil Profile Rebuilding Specification by Susan Day et al. is licensed under a Creative Commons Attribution-NonCommercial 3.0 United States License. It may be used freely as is, or modified. However, use of the term "Soil Profile Rebuilding" should only be used when soil restoration is performed as described in this specification. See www.urbanforestry.frec.vt.edu/SRES/specification.html for full details.

03 CITY OF ROCKVILLE SOIL NOTES
NOT TO SCALE

SHADY GROVE INNOVATION DISTRICT PHASE 2

4TH ELECATION DISTRICT
MONTGOMERY COUNTY, MARYLAND

LANDSCAPE ARCHITECT
ParkerRodriguez
101 North Union Street, Suite 320
Alexandria VA 22314
703.548.5010

MASTER DEVELOPER
BXP LIFE SCIENCES
2200 Pennsylvania Ave. NW, Suite 200W
Washington, DC 200037
202.585.0855

DEVELOPER - RESIDENTIAL
BOZZUTO DEVELOPMENT
2200 Pennsylvania Ave. NW, Suite 200W
Washington, DC 200037
202.585.0855

ARCHITECT - OFFICE
GENSLER
2020 K Street NW
Washington DC 20006
202.721.52000

ARCHITECT - RESIDENTIAL
DESIGN COLLECTIVE
100 East Pratt Street, 18th Floor
Baltimore, MD 21202
410.685.6655

CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 Century Boulevard, Suite 4000
Germantown, MD 20874
301.916.4100

TRANSPORTATION ENGINEER
GOROVE SLADE
1140 Connecticut Ave NW, Suite 1010
Washington, DC 20036
202.296.8625

REVISIONS

-	SITE PLAN SUBMISSION	05.22.2024
-	SITE PLAN SUBMISSION 02	09.20.2024
-	SITE PLAN SUBMISSION 03	02.26.2025
-	SITE PLAN SUBMISSION 04	05.16.2025
-	SITE PLAN SUBMISSION 05	07.30.2025
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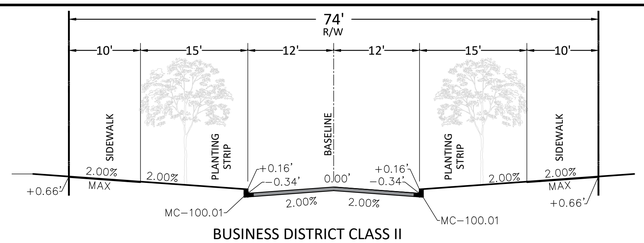
PLANTING DETAILS + PLANT SCHEDULE

L600



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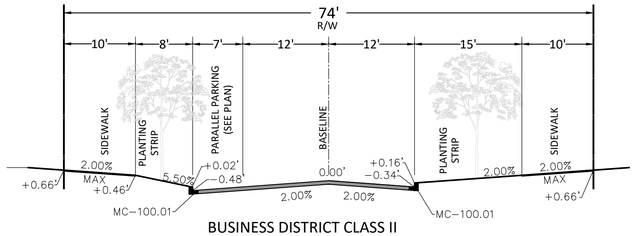

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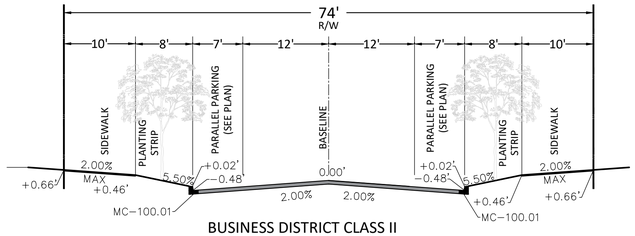

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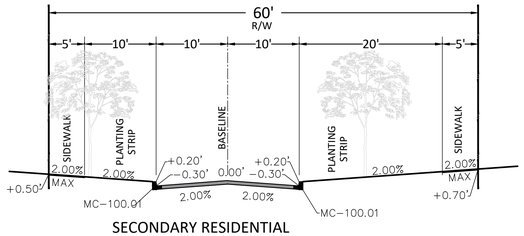

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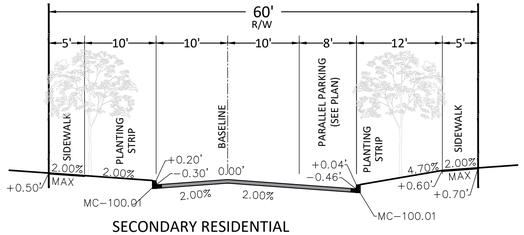

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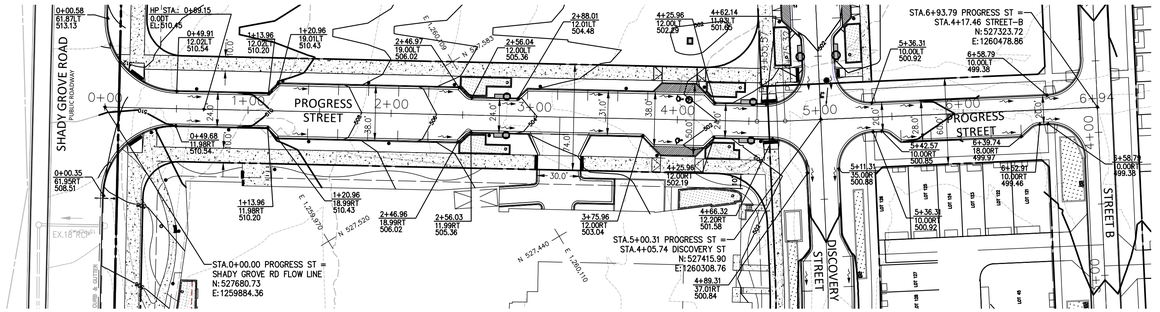

PROGRESS STREET (PUBLIC)
PLAN VIEW
SCALE: 1"=50'

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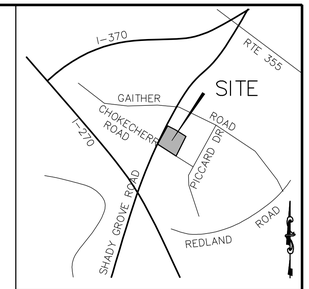
VERT. DATUM = NGVD 29



VICINITY MAP
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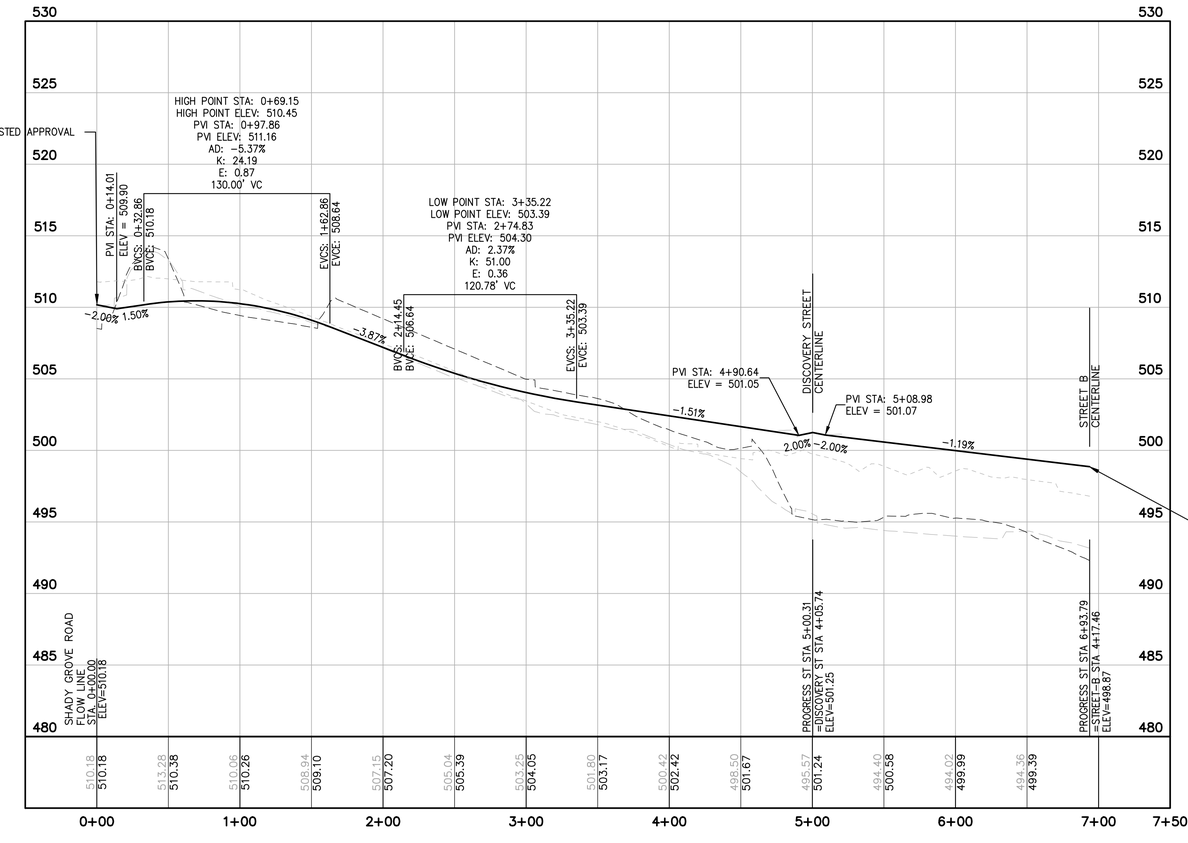

PROGRESS STREET PROFILE
SCALE: HORIZ: 1"=50'
VERT: 1"=5'

NOTE:
ALL SECTIONS SLOPES AND GRADE FACTORS ARE SUBJECT TO ADJUSTMENTS WITH DPW APPROVAL AT TIME OF PWK PERMIT.

LEGEND:

EXISTING GROUND @ C/L	— — — — —
PROPOSED GRADE LINE (PGL)	2.00%
POINT OF VERTICAL INTERSECTION (PVI)	△
DRAINAGE ARROWS	⟿
R/W (RIGHT)	— — — — —
R/W (LEFT)	- - - - - -
EXISTING ELEVATION @ C/L	505.04
PROPOSED ELEVATION @ C/L	505.39

DESIGN SPEED NOTE:

DESIGN SPEED = 25MPH
K VALUE = 26 SAG VERTICAL CURVES
K VALUE = 12 CREST VERTICAL CURVES

ROAD CLASSIFICATION:
BUSINESS DISTRICT CLASS II:
STA. 0+00 TO 5+00.31
SECONDARY RESIDENTIAL:
STA. 5+00.31 TO 6+93.79

HORIZONTAL ALIGNMENT:
BUSINESS DISTRICT CLASS II:
MIN. CENTERLINE RADIUS = 300'
SECONDARY RESIDENTIAL:
MIN. CENTERLINE RADIUS = 150'

BEFORE BEGINNING CONSTRUCTION
CONTACT
"MISS UTILITY"
AT
WWW.MISSUTILITY.NET
OR
1-800-257-7777
OR 811
AT LEAST 48 HOURS
PRIOR TO EXCAVATION

APPLICANT:
BXP SHADY GROVE LOT 5 LLC
BXP SHADY GROVE LOT 6 LLC
BXP SHADY GROVE LOT 8 LLC
2200 PENNSYLVANIA AVENUE, NW
SUITE 200W
WASHINGTON DC, 20037
301-704-5447
CJ OVERLY
COVERLY@BXP.COM

PROFESSIONAL CERTIFICATION:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 36749, Expiration Date: JANUARY 21, 2027

LAURENT G. MOUNAUD
NAME

PROFESSIONAL SEAL
STATE OF MARYLAND
LAURENT G. MOUNAUD
No. 36749
PROFESSIONAL ENGINEER

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

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NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE

APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVAL

DESIGNED
DRAFTED
CHECKED

DEPARTMENT OF PUBLIC WORKS
CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND

GRADE ESTABLISHMENT
PROGRESS STREET
STA: 0+00 to 6+93.79

SHADY GROVE INNOVATION DISTRICT
PHASE 2
DANAC TECHNOLOGICAL PARK
SUBDIVISION 0201
ELECTION DISTRICT NO. 4 CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED:
VIKA JOB NO. VM50554

SCALE

SHEET NO. 1 OF 3

FILE #

LAYOUT: GEP-1, Plotted By: mcrowell

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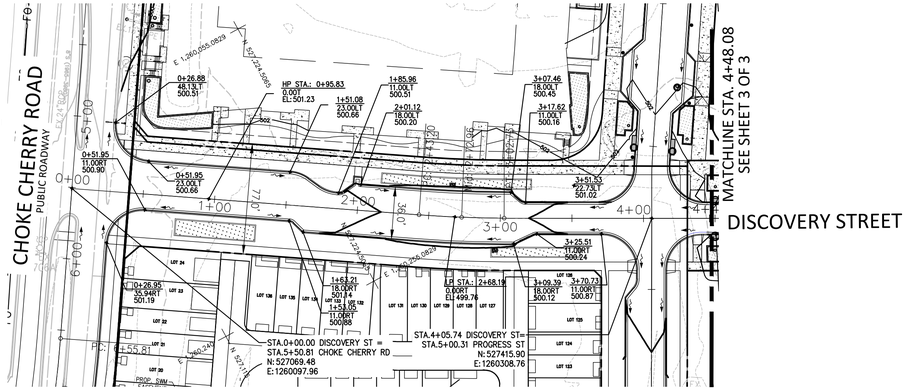
VERT. DATUM = NGVD 29



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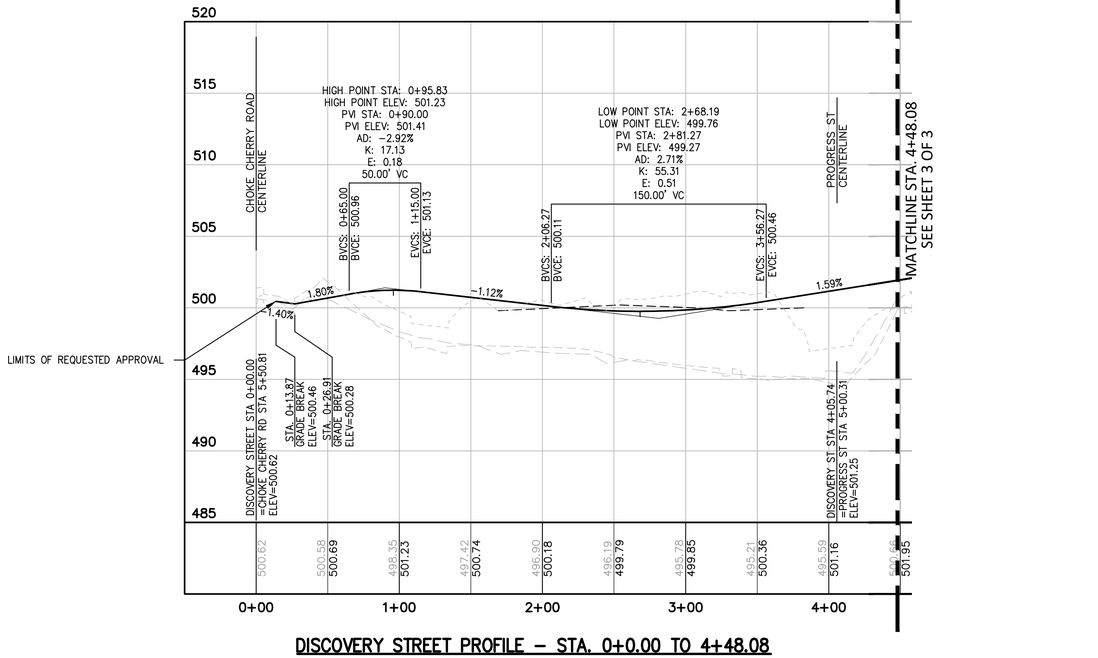

DISCOVERY STREET PROFILE – STA. 0+0.00 TO 4+48.08
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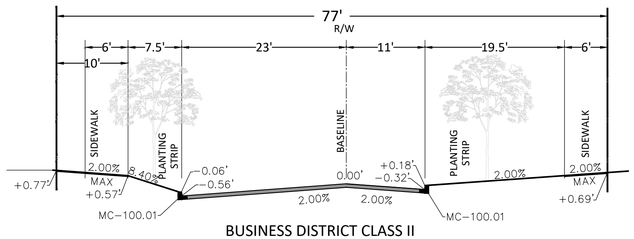

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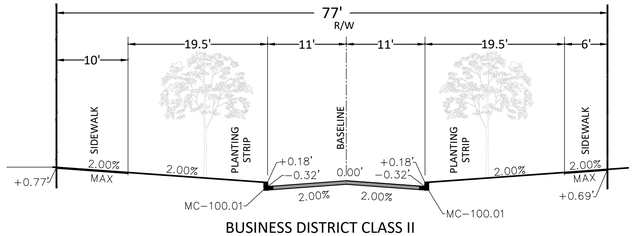

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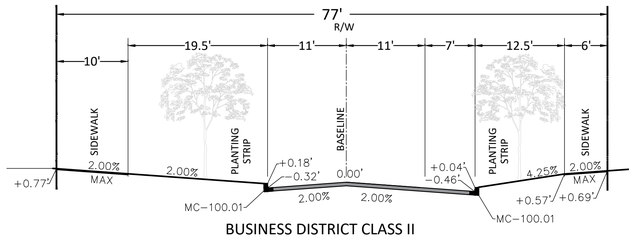
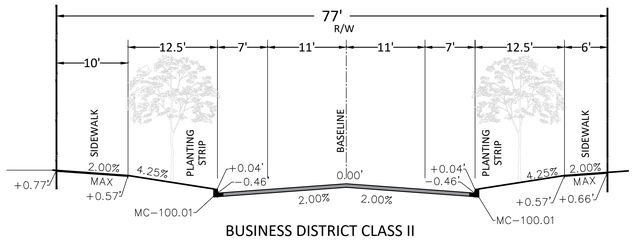
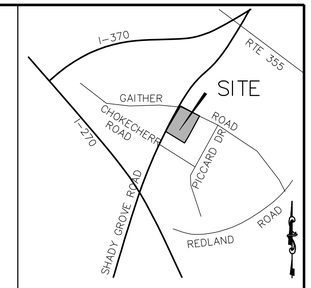


BUSINESS DISTRICT CLASS II
PARKING RIGHT SIDE
MODIFIED
STA. 1+53.05 TO 1+85.96
STA. 5+92.24 TO 6+34.21
STA. 9+78.89 TO 10.39.84



BUSINESS DISTRICT CLASS II
PARKING BOTH SIDES
MODIFIED
STA. 1+85.96 TO 3+25.51
STA. 4+60.07 TO 5+92.24
STA. 7+48.70 TO 9+78.89

NOTE:
ALL SECTIONS SLOPES AND GRADE FACTORS ARE SUBJECT TO ADJUSTMENTS WITH DPW APPROVAL AT TIME OF PWK PERMIT.



VICINITY MAP
SCALE 1"=2,000'

TARGET SPEED: 25 MPH
K VALUE = 26 (SAG VERTICAL CURVES)
K VALUE = 12 (CREST VERTICAL CURVES)

LEGEND:
- EXISTING GROUND @ C/L
- PROPOSED GRADE LINE (PGL) — 2.00%
- POINT OF VERTICAL INTERSECTION (PVI)
- DRAINAGE ARROWS
- R/W (RIGHT)
- R/W (LEFT)
- EXISTING ELEVATION @ C/L — 505.04
- PROPOSED ELEVATION @ C/L — 505.39

DESIGN SPEED NOTE:
DESIGN SPEED = 25MPH
K VALUE = 26 SAG VERTICAL CURVES
K VALUE = 12 CREST VERTICAL CURVES

ROAD CLASSIFICATION:
BUSINESS DISTRICT CLASS II

HORIZONTAL ALIGNMENT:
MIN. CENTERLINE RADIUS = 300'

BEFORE BEGINNING CONSTRUCTION
CONTACT
"MISS UTILITY"
AT
WWW.MISSUTILITY.NET
OR
1-800-257-7777
OR 811
AT LEAST 48 HOURS
PRIOR TO EXCAVATION

APPLICANT:
BXP SHADY GROVE LOT 5 LLC
BXP SHADY GROVE LOT 6 LLC
BXP SHADY GROVE LOT 8 LLC
2200 PENNSYLVANIA AVENUE, NW
SUITE 200W
WASHINGTON DC, 20037
301-704-5447
CJ OVERLY
COVERLY@BXP.COM

PROFESSIONAL CERTIFICATION:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 36749, Expiration Date: JANUARY 21, 2027
LAURENT G. MOUNAUD
NAME

PROFESSIONAL SEAL
STATE OF MARYLAND
LAURENT G. MOUNAUD
No. 36749
PROFESSIONAL ENGINEER

VIKA MARYLAND, LLC
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Germantown, MD 20874
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NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE

APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVAL

DESIGNED
DRAFTED
CHECKED

DEPARTMENT OF PUBLIC WORKS
CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND

DESIGN PLAN APPROVAL
PWK# SCP#
SMP# REVIEWED BY
DIRECTOR OF PUBLIC WORKS APPROVAL DATE

AS BUILT PLAN APPROVAL
CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE

GRADE ESTABLISHMENT
DISCOVERY STREET
STA: 0+26.92 to 4+48.08

SHADY GROVE INNOVATION DISTRICT
PHASE 2
DANAC TECHNOLOGICAL PARK
SUBDIVISION 0201
ELECTION DISTRICT NO. 4 CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED:
VIKA JOB NO. VM50554

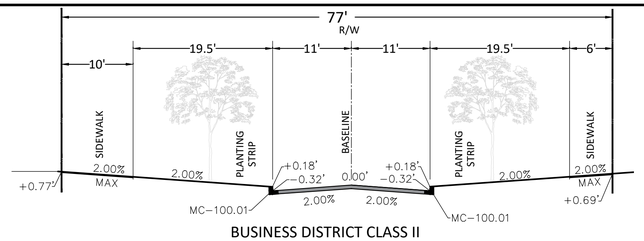
SCALE

SHEET NO. 2 OF 3

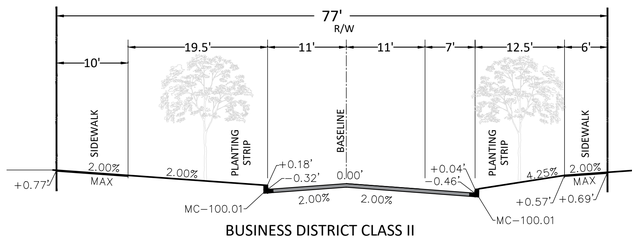
FILE #

LAYOUT: GEP-2, Plotted By: mcrowell

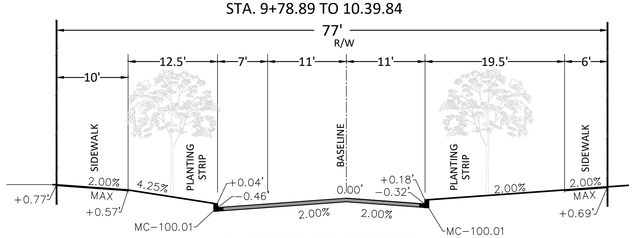
P:\50501-60000\50554\DOCS\DWG\COMMERCIAL-MULTI FAMILY\SITE\PLOT SHEETS\50554200_P_PHI_SEP.dwg — Thursday, July 31, 2025 2:41:07 PM



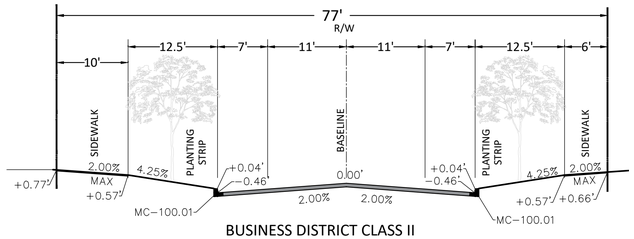
BUSINESS DISTRICT CLASS II
NO PARKING
MODIFIED
STA. 3+25.51 TO 4+60.07
STA. 6+34.21 TO 7+08.75
STA. 10+39.84 TO 10+68.37



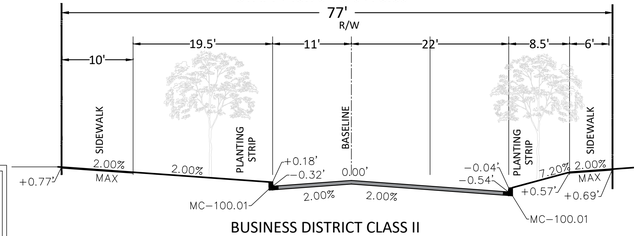
BUSINESS DISTRICT CLASS II
PARKING RIGHT SIDE
MODIFIED
STA. 1+53.05 TO 1+85.96
STA. 5+92.24 TO 6+34.21
STA. 9+78.89 TO 10.39.84



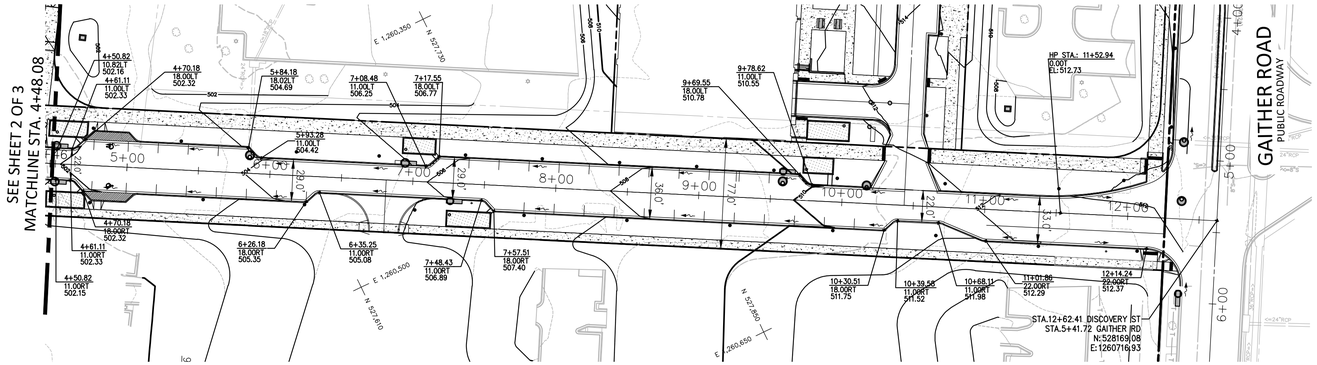
BUSINESS DISTRICT CLASS II
PARKING LEFT SIDE
MODIFIED
STA. 7+08.75 TO 7+48.70



BUSINESS DISTRICT CLASS II
PARKING BOTH SIDES
MODIFIED
STA. 1+85.96 TO 3+25.51
STA. 4+60.07 TO 5+92.24
STA. 7+48.70 TO 9+78.89

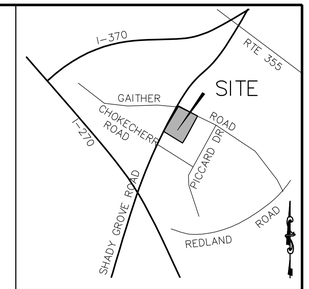


BUSINESS DISTRICT CLASS II
NO PARKING
MODIFIED
STA. 10+68.37 TO 12+39.47



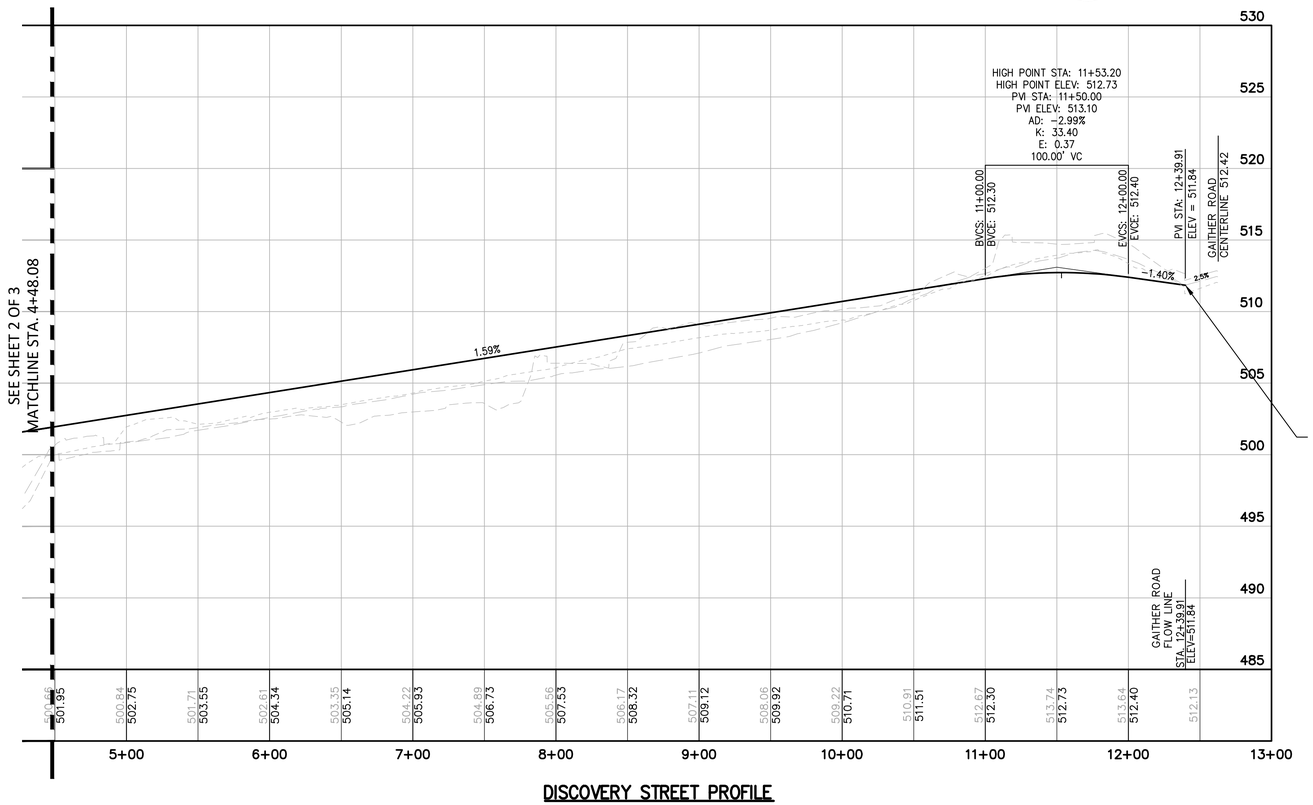
DISCOVERY STREET (PUBLIC) – STA. 4+48.08 TO 12+62.67
PLAN VIEW
SCALE: 1"=50'

HORZ. DATUM = NAD 83/2011
VERT. DATUM = NGVD 29



VICINITY MAP
SCALE 1"=2,000'

TARGET SPEED: 25 MPH
K VALUE = 26 (SAG VERTICAL CURVES)
K VALUE = 12 (CREST VERTICAL CURVES)



DISCOVERY STREET PROFILE
SCALE: HORIZ: 1"=50'
VERT: 1"=5'

LEGEND:

EXISTING GROUND @ C/L	– – – – – –
PROPOSED GRADE LINE (PGL)	2.00%
POINT OF VERTICAL INTERSECTION (PVI)	
DRAINAGE ARROWS	
R/W (RIGHT)	– – – – – –
R/W (LEFT)	– – – – – –
EXISTING ELEVATION @ C/L	505.04
PROPOSED ELEVATION @ C/L	505.39

DESIGN SPEED NOTE:

DESIGN SPEED = 25MPH
K VALUE = 26 SAG VERTICAL CURVES
K VALUE = 12 CREST VERTICAL CURVES

ROAD CLASSIFICATION:
BUSINESS DISTRICT CLASS II

HORIZONTAL ALIGNMENT:
MIN. CENTERLINE RADIUS = 300'

NOTE:
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CONTACT
"MISS UTILITY"
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OR
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OR 811
AT LEAST 48 HOURS
PRIOR TO EXCAVATION

APPLICANT:
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BXP SHADY GROVE LOT 8 LLC
2200 PENNSYLVANIA AVENUE, NW
SUITE 200W
WASHINGTON DC, 20037
301-704-5447
CJ OVERLY
COVERLY@BXP.COM

PROFESSIONAL CERTIFICATION:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 36749
Expiration Date: JANUARY 21, 2027
LAURENT G. MOUNAUD
NAME

PROFESSIONAL SEAL
STATE OF MARYLAND
LAURENT G. MOUNAUD
No. 36749
PROFESSIONAL ENGINEER

VIKA MARYLAND, LLC
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Germantown, MD 20874
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NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE

APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVAL

DESIGNED
DRAFTED
CHECKED

DEPARTMENT OF PUBLIC WORKS
CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND

DESIGN PLAN APPROVAL
PWK# _____ SCP# _____
SMP# _____ REVIEWED BY
DIRECTOR OF PUBLIC WORKS APPROVAL DATE

AS BUILT PLAN APPROVAL
CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE

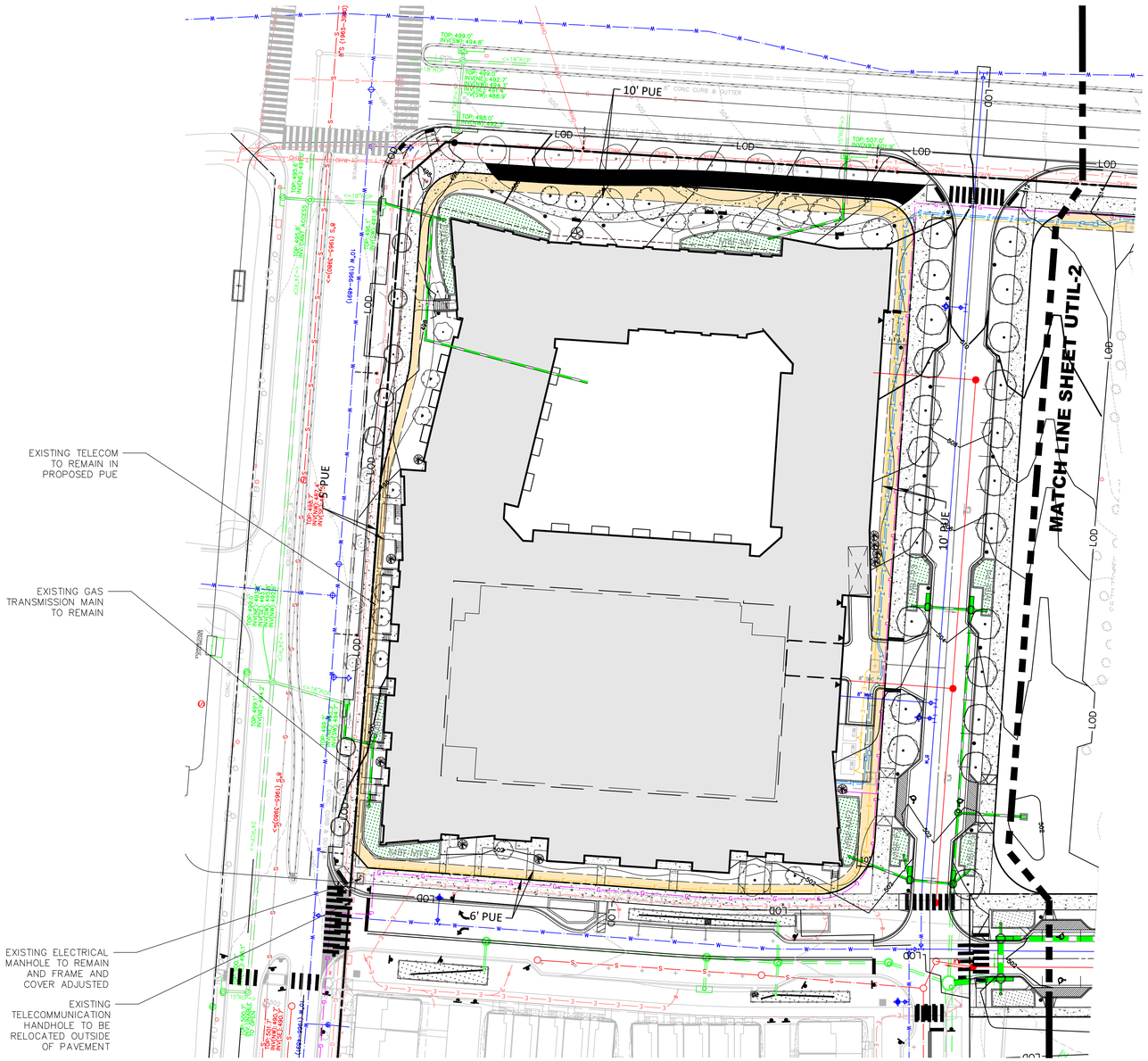
GRADE ESTABLISHMENT
DISCOVERY STREET
STA: 4+48.08 to 12+39.47

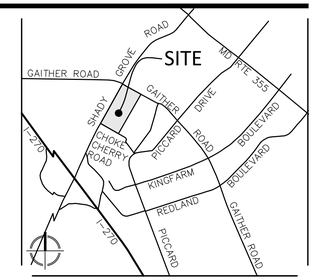
SHADY GROVE INNOVATION DISTRICT
PHASE 2
DANAC TECHNOLOGICAL PARK
SUBDIVISION 0201
ELECTION DISTRICT NO. 4 CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED:
VIKA JOB NO. VM50554
SCALE
SHEET NO. 3 OF 3
FILE #

LAYOUT: GEP-3, Plotted By: mcrowell

Y:\50501-51000\50554\CADD\COMMERCIAL-MULTI\PLAN\STEP\PLOT SHEETS\50554200_P_PH1_GEP.dwg – Thursday, July 31, 2025 2:41:41 PM





VICINITY MAP
SCALE: 1" = 2000'

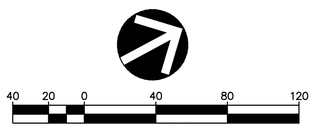
PLAN LEGEND

- PROPERTY LINES
- PROPOSED PUE
- EXISTING NATURAL GAS CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE CONDUIT
- EXISTING SANITARY SEWER CONDUIT
- EXISTING STORM DRAIN CONDUIT
- EXISTING WATER CONDUIT
- EXISTING UNDERGROUND ELEC
- PROPOSED NATURAL GAS CONDUIT
- PROPOSED ELECTRICAL CONDUITS
- PROPOSED COMMUNICATION CONDUITS
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN CONDUIT
- PROPOSED WATER CONDUIT

NOT FOR CONSTRUCTION

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

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



SCALE: 1"=40'

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

Our Site Set on the Future.

PREPARED FOR:
BXP SHADY GROVE LOT 5 LLC
BXP SHADY GROVE LOT 6 LLC
BXP SHADY GROVE LOT 7 LLC
BXP SHADY GROVE LOT 8 LLC
2200 PENNSYLVANIA AVENUE, NW
SUITE 200W
WASHINGTON DC, 20037
301-704-5447
CJ OVERLY
COVERLY@BXP.COM

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
CONTACT: MICHAEL GOODMAN, PE

COMMERCIAL ARCHITECT
GENSLER
2020 K STREET NW
WASHINGTON, DC 20006
202.776.7668
CONTACT: DREW NAPOLITANO

RESIDENTIAL ARCHITECT
DESIGN COLLECTIVE, INC
100 EAST PRATT STREET
18TH FLOOR
BALTIMORE, MD 21202
410.685.6655
CONTACT: SCOTT GECZI

LANDSCAPE ARCHITECT
PARKERRODRIGUEZ
101 N UNION ST
SUITE 320
ALEXANDRIA, VA 22314
703.548.5010
CONTACT: DAN AVRIT

ATTORNEY
MILES & STOCKBRIDGE
11 N WASHINGTON STREET
SUITE 700
ROCKVILLE, MD 20850
301.517.4813
CONTACT: SCOTT WALLACE

SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

UTILITY PLAN RESIDENTIAL

SGID
PHASE 2

PROFESSIONAL SEAL

STATE OF MARYLAND · MICHAEL B. GOODMAN · No. 27721 · PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. ENGINEER'S NAME: Michael B. Goodman, P.E. LICENSE No.: 27721 EXPIRATION DATE: July 19, 2026

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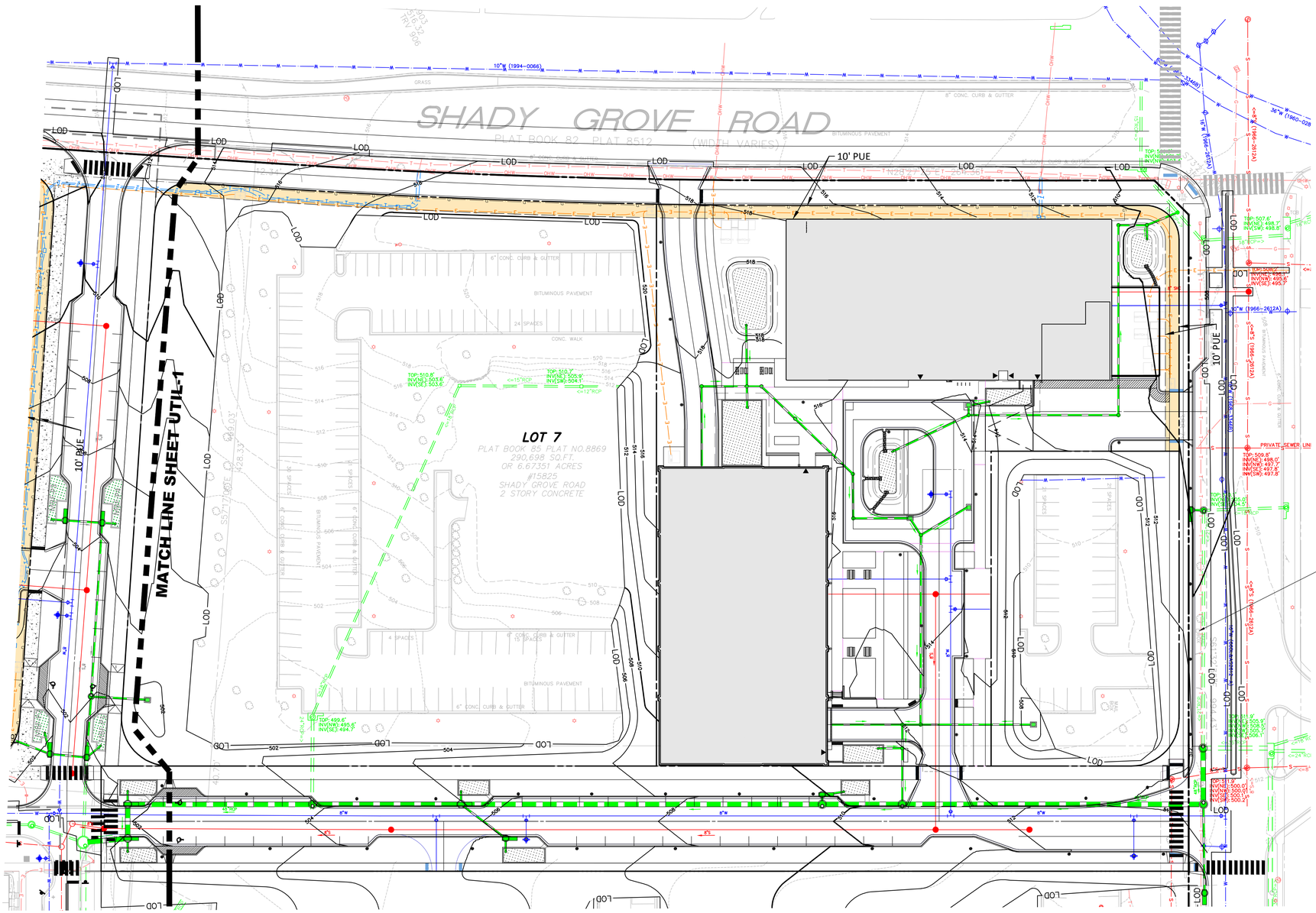
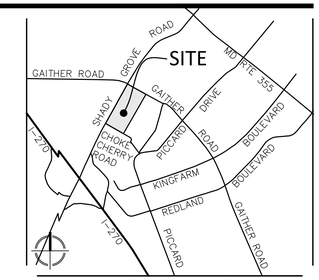
DRAWN BY: LGM
DESIGNED BY: MBG
DATE ISSUED: 09/20/2024
VIKA PROJECT: VM50554L
DRAWING NO.
SHEET NO. UTIL-1

H:\50501-51000\50554\CADD\COMMERCIAL-MULTIFAMILY\SITE\PLOT SHEETS\50554200_CM_MP_P_UTILITY PLAN.dwg - Thursday, July 31, 2025 2:48:53 PM

LAYOUT: UTIL-1, Plotted By: mcrowell





VICINITY MAP
SCALE: 1" = 2000'

PLAN LEGEND

- PROPERTY LINES
- EXISTING NATURAL GAS CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE CONDUIT
- EXISTING SANITARY SEWER CONDUIT
- EXISTING STORM DRAIN CONDUIT
- EXISTING WATER CONDUIT
- EXISTING UNDERGROUND ELEC
- PROPOSED PUE
- PROPOSED NATURAL GAS CONDUIT
- PROPOSED ELECTRICAL CONDUITS
- PROPOSED COMMUNICATION CONDUITS
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN CONDUIT
- PROPOSED WATER CONDUIT

NOT FOR CONSTRUCTION

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

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

40 20 0 40 80 120
SCALE: 1"=40'

LAYOUT: UTIL-2, Plotted By: Mounaud

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

Our Site Set on the Future.

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BXP SHADY GROVE LOT 6 LLC
BXP SHADY GROVE LOT 7 LLC
BXP SHADY GROVE LOT 8 LLC
2200 PENNSYLVANIA AVENUE, NW
SUITE 200W
WASHINGTON DC, 20037
301-704-5447
CJ OVERLY
COVERLY@BXP.COM

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
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CONTACT: MICHAEL GOODMAN, PE

COMMERCIAL ARCHITECT
GENSLER
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WASHINGTON, DC 20006
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703.548.5010
CONTACT: DAN AVRIT

ATTORNEY
MILES & STOCKBRIDGE
11 N WASHINGTON STREET
SUITE 700
ROCKVILLE, MD 20850
301.517.4813
CONTACT: SCOTT WALLACE

SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

UTILITY PLAN COMMERCIAL

SGID
PHASE 2

PROFESSIONAL SEAL
STATE OF MARYLAND
MICHAEL B. GOODMAN
No. 27721
PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. ENGINEER'S NAME: Michael B. Goodman, P.E.
LICENSE No.: 27721
EXPIRATION DATE: July 19, 2026

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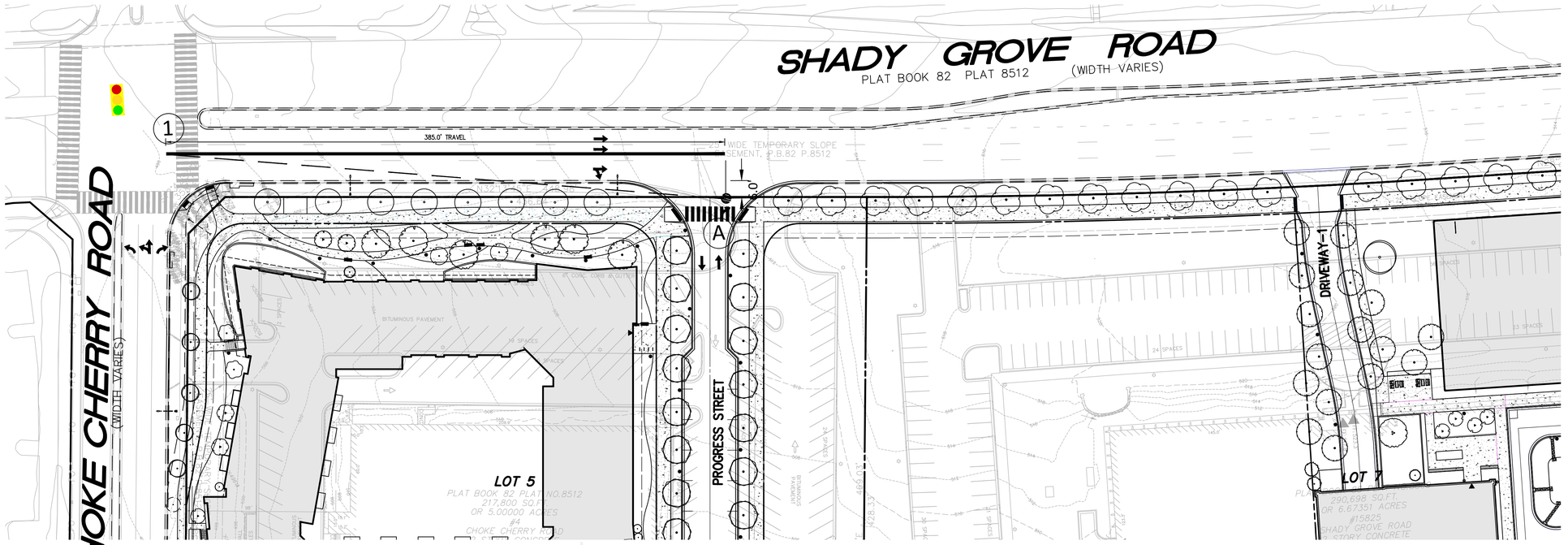
DRAWN BY: EJS
DESIGNED BY: MBG
DATE ISSUED: 11/17/2023

VIKA PROJECT VM50554L

DRAWING NO.

SHEET NO. UTIL-2

J:\50501-55000\50554\CAD\COMMERCIAL - MILTY AMY\SITE\PLOT SHEETS\50554200_DM_SP_UTILITY PLAN.dwg — Friday, August 1, 2025 3:28:48 PM



VICINITY MAP
SCALE: 1" = 2000'

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BXP SHADY GROVE LOT 7 LLC
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BALTIMORE, MD 21202
410.685.6655
CONTACT: SCOTT GECZI

LANDSCAPE ARCHITECT
PARKERRODRIGUEZ
101 N UNION ST
SUITE 320
ALEXANDRIA, VA 22314
703.548.5010
CONTACT: DAN AVRIT

ATTORNEY
MILES & STOCKBRIDGE
11 N WASHINGTON STREET
SUITE 700
ROCKVILLE, MD 20850
301.517.4813
CONTACT: SCOTT WALLACE

SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

SIGHT DISTANCE ANALYSIS PROGRESS STREET

PROFESSIONAL SEAL

STATE OF MARYLAND · MICHAEL B. GOODMAN · No. 27721 · PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. ENGINEER'S NAME: Michael B. Goodman, P.E.
LICENSE No.: 27721
EXPIRATION DATE: July 19, 2026

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

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DRAWN BY: ____
DESIGNED BY: ____
DATE ISSUED: ____

VIKA PROJECT VM50554L
DRAWING NO.
SHEET NO. SIGHT-1

LEGEND

- TRAFFIC FLOW DIRECTION
- SUBJECT DRIVER
- MINIMUM STOP DISTANCE
- LINE OF SIGHT
- INTERSECTION LIGHT
- DRIVER'S EYE HEIGHT
- OBJECT'S HEIGHT
- INTERSECTION SIGHT LINE

NOT FOR CONSTRUCTION

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

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

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Plan Number:
Project Name: Shady Grove Innovation District
ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature

PLS/PE MD Reg. №

Date

Montgomery County Review:
☐ Approved
☐ Disapproved:
By:
Date:

Shady Grove Road	
CLASS	Primary Industrial
SPEED (MPH)	40 MPH

Approaching Motor Vehicles (Vertical)	Target (FT)	Measured (FT)	OK?
L	385	385	✓
R			

Approaching Motor Vehicles (Horizontal)	Grade	Target (FT)	Measured (FT)	OK?
L				
R				

Approaching Bikeways (Horizontal)	Grade	Target (FT)	Measured (FT)	OK?
L				
R				

Approaching Sidewalk (if directed) (Horizontal)	Grade	Target (FT)	Measured (FT)	OK?
L				
R				

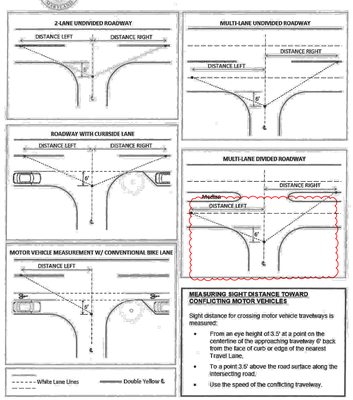
Comments

FORM APPROVED 11-9-2023 Date
Chief, Division of Transportation Engineering
Montgomery County Dept. of Transportation
Chief, Land Development
Montgomery County Dept. of Permitting Services
REVISED

Montgomery County Department of Transportation

Sight Distance Review Form

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES



MEASURING SIGHT DISTANCE TOWARD CONFLICTING MOTOR VEHICLES

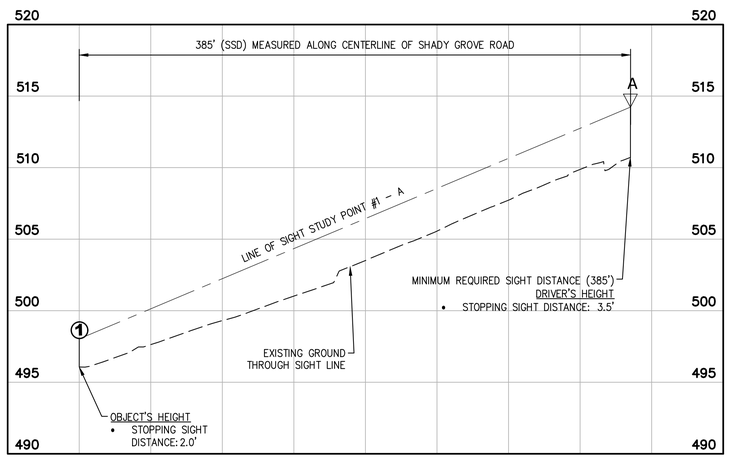
Sight distance for crossing motor vehicle travelways is measured:

- From an eye height of 3.5' at a point on the centerline of the approaching travelway 6' back from the face of curb or edge of the nearest Travel Lane.
- To a point 3.5' above the road surface along the intersecting road.
- Use the speed of the conflicting travelway.

Table 9-9. Design Intersection Sight Distance—Case B2, Right Turn from Stop

U.S. Customary				Metric			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars		Design Speed (km/h)	Stopping Sight Distance (m)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)			Calculated (m)	Design (m)
15	80	143.3	145	20	20	36.1	40
20	115	191.1	195	30	35	54.2	55
25	155	238.9	240	40	50	72.3	75
30	200	286.7	290	50	65	90.4	95
35	250	334.4	335	60	85	108.4	110
40	305	382.2	385	70	105	126.5	130
45	360	430.0	430	80	130	144.6	145
50	425	477.8	480	90	160	162.6	165
55	495	525.5	530	100	185	180.7	185
60	570	573.3	575	110	220	198.8	200
65	645	621.1	625	120	250	216.8	220
70	730	668.9	670	130	285	234.9	235
75	820	716.6	720				
80	910	764.4	765				

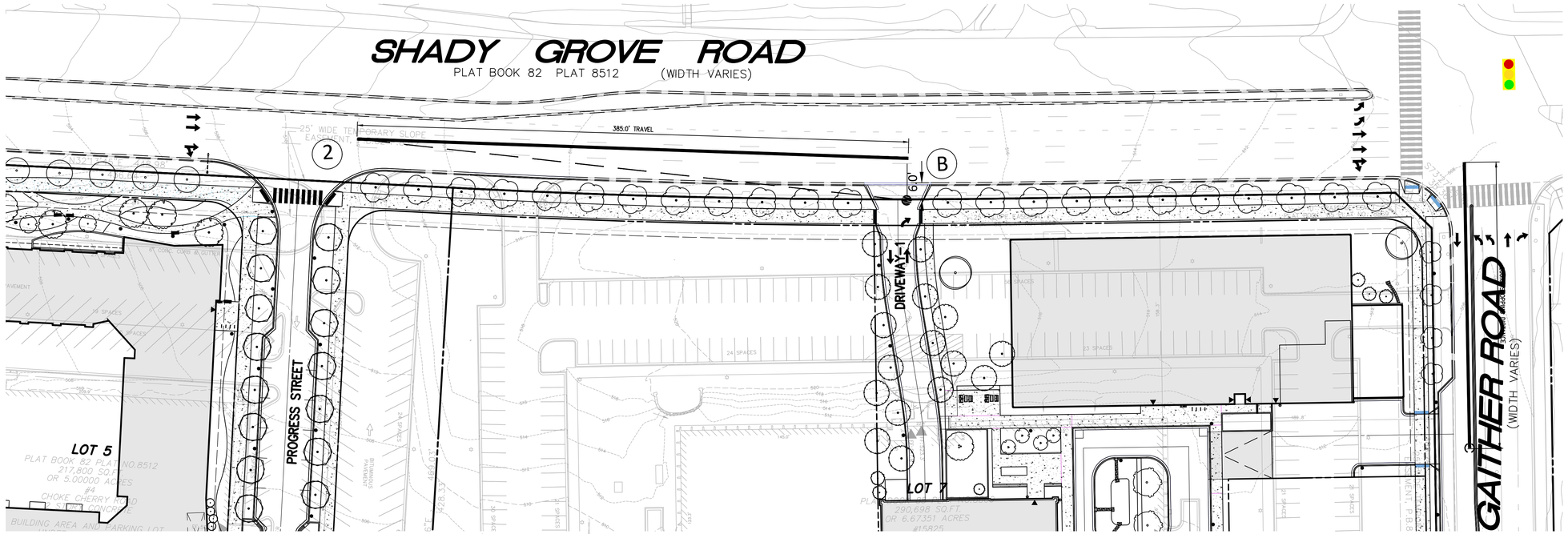
Note: Intersection sight distance shown is for a stopped passenger car to turn right onto or to cross a two-lane roadway with no median and with grades of 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.



SIGHT DISTANCE – PROGRESS STREET PROFILE
HORIZ. 1"=50'
VERT. 1"=5'

LAYOUT: SIGHT DISTANCE-1, Plotted By: mcrowell

S:\50500-55000\50554\CAD\COMMERCIAL-MULTIFAMILY\SITE\01 SHEETS\50554200_CM_MF_P_SIGHT DISTANCE.dwg - Friday, August 1, 2025 11:41:44 PM



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- TRAFFIC FLOW DIRECTION
- SUBJECT DRIVER
- MINIMUM STOP DISTANCE
- LINE OF SIGHT
- INTERSECTION LIGHT
- DRIVER'S EYE HEIGHT
- OBJECT'S HEIGHT
- INTERSECTION SIGHT LINE

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MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Plan Number:
Project Name: Shady Grove Innovation District

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature

PLS/PE MD Reg. №

Date

Montgomery County Review:
☐ Approved
☐ Disapproved:
By:
Date:

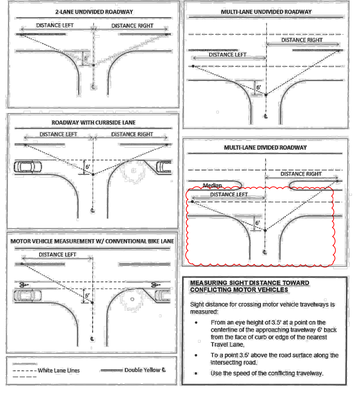
CLASS				
SPEED (MPH)				
VERTICAL	Approaching Motor Vehicles	Target (FT)	Measured (FT)	OK?
L				
R				
HORIZONTAL	Approaching Motor Vehicles			
Grade		Target (FT)	Measured (FT)	OK?
L				
R				
HORIZONTAL	Approaching Bikeways			
Grade		Target (FT)	Measured (FT)	OK?
L				
R				
HORIZONTAL	Approaching Sidewalk (if directed)			
Grade		Target (FT)	Measured (FT)	OK?
L				
R				
Comments				

FORM APPROVED — Date — Chief, Division of Transportation Engineering, Montgomery County Dept. of Transportation — Chief, Land Development, Montgomery County Dept. of Permitting Services
REVISED

Montgomery County Department of Transportation

Sight Distance Review Form

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES



MEASURING SIGHT DISTANCE TOWARD CONFLICTING MOTOR VEHICLES

Sight distance for crossing motor vehicle travelways is measured:

- From an eye height of 3.5' at a point on the centerline of the approaching travelway 6' back from the face of curb or edge of the nearest Travel Lane.
- To a point 3.5' above the road surface along the intersecting road.
- Use the speed of the conflicting travelway.

Table 9-9. Design Intersection Sight Distance—Case B2, Right Turn from Stop

U.S. Customary				Metric			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars		Design Speed (km/h)	Stopping Sight Distance (m)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)			Calculated (m)	Design (m)
15	80	143.3	145	20	20	36.1	40
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30	200	286.7	290	50	65	90.4	95
35	250	334.4	335	60	85	108.4	110
40	305	382.2	385	70	105	126.5	130
45	360	430.0	430	80	130	144.6	145
50	425	477.8	480	90	160	162.6	165
55	495	525.5	530	100	185	180.7	185
60	570	573.3	575	110	220	198.8	200
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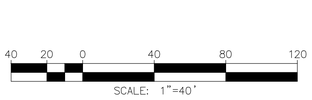
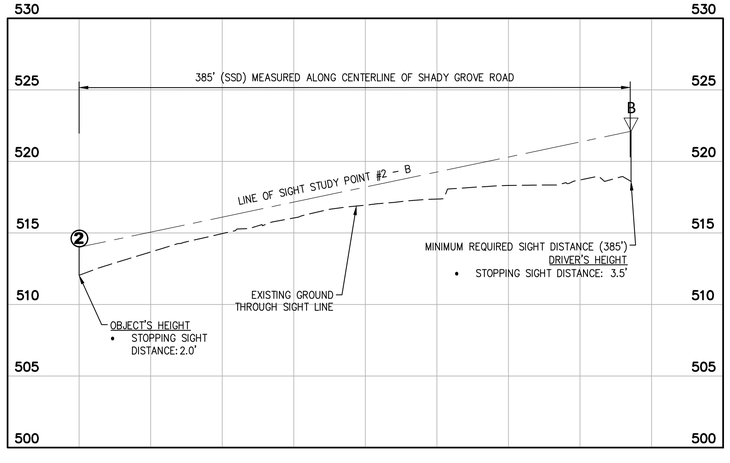
70	730	668.9	670	130	285	234.9	235
75	820	716.6	720				
80	910	764.4	765				

Note: Intersection sight distance shown is for a stopped passenger car to turn right onto or to cross a two-lane roadway with no median and with grades of 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.





SIGHT DISTANCE – DRIVEWAY 1 PROFILE
HORIZ. 1"=50'
VERT. 1"=5'

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

Our Site Set on the Future.

PREPARED FOR:
BXP SHADY GROVE LOT 5 LLC
BXP SHADY GROVE LOT 6 LLC
BXP SHADY GROVE LOT 7 LLC
BXP SHADY GROVE LOT 8 LLC
2200 PENNSYLVANIA AVENUE, NW
SUITE 200W
WASHINGTON DC, 20037
301-704-5447
CJ OVERLY
COVERLY@BXP.COM

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
CONTACT: MICHAEL GOODMAN, PE

COMMERCIAL ARCHITECT
GENSLER
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WASHINGTON, DC 20006
202.776.7668
CONTACT: DREW NAPOLITANO

RESIDENTIAL ARCHITECT
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CONTACT: SCOTT WALLACE

SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

SIGHT DISTANCE ANALYSIS PROPOSED DRIVEWAY-1

PROFESSIONAL SEAL
STATE OF MARYLAND
MICHAEL B. GOODMAN
No. 27721
PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND; ENGINEER'S NAME: Michael B. Goodman, P.E.
LICENSE No.: 27721
EXPIRATION DATE: July 19, 2026

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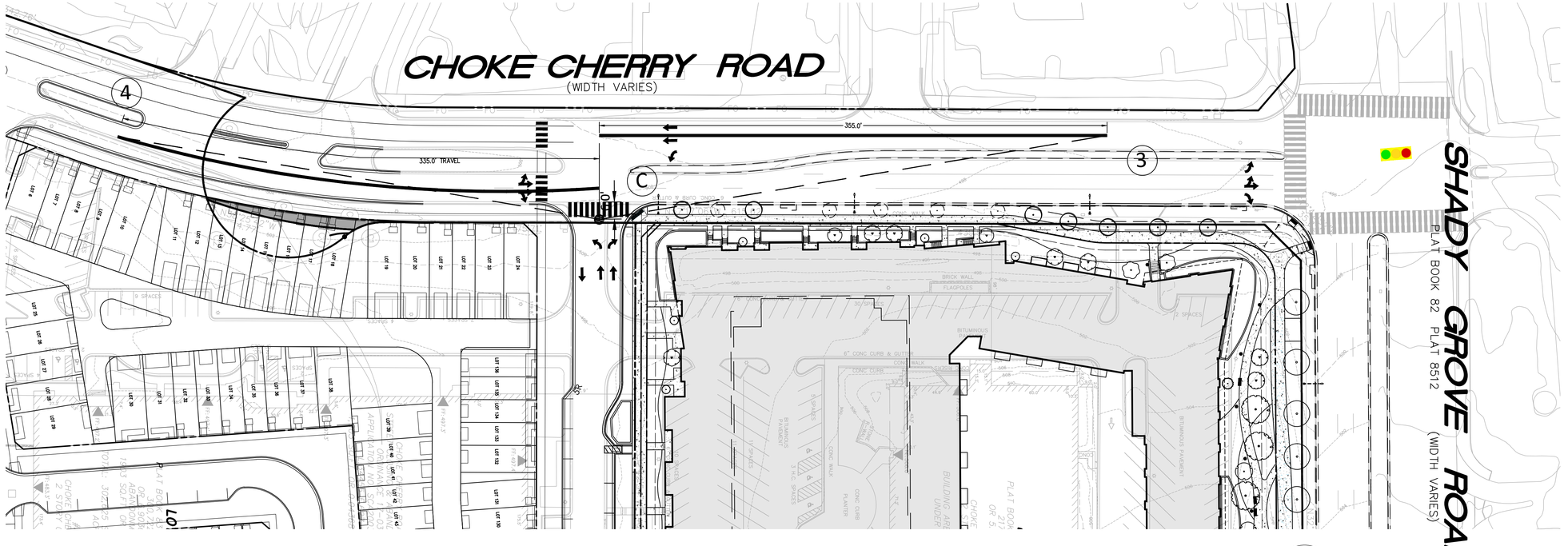
DRAWN BY: ____
DESIGNED BY: ____
DATE ISSUED: ____

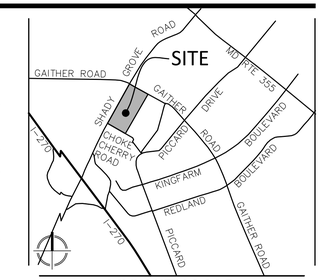
VIKA PROJECT VM50554L

DRAWING NO.

SHEET NO. SIGHT-2

C:\50501-51000\50554\CAD\COMMERCIAL-MULTIFAMILY SITE\VD\01 SHEETS\50554500_CM_MF_P_SIGHT DISTANCE.dwg — Friday, August 1, 2025 1:42:23 PM





VICINITY MAP
SCALE: 1" = 2000'

40 20 0 40 80 120
SCALE: 1"=40'

LEGEND

- TRAFFIC FLOW DIRECTION
- SUBJECT DRIVER
- MINIMUM STOP DISTANCE
- LINE OF SIGHT
- INTERSECTION LIGHT
- DRIVER'S EYE HEIGHT
- OBJECT'S HEIGHT
- INTERSECTION SIGHT LINE

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MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Plan Number:
Project Name: Shady Grove Innovation District

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature

PLS/PE MD Reg. №

Date

Montgomery County Review:
☐ Approved
☐ Disapproved.
By:
Date:

CLASS	PRIMARY INDUSTRIAL		
SPEED (MPH)	30 MPH		
APPROACHING MOTOR VEHICLES			
	TARGET (FT)	MEASURED (FT)	OK?
L	290'	335'	OK
R	355'*	355'	OK*
HORIZONTAL APPROACHING MOTOR VEHICLES			
	Grade	TARGET (FT)	MEASURED (FT)	OK?
L				
R				
HORIZONTAL APPROACHING BIKEWAYS			
	Grade	TARGET (FT)	MEASURED (FT)	OK?
L				
R				
HORIZONTAL APPROACHING SIDEWALK (1 DIRECTION)			
	Grade	TARGET (FT)	MEASURED (FT)	OK?
L				
R				

COMMENTS

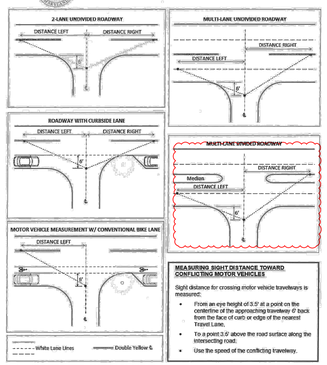
* INTERSECTION SIGHT DISTANCE WAS ADJUSTED BY ADDING 0.5s FOR ONE EQUIVALENT ADDITIONAL LANE, TO THE 7.5' TIME GAP PER MANUAL.
1.47x30x(7.5+0.5) = 352.6'

FORM APPROVED 11-9-2023 Date
Chief, Division of Transportation Engineering
Montgomery County Dept. of Transportation
Chief, Land Development
Montgomery County Dept. of Permitting Services
REVISED

Montgomery County Department of Transportation

Sight Distance Review Form

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES



MEASURING SIGHT DISTANCE TOWARD CONFLICTING MOTOR VEHICLES

Sight distance for crossing and/or vehicle travelways is measured:

- From an eye height of 3.5' at a point on the centerline of the approaching travelway 6' back from the face of curb or edge of the nearest Travel Lane.
- To a point 3.9' above the road surface along the intersecting road.
- Use the speed of the conflicting travelway.

Table 9-7. Design Intersection Sight Distance—Case B1, Left Turn from Stop

U.S. Customary				Metric			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars		Design Speed (km/h)	Stopping Sight Distance (m)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)			Calculated (m)	Design (m)
15	80	165.4	170	20	20	41.7	45
20	115	220.5	225	30	35	62.6	65
25	155	275.6	280	40	50	83.4	85
30	200	330.8	~~335~~ 355	50	65	104.3	105
35	250	385.9	390	60	85	125.1	130
40	305	441.0	445	70	105	146.0	150
45	360	496.1	500	80	130	166.8	170
50	425	551.3	555	90	160	187.7	190
55	495	606.4	610	100	185	208.5	210
60	570	661.5	665	110	220	229.4	230
65	645	716.6	720	120	250	250.2	255
70	730	771.8	775	130	285	271.1	275
75	820	826.9	830				
80	910	882.0	885				

Note: Intersection sight distance shown is for a stopped passenger car to turn left onto a two-lane highway with no median and grades 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.

Table 9-9. Design Intersection Sight Distance—Case B2, Right Turn from Stop

U.S. Customary				Metric			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars		Design Speed (km/h)	Stopping Sight Distance (m)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)			Calculated (m)	Design (m)
15	80	143.3	145	20	20	36.1	40
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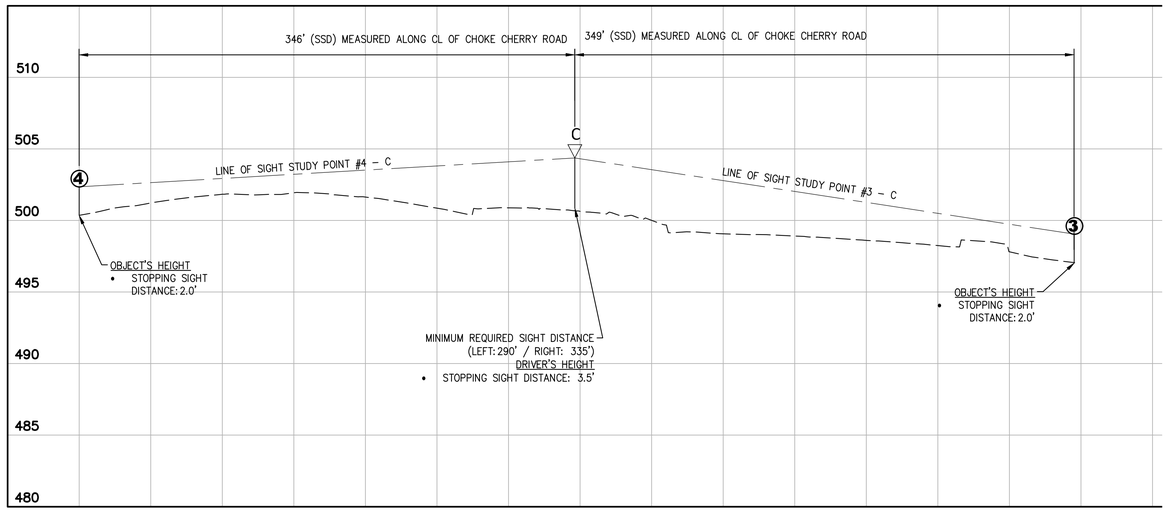

SIGHT DISTANCE – DISCOVERY STREET SOUTH PROFILE
HORIZ. 1"=50'
VERT. 1"=5'

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BXP SHADY GROVE LOT 6 LLC
BXP SHADY GROVE LOT 7 LLC
BXP SHADY GROVE LOT 8 LLC
2200 PENNSYLVANIA AVENUE, NW
SUITE 200W
WASHINGTON DC, 20037
301-704-5447
CJ OVERLY
COVERLY@BXP.COM

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
CONTACT: MICHAEL GOODMAN, PE

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WASHINGTON, DC 20006
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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

SIGHT DISTANCE ANALYSIS DISCOVERY STREET SOUTH

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STATE OF MARYLAND
MICHAEL B. GOODMAN
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I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. ENGINEER'S NAME: Michael B. Goodman, P.E. LICENSE No.: 27721 EXPIRATION DATE: July 19, 2026

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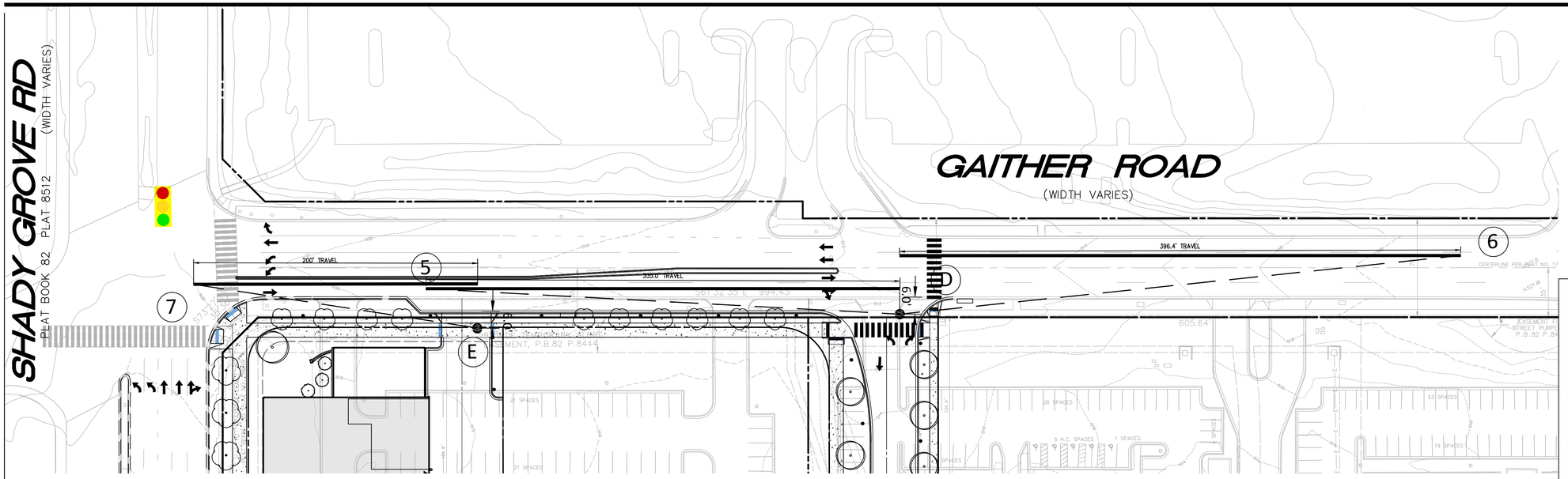
DRAWN BY:
DESIGNED BY:
DATE ISSUED:

VIKA PROJECT VM50554L

DRAWING NO.

SHEET NO. SIGHT-3

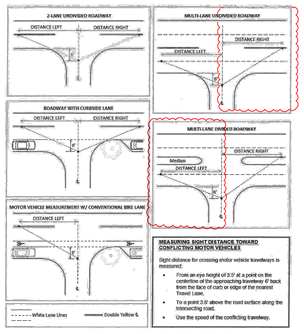


VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- TRAFFIC FLOW DIRECTION
- SUBJECT DRIVER
- MINIMUM STOP DISTANCE
- LINE OF SIGHT
- INTERSECTION LIGHT
- DRIVER'S EYE HEIGHT
- OBJECT'S HEIGHT
- INTERSECTION SIGHT LINE

40 20 0 40 80 120
SCALE: 1"=40'



MEASURING SIGHT DISTANCE TOWARD CONFLICTING MOTOR VEHICLES

Sight distance for crossing and/or vehicle travelways is measured:

- From an eye height of 3.5' at a point on the centerline of the approaching travelway 6' back from the face of curb or edge of the nearest Travel Lane.
- To a point 3.5' above the road surface along the intersecting road.
- Use the speed of the conflicting travelway.

Table 9-7. Design Intersection Sight Distance—Case B1, Left Turn from Stop

U.S. Customary				Metric			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars		Design Speed (km/h)	Stopping Sight Distance (m)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)			Calculated (m)	Design (m)
15	80	165.4	170	20	20	41.7	45
20	115	220.5	225	30	35	62.6	65
25	155	275.6	280	40	50	83.4	85
30	200	330.8	~~335~~ 390	50	65	104.3	105
35	250	385.9	390	60	85	125.1	130
40	305	441.0	445	70	105	146.0	150
45	360	496.1	500	80	130	166.8	170
50	425	551.3	555	90	160	187.7	190
55	495	606.4	610	100	185	208.5	210
65	645	716.6	720	110	220	229.4	230
70	730	771.8	775	120	250	250.2	255
75	820	826.9	830	130	285	271.1	275
80	910	882.0	885				

Note: Intersection sight distance shown is for a stopped passenger car to turn left onto a two-lane highway with no median and grades 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.

Table 9-9. Design Intersection Sight Distance—Case B2, Right Turn from Stop

U.S. Customary				Metric			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars		Design Speed (km/h)	Stopping Sight Distance (m)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)			Calculated (m)	Design (m)
15	80	143.3	145	20	20	36.1	40
20	115	191.1	195	30	35	54.2	55
25	155	238.9	240	40	50	72.3	75
30	200	286.7	290	50	65	90.4	95
35	250	334.4	335	60	85	108.4	110
40	305	382.2	385	70	105	126.5	130
45	360	430.0	430	80	130	144.6	145
50	425	477.8	480	90	160	162.6	165
55	495	525.5	530	100	185	180.7	185
60	570	573.3	575	110	220	198.8	200
65	645	621.1	625	120	250	216.8	220
70	730	668.9	670	130	285	234.9	235
75	820	716.6	720				
80	910	764.4	765				

Note: Intersection sight distance shown is for a stopped passenger car to turn right onto or to cross a two-lane roadway with no median and with grades of 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.

NOT FOR CONSTRUCTION

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

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

ENTRANCE D

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Plan Number:
Project Name: Shady Grove Innovation District

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature

PLS/PE MD Reg. NR

Date

Montgomery County Review:
☐ Approved
☐ Disapproved:
By:
Date:

DISCOVERY ST TO GAITHER RD
CLASS: PRIMARY INDUSTRIAL
SPEED (MPH): 30 MPH

	Approaching Motor Vehicles	Target (FT)	Measured (FT)	OK?
Vertical	L	290'	335'	OK
	R	396' *	396'	OK
Horizontal	Approaching Motor Vehicles	Grade	Target (FT)	Measured (FT)	OK?
	L				
	R				
Horizontal	Approaching Bikeways	Grade	Target (FT)	Measured (FT)	OK?
	L				
	R				
Horizontal	Approaching Sidewalk (if directed)	Grade	Target (FT)	Measured (FT)	OK?
	L				
	R				

Comments
*RIGHT SIGHT DISTANCE TARGET ADJUSTED WITH TIME GAP OF 9s TO ACCOUNT FOR 3 ADDITIONAL LANES TO CROSS

FORM APPROVED 11.3.2023 Date
Chief, Division of Transportation Engineering
Montgomery County Dept. of Transportation
Chief, Land Development
Montgomery County Dept. of Permitting Services
REVISED
Montgomery County Department of Transportation
Sight Distance Review Form

ENTRANCE E

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Plan Number:
Project Name: Shady Grove Innovation District

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature

PLS/PE MD Reg. NR

Date

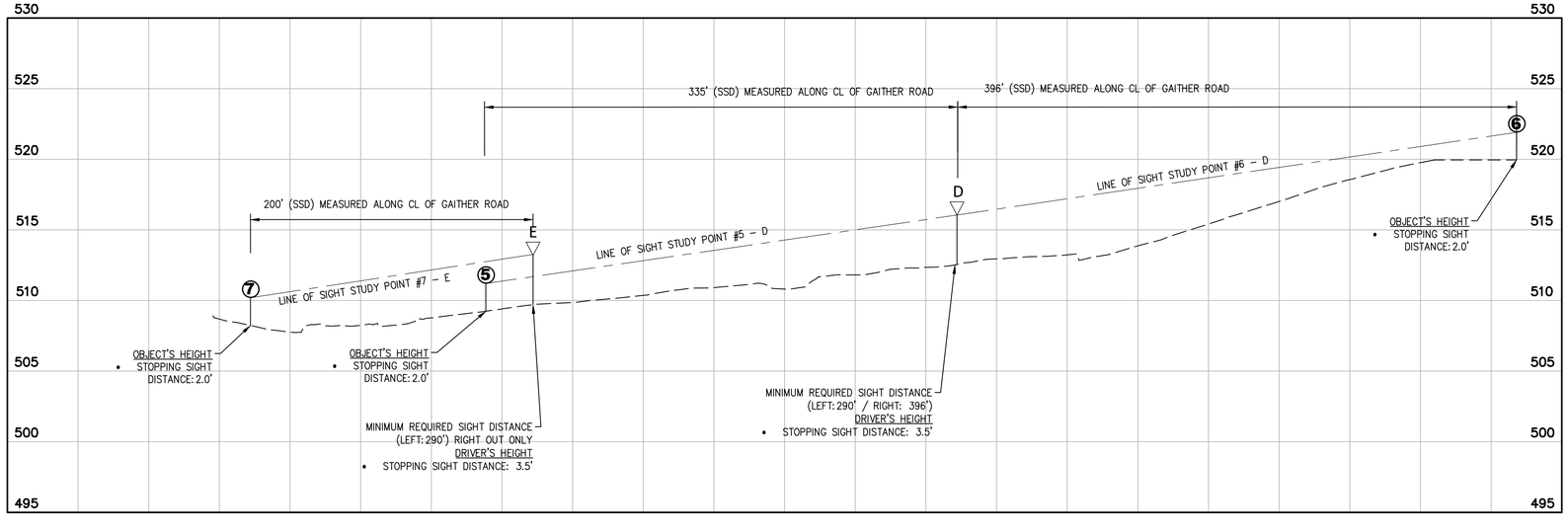
Montgomery County Review:
☐ Approved
☐ Disapproved:
By:
Date:

LOADING DOCK DRIVEWAY TO GAITHER RD
CLASS: PRIMARY INDUSTRIAL
SPEED (MPH): 30 MPH

	Approaching Motor Vehicles	Target (FT)	Measured (FT)	OK?
Vertical	L	290'	200'	**
	R			
Horizontal	Approaching Motor Vehicles	Grade	Target (FT)	Measured (FT)	OK?
	L				
	R				
Horizontal	Approaching Bikeways	Grade	Target (FT)	Measured (FT)	OK?
	L				
	R				
Horizontal	Approaching Sidewalk (if directed)	Grade	Target (FT)	Measured (FT)	OK?
	L				
	R				

Comments
** DRIVEWAY TO BE USED FOR INFREQUENT DELIVERY TRUCKS ONLY. THE MINIMUM STOPPING SIGHT DISTANCE OF 200' IS PROVIDED. REFER TO SIGHT-6 FOR ANALYSIS OF STOPPING DISTANCE FROM ON COMING TRAFFIC TRAVELING 30 MPH EB ON GAITHER RD

FORM APPROVED 11.3.2023 Date
Chief, Division of Transportation Engineering
Montgomery County Dept. of Transportation
Chief, Land Development
Montgomery County Dept. of Permitting Services
REVISED
Montgomery County Department of Transportation
Sight Distance Review Form



SIGHT DISTANCE – DISCOVERY STREET NORTH PROFILE
HORIZ. 1"=50'
VERT. 1"=5'

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

Our Site Set on the Future.

PREPARED FOR:
BXP SHADY GROVE LOT 5 LLC
BXP SHADY GROVE LOT 6 LLC
BXP SHADY GROVE LOT 7 LLC
BXP SHADY GROVE LOT 8 LLC
2200 PENNSYLVANIA AVENUE, NW
SUITE 200W
WASHINGTON DC, 20037
301-704-5447
CJ OVERLY
COVERLY@BXP.COM

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
CONTACT: MICHAEL GOODMAN, PE

COMMERCIAL ARCHITECT
GENSLER
2020 K STREET NW
WASHINGTON, DC 20006
202.776.7668
CONTACT: DREW NAPOLITANO

RESIDENTIAL ARCHITECT
DESIGN COLLECTIVE, INC
100 EAST PRATT STREET
18TH FLOOR
BALTIMORE, MD 21202
410.685.6655
CONTACT: SCOTT GECZI

LANDSCAPE ARCHITECT
PARKERRODRIGUEZ
101 N UNION ST
SUITE 320
ALEXANDRIA, VA 22314
703.548.5010
CONTACT: DAN AVRIT

ATTORNEY
MILES & STOCKBRIDGE
11 N WASHINGTON STREET
SUITE 700
ROCKVILLE, MD 20850
301.517.4813
CONTACT: SCOTT WALLACE

SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

SIGHT DISTANCE ANALYSIS DISCOVERY STREET NORTH

PROFESSIONAL SEAL
STATE OF MARYLAND
MICHAEL B. GOODMAN
No. 27721
PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, ENGINEER'S NAME: Michael B. Goodman, P.E.
LICENSE No.: 27721
EXPIRATION DATE: July 19, 2026

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

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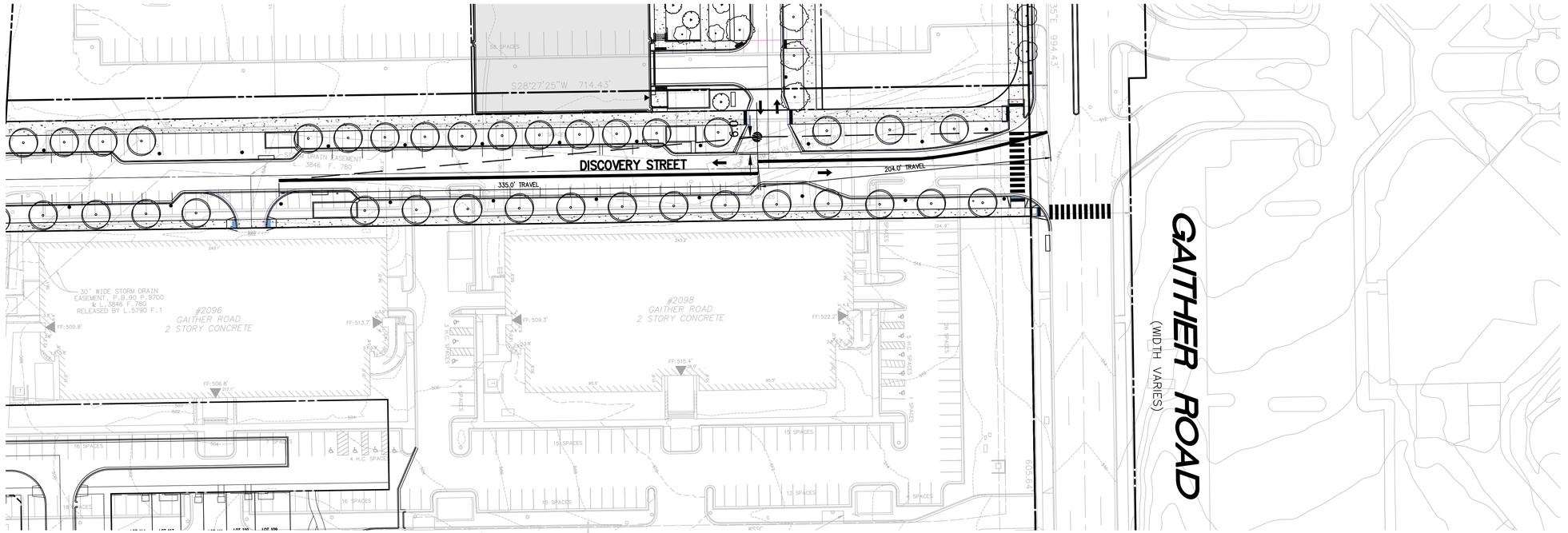
DRAWN BY: _____
DESIGNED BY: _____
DATE ISSUED: _____

VIKA PROJECT VM50554L

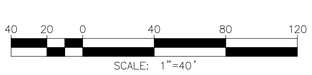
DRAWING NO.

SHEET NO. SIGHT-4

R:\50501-51000\50554\CADD\COMMERCIAL-MULTI FAMILY\SITE\SHEETS\SIGHT-6.DGN -- Friday, August 1, 2025 11:43:00 PM
LAYOUT: SIGHT DISTANCE-4, Plotted By: mcrowell



VICINITY MAP
SCALE: 1" = 2000'



LEGEND

- TRAFFIC FLOW DIRECTION
- SUBJECT DRIVER
- MINIMUM STOP DISTANCE
- LINE OF SIGHT
- INTERSECTION LIGHT
- DRIVER'S EYE HEIGHT
- OBJECT'S HEIGHT
- INTERSECTION SIGHT LINE

NOT FOR CONSTRUCTION

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

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

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Plan Number:
Project Name: Shady Grove Innovation District

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature

PLS/PE MD Reg. №

Date

Montgomery County Review:
☐ Approved
☐ Disapproved:
By:
Date:

CLASS	SECONDARY BUSINESS		
SPEED (MPH)	30 MPH		
VERTICAL	APPROACHING MOTOR VEHICLES	TARGET (FT)	MEASURED (FT)	OK?
L	290'	204'	OK*
R	335'	335'	OK
HORIZONTAL	APPROACHING MOTOR VEHICLES	Grade	TARGET (FT)	MEASURED (FT)	OK?
L				
R				
HORIZONTAL	APPROACHING BIKEWAYS	Grade	TARGET (FT)	MEASURED (FT)	OK?
L				
R				
HORIZONTAL	APPROACHING SIDEWALK (1 DIRECTION)	Grade	TARGET (FT)	MEASURED (FT)	OK?
L				
R				
COMMENTS				

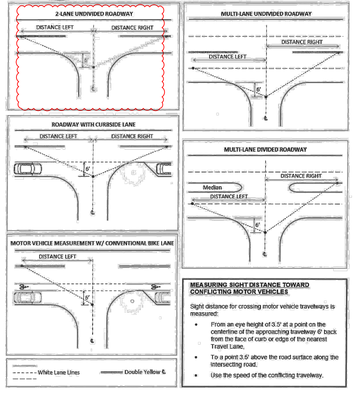
* LEFT SIGHT DISTANCE LESS THAN REQUIRED, HOWEVER ONCOMING VEHICLE IS COMING FROM A TURNING CONDITION AT REDUCED SPEED.

FORM APPROVED — Date
Chief, Division of Transportation Engineering
Montgomery County Dept. of Transportation
Chief, Land Development
Montgomery County Dept. of Permitting Services
REVISED

Montgomery County Department of Transportation

Sight Distance Review Form

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES



MEASURING SIGHT DISTANCE TOWARD CONFLICTING MOTOR VEHICLES

Sight distance for crossing motor vehicle travelways is measured:

- From an eye height of 3.5' at a point on the centerline of the approaching travelway 6' back from the face of curb or edge of the nearest Travel Lane.
- To a point 3.5' above the road surface along the intersecting road.
- Use the speed of the conflicting travelway.

9-46 | A Policy on Geometric Design of Highways and Streets

Table 9-7. Design Intersection Sight Distance—Case B1, Left Turn from Stop

U.S. Customary				Metric			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars		Design Speed (km/h)	Stopping Sight Distance (m)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)			Calculated (m)	Design (m)
15	80	165.4	170	20	20	41.7	45
20	115	220.5	225	30	35	62.6	65
25	155	275.6	280	40	50	83.4	85
30	200	330.8	335	50	65	104.3	105
35	250	385.9	390	60	85	125.1	130
40	305	441.0	445	70	105	146.0	150
45	360	496.1	500	80	130	166.8	170
50	425	551.3	555	90	160	187.7	190
55	495	606.4	610	100	185	208.5	210
60	570	661.5	665	110	220	229.4	230
65	645	716.6	720	120	250	250.2	255
70	730	771.8	775	130	285	271.1	275
75	820	826.9	830				
80	910	882.0	885				

Note: Intersection sight distance shown is for a stopped passenger car to turn left onto a two-lane highway with no median and grades 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.

9-48 | A Policy on Geometric Design of Highways and Streets

Table 9-9. Design Intersection Sight Distance—Case B2, Right Turn from Stop

U.S. Customary				Metric			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars		Design Speed (km/h)	Stopping Sight Distance (m)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)			Calculated (m)	Design (m)
15	80	143.3	145	20	20	36.1	40
20	115	191.1	195	30	35	54.2	55
25	155	238.9	240	40	50	72.3	75
30	200	286.7	290	50	65	90.4	95
35	250	334.4	335	60	85	108.4	110
40	305	382.2	385	70	105	126.5	130
45	360	430.0	430	80	130	144.6	145
50	425	477.8	480	90	160	162.6	165
55	495	525.5	530	100	185	180.7	185
60	570	573.3	575	110	220	198.8	200
65	645	621.1	625	120	250	216.8	220
70	730	668.9	670	130	285	234.9	235
75	820	716.6	720				
80	910	764.4	765				

Note: Intersection sight distance shown is for a stopped passenger car to turn right onto or to cross a two-lane roadway with no median and with grades of 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.

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

Our Site Set on the Future.

PREPARED FOR:
BXP SHADY GROVE LOT 5 LLC
BXP SHADY GROVE LOT 6 LLC
BXP SHADY GROVE LOT 7 LLC
BXP SHADY GROVE LOT 8 LLC
2200 PENNSYLVANIA AVENUE, NW
SUITE 200W
WASHINGTON DC, 20037
301-704-5447
CJ OVERLY
COVERLY@BXP.COM

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
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CONTACT: MICHAEL GOODMAN, PE

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ATTORNEY
MILES & STOCKBRIDGE
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SUITE 700
ROCKVILLE, MD 20850
301.517.4813
CONTACT: SCOTT WALLACE

SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

SIGHT DISTANCE ANALYSIS PROPOSED DRIVEWAY-2

PROFESSIONAL SEAL
STATE OF MARYLAND — MICHAEL B. GOODMAN — No. 27721 — PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. ENGINEER'S NAME: Michael B. Goodman, P.E. LICENSE No.: 27721 EXPIRATION DATE: July 19, 2026

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DRAWN BY: ____
DESIGNED BY: ____
DATE ISSUED: ____

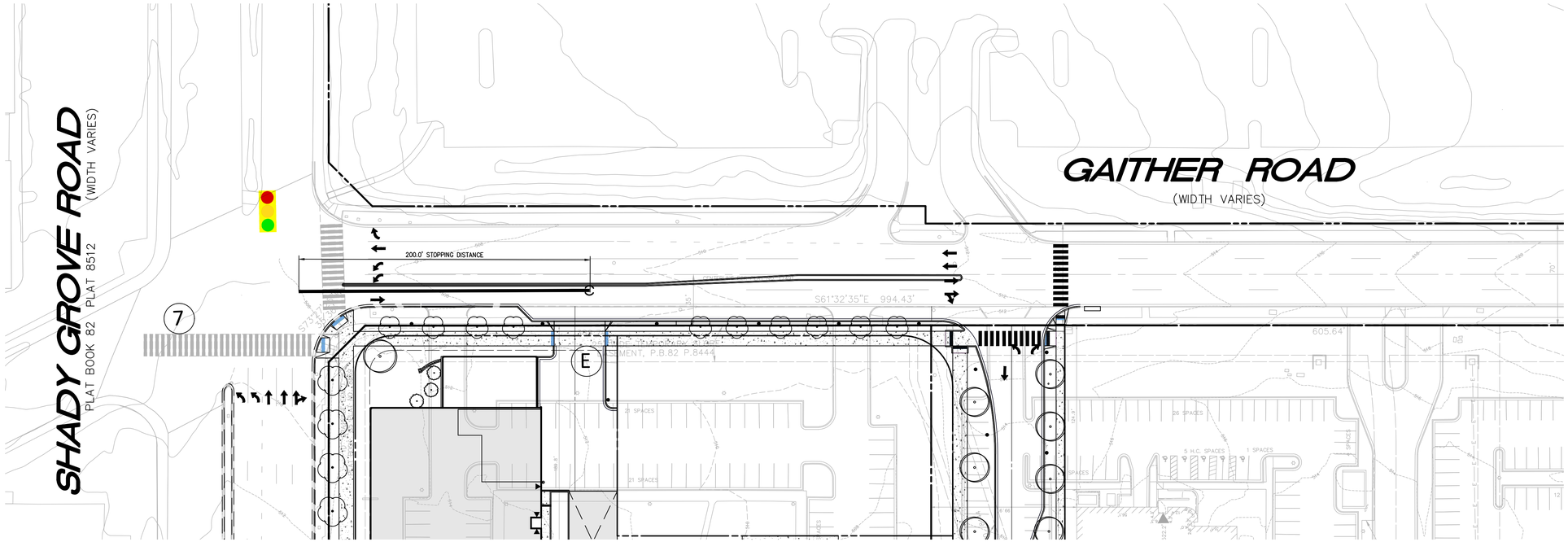
VIKA PROJECT VM50554L

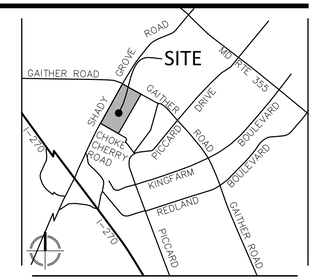
DRAWING NO.

SHEET NO. SIGHT-5

C:\50501-51000\50554\CAD\COMMERCIAL-MULTIFAMILY\SITE\VD\01 SHEETS\50554SD_CM_LAP_P_SIGHT DISTANCE.dwg — Friday, August 1, 2025 1:43:43 PM

LAYOUT: SIGHT DISTANCE-5, Plotted By: mcrowell





VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- TRAFFIC FLOW DIRECTION
- SUBJECT DRIVER
- MINIMUM STOP DISTANCE
- LINE OF SIGHT
- INTERSECTION LIGHT
- DRIVER'S EYE HEIGHT
- OBJECT'S HEIGHT
- INTERSECTION SIGHT LINE

40 20 0 40 80 120
SCALE: 1"=40'

Table 9-7. Design Intersection Sight Distance—Case B1, Left Turn from Stop

U.S. Customary				Metric			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars		Design Speed (km/h)	Stopping Sight Distance (m)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)			Calculated (m)	Design (m)
15	80	165.4	170	20	20	41.7	45
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40	305	441.0	445	70	105	146.0	150
45	360	496.1	500	80	130	166.8	170
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65	645	716.6	720	120	250	250.2	255
70	730	771.8	775	130	285	271.1	275
75	820	826.9	830				
80	910	882.0	885				

Note: Intersection sight distance shown is for a stopped passenger car to turn left onto a two-lane highway with no median and grades 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.

ENTRANCE E

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Plan Number:
Project Name: Shady Grove Innovation District

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature

PLS/PE MD Reg. №

Date

Montgomery County Review:
☐ Approved
☐ Disapproved:
By:
Date:

	DISCOVERY ST TO GAITHER RD		
CLASS	PRIMARY INDUSTRIAL		
SPEED (MPH)	30 MPH		
APPROACHING MOTOR VEHICLES			
VERTICAL	TARGET (FT)	MEASURED (FT)	OK?
L			
R			
HORIZONTAL — APPROACHING MOTOR VEHICLES			
Grade	TARGET (FT)	MEASURED (FT)	OK?
L	200'	200'	OK
R			
HORIZONTAL — APPROACHING BIKEWAYS			
Grade	TARGET (FT)	MEASURED (FT)	OK?
L			
R			
HORIZONTAL — APPROACHING SIDEWALK (IF DIRECTED)			
Grade	TARGET (FT)	MEASURED (FT)	OK?
L			
R			

COMMENTS
STOPPING SIGHT DISTANCE FROM GAITHER ROAD LOOKING AT VEHICLE EXITING LOADING DOCK DRIVEWAY

FORM APPROVED: Date
Chief, Division of Transportation Engineering
Montgomery County Dept. of Transportation
Chief, Land Development
Montgomery County Dept. of Permitting Services

REVISED

Montgomery County
Department of Transportation

Sight Distance
Review Form

NOT FOR CONSTRUCTION

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BXP SHADY GROVE LOT 6 LLC
BXP SHADY GROVE LOT 7 LLC
BXP SHADY GROVE LOT 8 LLC
2200 PENNSYLVANIA AVENUE, NW
SUITE 200W
WASHINGTON DC, 20037
301-704-5447
CJ OVERLY
COVERLY@BXP.COM

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ATTORNEY
MILES & STOCKBRIDGE
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301.517.4813
CONTACT: SCOTT WALLACE

SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

SIGHT DISTANCE ANALYSIS GAITHER RD

PROFESSIONAL SEAL
STATE OF MARYLAND
MICHAEL B. GOODMAN
No. 27721
PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. ENGINEER'S NAME: Michael B. Goodman, P.E.
LICENSE No.: 27721
EXPIRATION DATE: July 19, 2026

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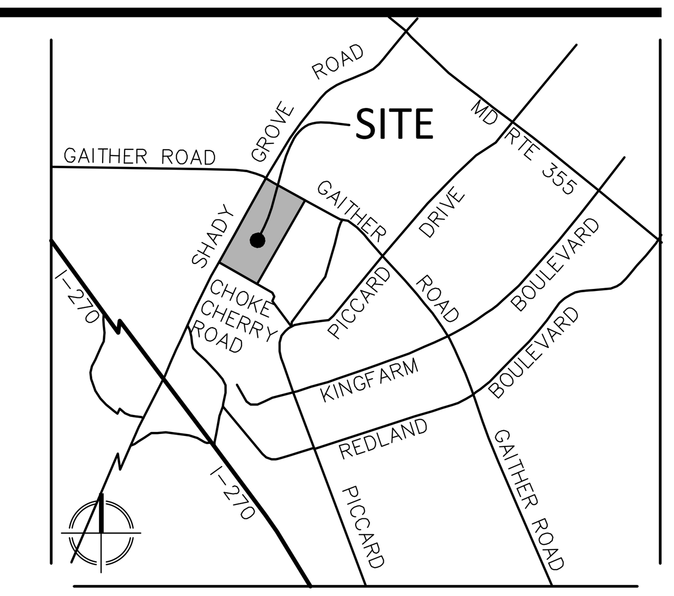
DRAWN BY: ____
DESIGNED BY: ____
DATE ISSUED: ____

VIKA PROJECT VM50554L

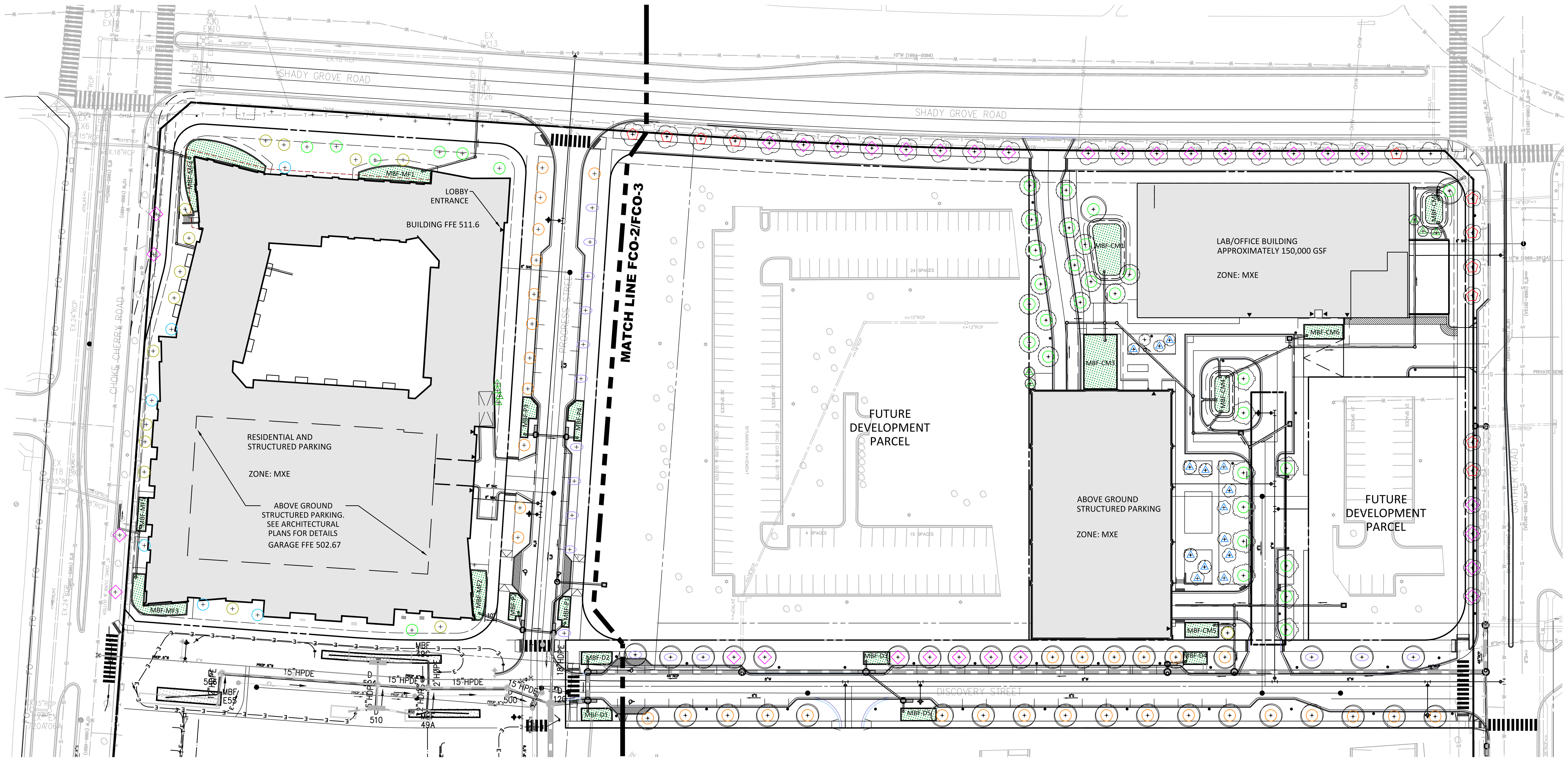
DRAWING NO.

SHEET NO. SIGHT-6

M:\50500-51000\50554\CAD\COMMERCIAL-MULTIFAMILY\SITE\01 SHEETS\50554200_CM_JP_SIGHT DISTANCE.dwg - Friday, August 1, 2025 1:45:28 PM



VICINITY MAP
SCALE: 1" = 2000'



PLAN LEGEND

LIMITS OF SUBJECT PROPERTY	
ADJACENT PROPERTY/LOT LINES	
LOD — LOD	LIMITS OF DISTURBANCE
100 YR	100 YEAR FLOODPLAIN
BRL	100 YEAR FLOODPLAIN 25' BRL
SVB	STREAM VALLEY BUFFER
2UC / 400	SOILS
	EXISTING TREE CANOPY (NOT FOREST)
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	PROPOSED SIDEWALK
8"S	PROPOSED SEWER
8"W	PROPOSED WATER
15" RCP	PROPOSED STORM DRAIN
	PROPOSED SWM FACILITY
	PROPOSED SIGNIFICANT TREE REPLACEMENT CREDITS
	PROPOSED STREET TREES FOR FC CREDITS
	PROPOSED CANOPY TREES FOR FC CREDITS
	PROPOSED ORNAMENTAL TREES FOR FC CREDITS
	PROPOSED SMALL EVERGREEN TREES FOR FC CREDITS
	PROPOSED STREET TREE REPLACEMENTS
	PROPOSED SMALL EVERGREEN TREES FOR MTC ONLY
	PROPOSED ORNAMENTAL TREES FOR MTC ONLY

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SCALE: 1"=50'

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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

SWM AND FOREST CONSERVATION OVERLAY

COMPOSITE PLAN

PROFESSIONAL SEAL
STATE OF MARYLAND MICHAEL B. GOODMAN No. 27721 PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
ENGINEER'S NAME: Michael B. Goodman, P.E.
LICENSE No.: 27721
EXPIRATION DATE: July 19, 2026

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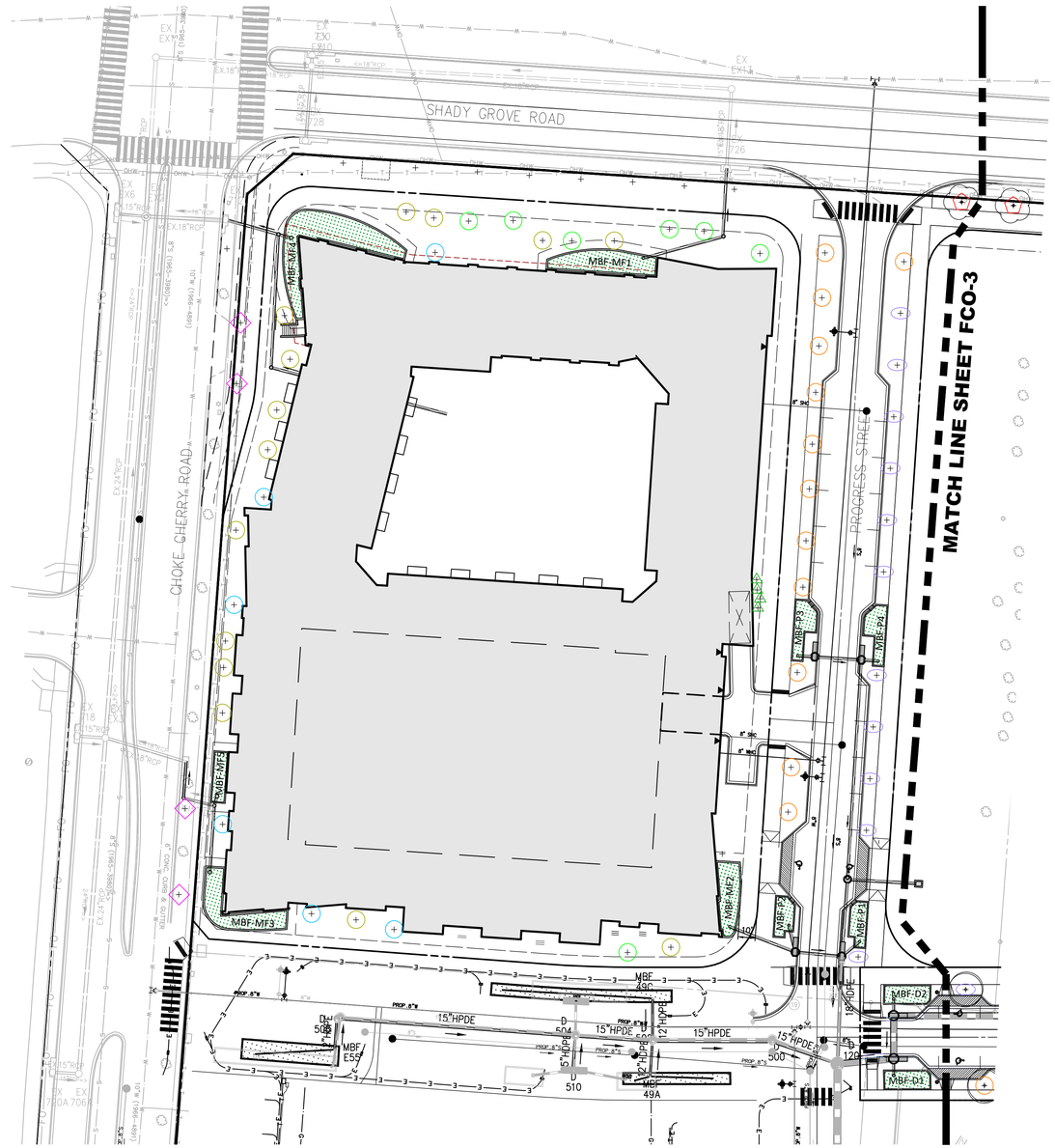
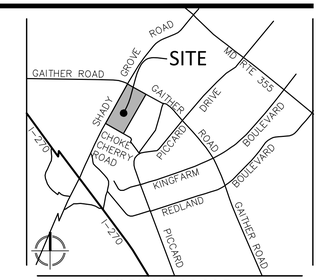
DESIGNED BY: LGM
DATE ISSUED: 09/20/2024
VIKA PROJECT: VM50554L
DRAWING NO.
SHEET NO. FCO-1





VICINITY MAP
SCALE: 1" = 2000'

PLAN LEGEND

- LIMITS OF SUBJECT PROPERTY
- ADJACENT PROPERTY/LOT LINES
- LOD — LOD — LIMITS OF DISTURBANCE
- 100 YR — 100 YEAR FLOODPLAIN
- BRL — 100 YEAR FLOODPLAIN 25' BRL
- SVB — STREAM VALLEY BUFFER
- 2UC 400 — SOILS
- EXISTING TREE CANOPY (NOT FOREST)
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
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40 20 0 40 80 120
SCALE: 1"=40'

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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

SWM AND FOREST CONSERVATION OVERLAY

MULIFAMILY RESIDENTIAL

PROFESSIONAL SEAL
STATE OF MARYLAND · MICHAEL B. GOODMAN · No. 27721 · PROFESSIONAL ENGINEER

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LICENSE No.: 27721
EXPIRATION DATE: July 19, 2026

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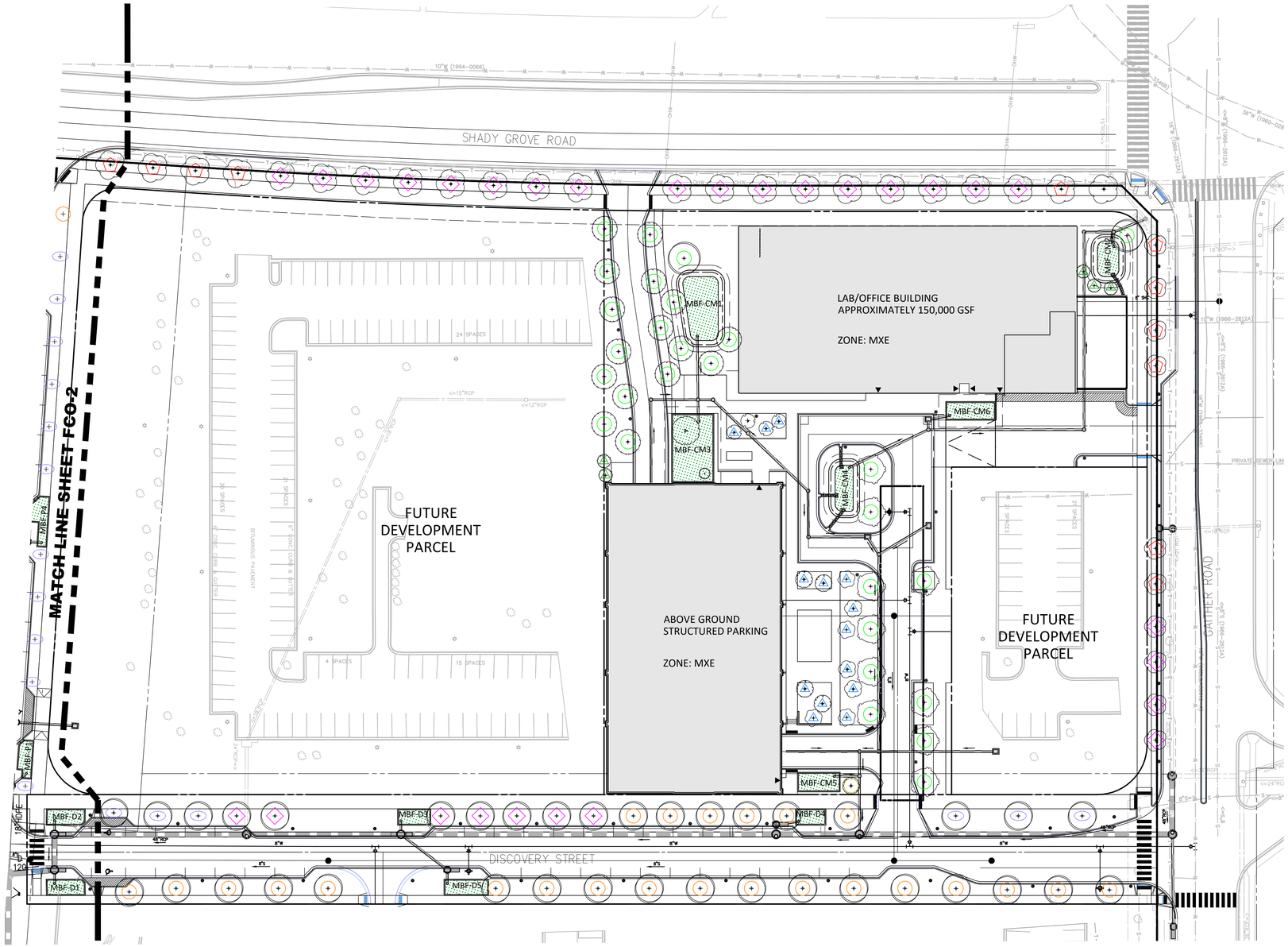
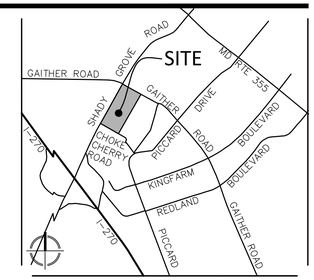
DATE ISSUED: 09/20/2024
VIKA PROJECT: VM50554L
DRAWING NO.
SHEET NO. FCO-2





VICINITY MAP
SCALE: 1" = 2000'

PLAN LEGEND

- LIMITS OF SUBJECT PROPERTY
- ADJACENT PROPERTY/LOT LINES
- LOD — LOD — LIMITS OF DISTURBANCE
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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

SWM AND FOREST CONSERVATION OVERLAY

COMMERCIAL

PROFESSIONAL SEAL
STATE OF MARYLAND · MICHAEL B. GOODMAN · No. 27721 · PROFESSIONAL ENGINEER

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DESIGNED BY: LGM
DATE ISSUED: 09/20/2024
VIKA PROJECT VM50554L
DRAWING NO.
SHEET NO. FCO-3

LAYOUT: FCO-3, Plotted By: Mounaud
Y:\50554\CAD\COMMON\PLOT\PLOT_FCO.dwg — Friday, August 1, 2025 3:26:35 PM

5/23/2025 2:02:34 PM

1 A.01 SOUTH ELEVATION
1/16" = 1'-0"

2 A.01 WEST ELEVATION
1/16" = 1'-0"

NOT FOR CONSTRUCTION

PROJECT NAME
SHADY GROVE INNOVATION DISTRICT

PROJECT ADDRESS
2 PROGRESS STREET
ROCKVILLE, MD 20850

DC Project No. 23-P-0248

OWNER / DEVELOPER
BOZZUTO / BOSTON PROPERTIES

PROJECT SUBMISSION

REVISION#	ISSUED FOR	DATE
	PER 1ST DRC COMMENTS	09/20/2024
	PER 2ND DRC COMMENTS	02/21/2025
	PER 3RD DRC SUBMISSION	05/23/2025

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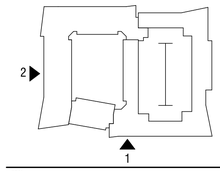
KEY PLAN



SEAL

AFFIRMATION

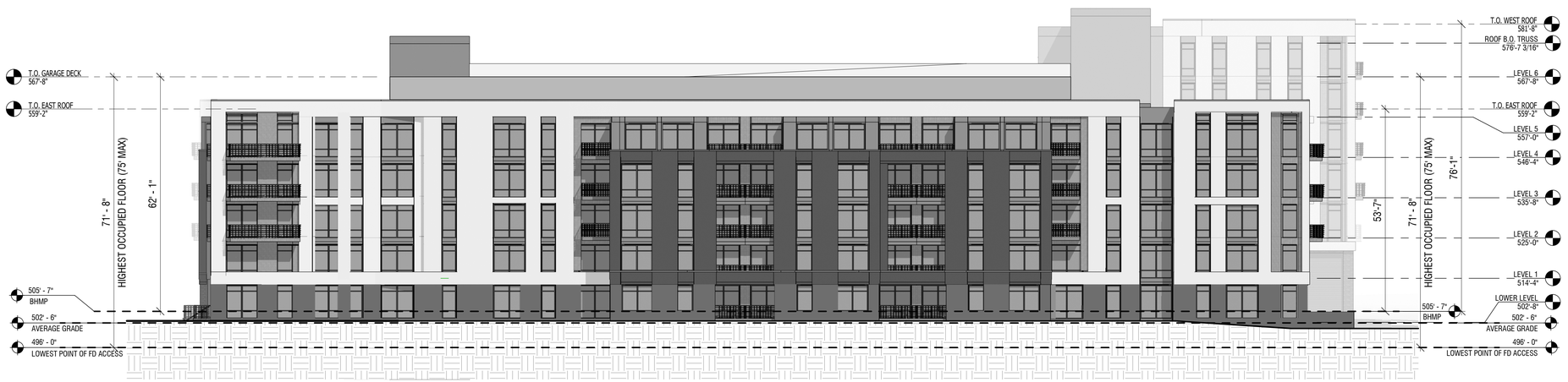
SHEET TITLE
ELEVATIONS - SITE PLAN SUBMISSION

SCALE
1/16" = 1'-0"

SHEET NUMBER
A.01

5/23/2025 2:02:41 PM

1 A.02 NORTH ELEVATION
1/16" = 1'-0"



2 A.02 EAST ELEVATION
1/16" = 1'-0"

NOT FOR CONSTRUCTION

PROJECT NAME
SHADY GROVE INNOVATION DISTRICT

PROJECT ADDRESS
2 PROGRESS STREET
ROCKVILLE, MD 20850

DC Project No. 23-P-0248

OWNER / DEVELOPER
BOZZUTO / BOSTON PROPERTIES

PROJECT SUBMISSION

REVISION#	ISSUED FOR	DATE
	PER 1ST DRC COMMENTS	09/20/2024
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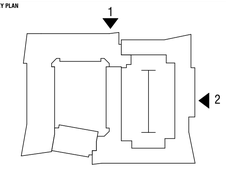
CONSULTANT

KEY PLAN



SEAL

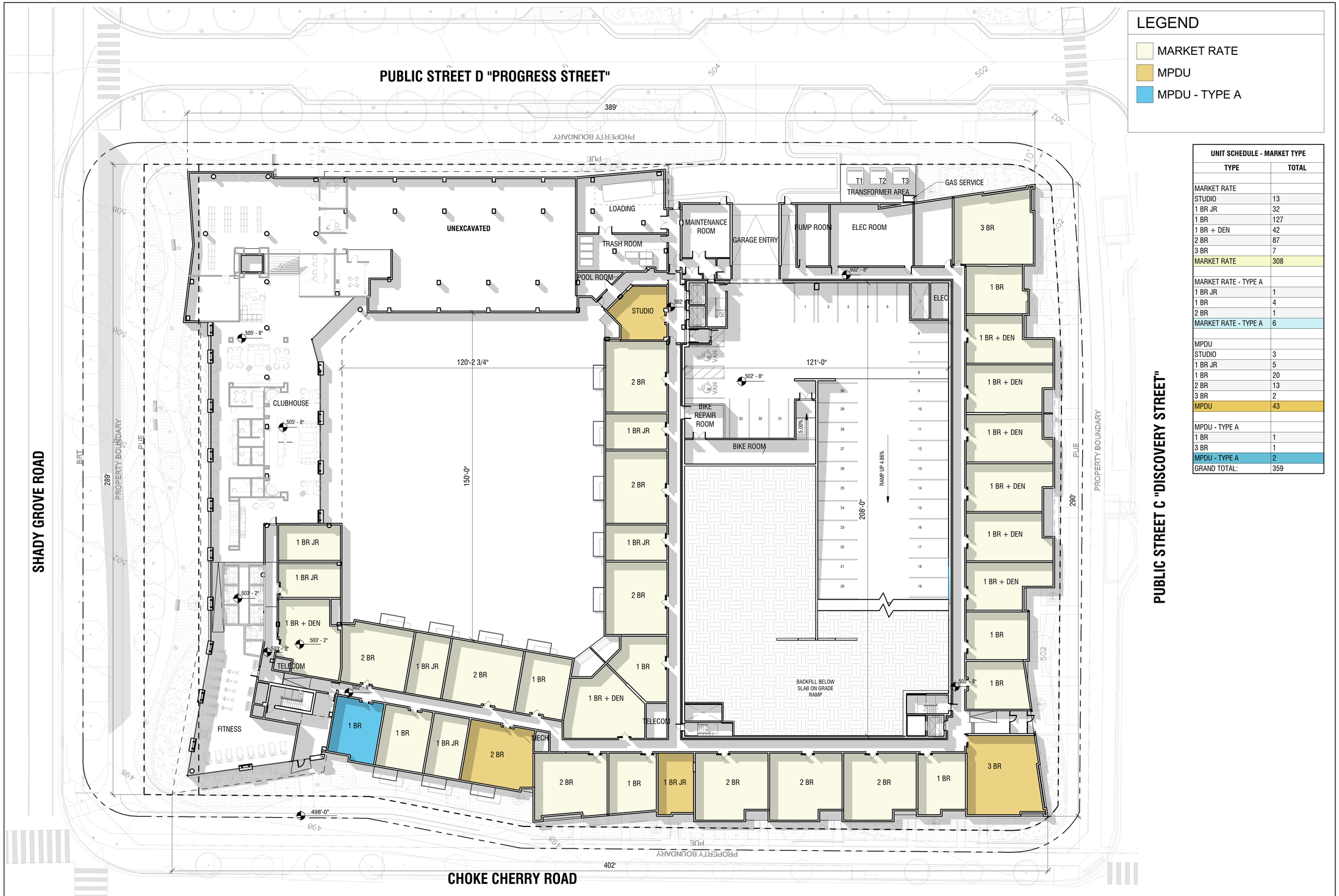
AFFIRMATION

SHEET TITLE
ELEVATIONS - SITE PLAN SUBMISSION

SCALE
1/16" = 1'-0"

SHEET NUMBER
A.02

5/23/2025 2:02:46 PM



1 A.03 LOWER LEVEL
1" = 20'-0"

LEGEND

- MARKET RATE
- MPDU
- MPDU - TYPE A

UNIT SCHEDULE - MARKET TYPE

TYPE	TOTAL
MARKET RATE	
STUDIO	13
1 BR JR	32
1 BR	127
1 BR + DEN	42
2 BR	87
3 BR	7
MARKET RATE	308
MARKET RATE - TYPE A	
1 BR JR	1
1 BR	4
2 BR	1
MARKET RATE - TYPE A	6
MPDU	
STUDIO	3
1 BR JR	5
1 BR	20
2 BR	13
3 BR	2
MPDU	43
MPDU - TYPE A	
1 BR	1
3 BR	1
MPDU - TYPE A	2
GRAND TOTAL:	359

NOT FOR CONSTRUCTION

PROJECT NAME
SHADY GROVE INNOVATION DISTRICT

PROJECT ADDRESS
2 PROGRESS STREET
ROCKVILLE, MD 20850

DC Project No. 23-P-0248

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BOZZUTO / BOSTON PROPERTIES

PROJECT SUBMISSION

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CONSULTANT

KEY PLAN

SEAL

AFFIRMATION

SHEET TITLE
FLOOR PLAN - LOWER LEVEL

SCALE
1" = 20'-0"

SHEET NUMBER
A.03

5/23/2025 2:02:51 PM

1 A.04 LEVEL 1
1" = 20'-0"

NOT FOR CONSTRUCTION

PROJECT NAME
SHADY GROVE INNOVATION DISTRICT

PROJECT ADDRESS
2 PROGRESS STREET
ROCKVILLE, MD 20850

DC Project No. 23-P-0248

OWNER / DEVELOPER
BOZZUTO / BOSTON PROPERTIES

PROJECT SUBMISSION

REVISION#	ISSUED FOR	DATE
	PER 1ST DRC COMMENTS	09/20/2024
	PER 2ND DRC COMMENTS	02/21/2025
	PER 3RD DRC SUBMISSION	05/23/2025

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KEY PLAN

SEAL

AFFIRMATION

SHEET TITLE
FLOOR PLAN - LEVEL 1

SCALE
1" = 20'-0"

SHEET NUMBER
A.04

5/23/2025 2:02:56 PM

1 A.05 LEVEL 2 (LEVEL 3 SIMILAR)
1" = 20'-0"

LEGEND

- MARKET RATE
- MARKET RATE - TYPE A
- MPDU

NOT FOR CONSTRUCTION

PROJECT NAME
SHADY GROVE INNOVATION DISTRICT

PROJECT ADDRESS
2 PROGRESS STREET
ROCKVILLE, MD 20850

DC Project No. 23-P-0248

OWNER / DEVELOPER
BOZZUTO / BOSTON PROPERTIES

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KEY PLAN

SEAL

AFFIRMATION

SHEET TITLE
FLOOR PLAN - LEVEL 2 (LEVEL 3 SIMILAR)

SCALE
1" = 20'-0"

SHEET NUMBER
A.05

5/23/2025 2:02:59 PM

LEGEND

- MARKET RATE
- MARKET RATE - TYPE A
- MPDU
- MPDU - TYPE A

1 A.06 LEVEL 4
1" = 20'-0"

NOT FOR CONSTRUCTION

PROJECT NAME
SHADY GROVE INNOVATION DISTRICT

PROJECT ADDRESS
2 PROGRESS STREET
ROCKVILLE, MD 20850

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OWNER / DEVELOPER
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KEY PLAN

SEAL

AFFIRMATION

SHEET TITLE
FLOOR PLAN - LEVEL 4

SCALE
1" = 20'-0"

SHEET NUMBER
A.06

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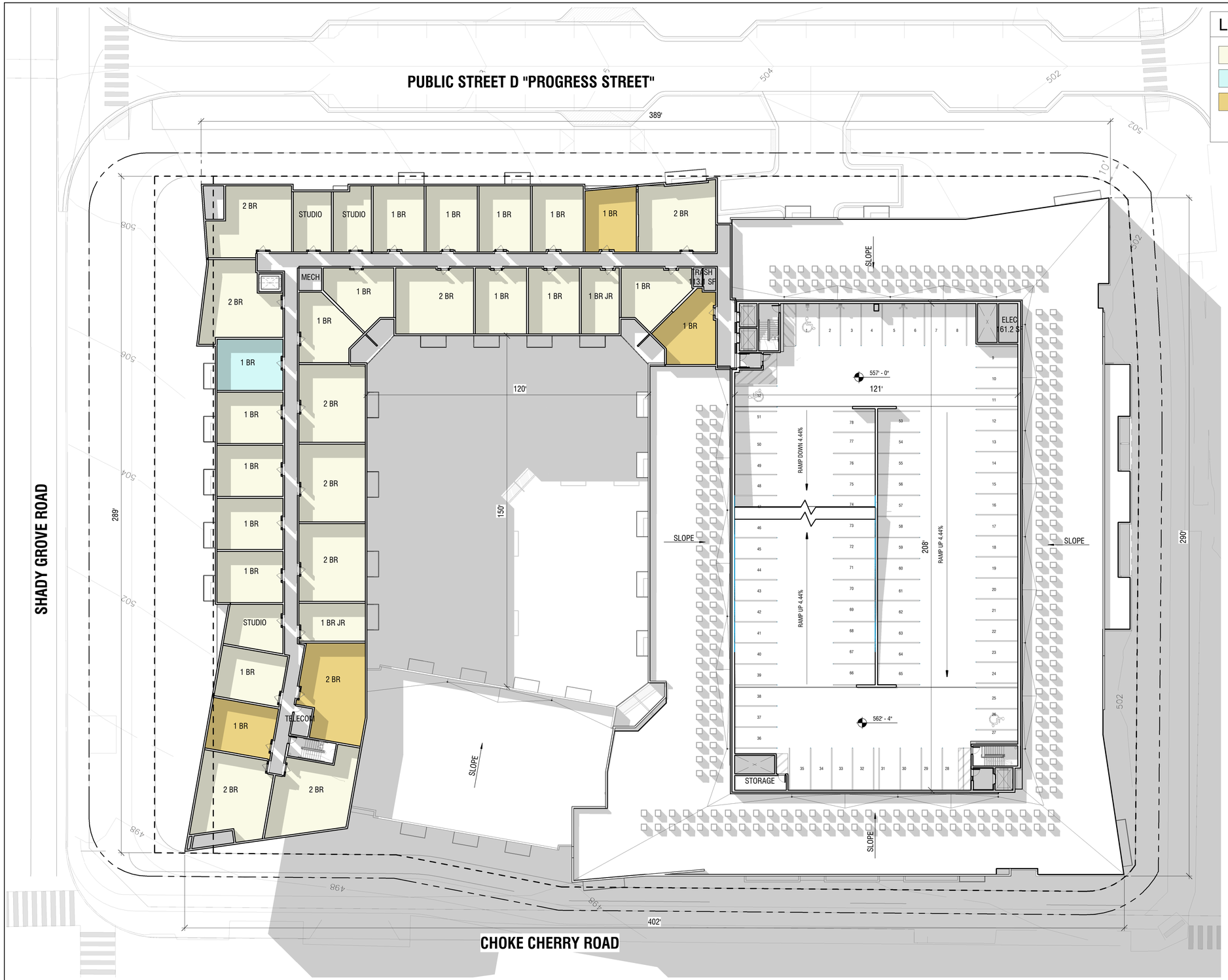

LEGEND

- MARKET RATE
- MARKET RATE - TYPE A
- MPDU

1 A.07 LEVEL 5 (LEVEL 6 SIMILAR)
1" = 20'-0"

NOT FOR CONSTRUCTION

PROJECT NAME
SHADY GROVE INNOVATION DISTRICT

PROJECT ADDRESS
2 PROGRESS STREET
ROCKVILLE, MD 20850

DC Project No. 23-P-0248

OWNER / DEVELOPER
BOZZUTO / BOSTON PROPERTIES

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KEY PLAN

SEAL

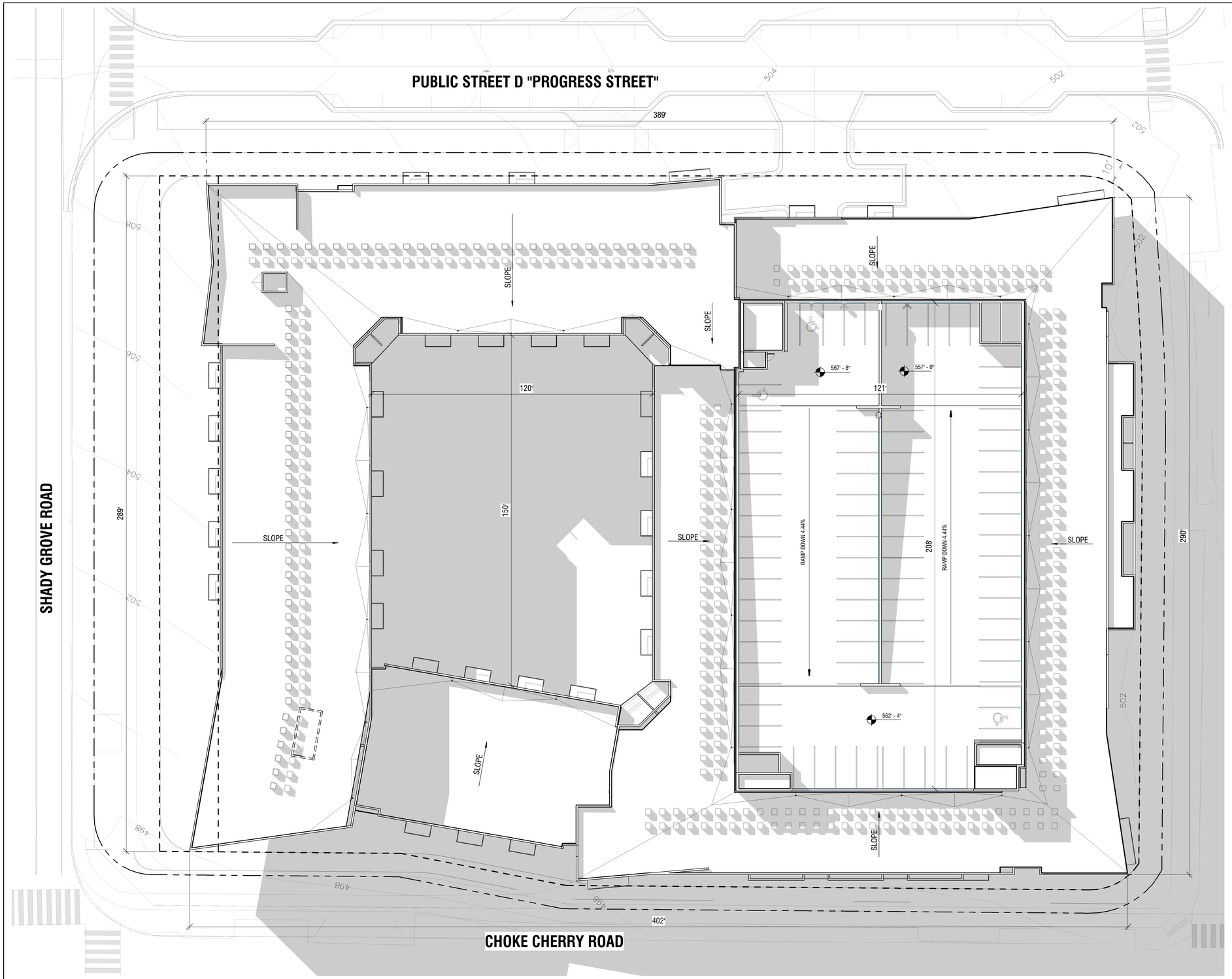
AFFIRMATION

SHEET TITLE
FLOOR PLAN - LEVEL 5 (LEVEL 6 SIMILAR)

SCALE
1" = 20'-0"

SHEET NUMBER
A.07

5/23/2025 2:03:08 PM



1 A.08 ROOF PLAN
1" = 20'-0"

NOT FOR CONSTRUCTION

PROJECT NAME
SHADY GROVE INNOVATION DISTRICT

PROJECT ADDRESS
2 PROGRESS STREET
ROCKVILLE, MD 20850

DC Project No. 23-P-0248

OWNER / DEVELOPER
BOZZUTO / BOSTON PROPERTIES

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KEY PLAN

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AFFIRMATION

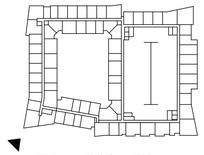
SHEET TITLE
FLOOR PLAN - ROOF

SCALE
1" = 20'-0"

SHEET NUMBER
A.08

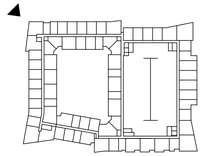
5/23/2025 2:03:09 PM

SW CORNER - ARCHITECTURE VIEW FROM SHADY GROVE



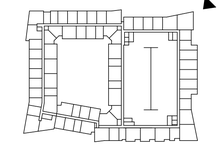
KEY PLAN - TYPICAL LEVEL

NW CORNER - ENTRY VIEW



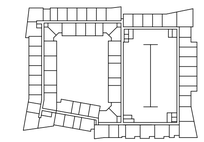
KEY PLAN - TYPICAL LEVEL

NE CORNER - VIEW FROM PROPOSED TOWNHOME PARK



KEY PLAN - TYPICAL LEVEL

SE CORNER - VIEW FROM MOM'S GROCER



KEY PLAN - TYPICAL LEVEL

NOT FOR CONSTRUCTION

PROJECT NAME
SHADY GROVE INNOVATION DISTRICT

PROJECT ADDRESS
2 PROGRESS STREET
ROCKVILLE, MD 20850

DC Project No. 23-P-0248

OWNER / DEVELOPER
BOZZUTO / BOSTON PROPERTIES

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KEY PLAN

SEAL

AFFIRMATION

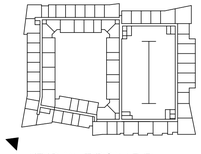
SHEET TITLE
PERSPECTIVE VIEWS-ARCHITECTURE

SCALE

SHEET NUMBER
A.09

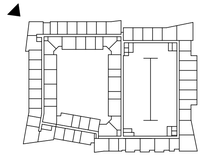
5/23/2025 2:03:10 PM

SW CORNER - VIEW FROM SHADY GROVE



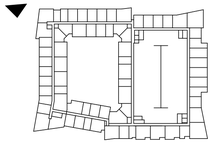
KEY PLAN - TYPICAL LEVEL

NW CORNER - ENTRY VIEW



KEY PLAN - TYPICAL LEVEL

NW CORNER - VIEW OF PUBLIC SPACE LOOKING SOUTH



KEY PLAN - TYPICAL LEVEL

NOT FOR CONSTRUCTION

PROJECT NAME
SHADY GROVE INNOVATION DISTRICT

PROJECT ADDRESS
2 PROGRESS STREET
ROCKVILLE, MD 20850

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AFFIRMATION

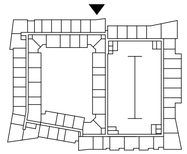
SHEET TITLE
PERSPECTIVE VIEWS-LANDSCAPE

SCALE

SHEET NUMBER
A.10

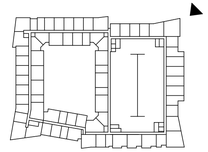
5/23/2025 2:03:11 PM

NORTH - AERIAL VIEW OF TRANSFORMER AND GARAGE ENTRY



KEY PLAN - TYPICAL LEVEL

NE CORNER - GROUND VIEW OF TRANSFORMER ENCLOSURE



KEY PLAN - TYPICAL LEVEL

NOT FOR CONSTRUCTION

PROJECT NAME
SHADY GROVE INNOVATION DISTRICT

PROJECT ADDRESS
2 PROGRESS STREET
ROCKVILLE, MD 20850

DC Project No. 23-P-0248

OWNER / DEVELOPER
BOZZUTO / BOSTON PROPERTIES

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KEY PLAN

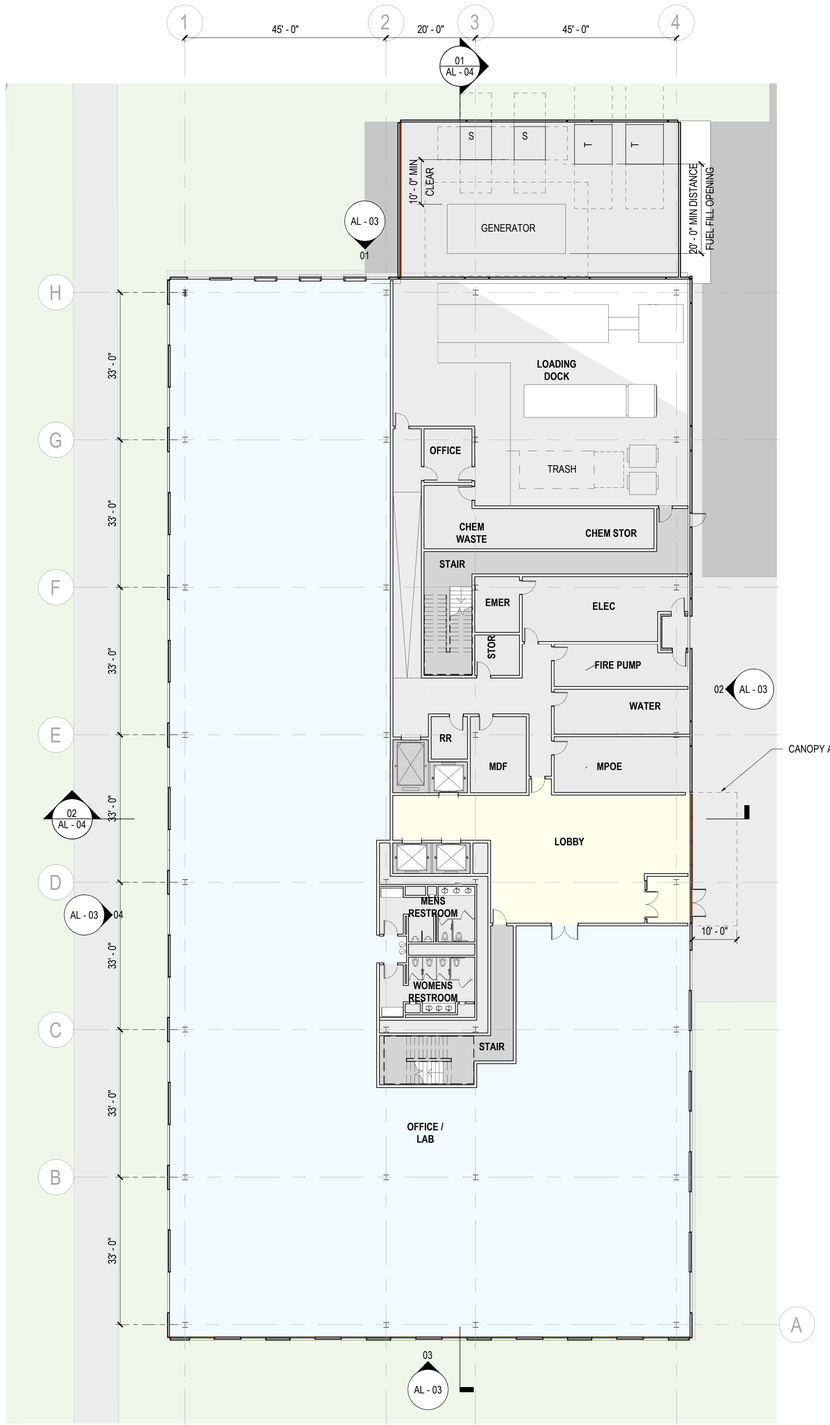
SEAL

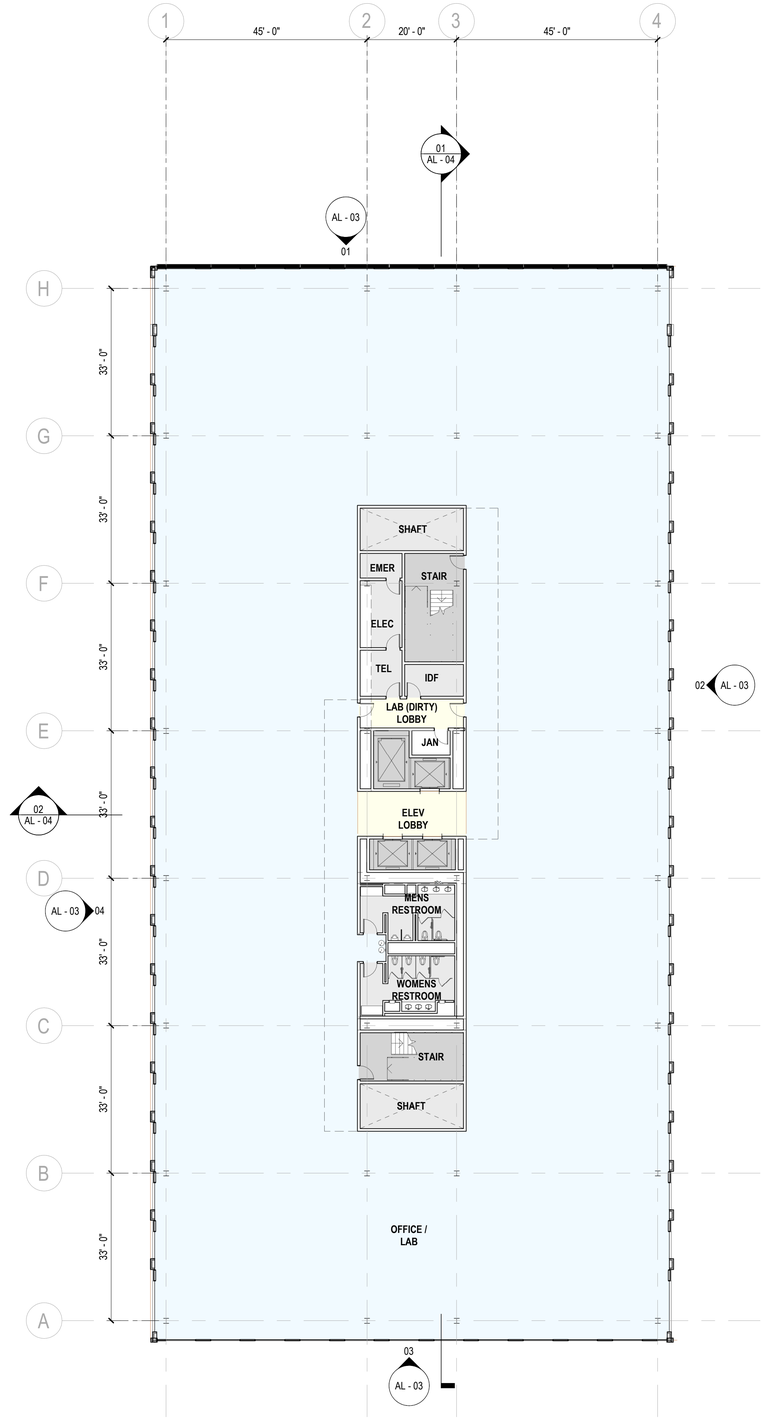
AFFIRMATION

SHEET TITLE
PERSPECTIVE VIEWS-TRANSFORMER ENCLOSURE

SCALE

SHEET NUMBER
A.11





01 FLOOR PLAN - LEVEL 01
SCALE: 1/16" = 1'-0"

02 FLOOR PLAN - LEVELS 02 - 05
SCALE: 1/16" = 1'-0"

bxp
BOSTON PROPERTIES

15835 SHADY GROVE ROAD, ROCKVILLE MD 20850

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2020 K Street NW
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Washington, DC 20006
United States
Tel 202.721.5200
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BR+A Consulting Engineers
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Vienna, VA 22182
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Thornton Tomasetti
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Washington, DC 20006
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MCLA Lighting Design
1000 Potomac Street NW
Suite 121
Washington, DC 20007
Tel 202.298.8062

Landscape Architect
101 N Union St
Suite 320
Alexandria VA 22314
Tel 703.548.5010

△ Date	Description

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I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: ANDREW CHAD KOBALKA
LICENSE NUMBER: 19397
EXPIRATION DATE: 03.29.2026

Seal / Signature

Project Name
15835 Shady Grove Lab

Project Number
09.0136.000

Description
FLOOR PLANS - LEVEL 01, LEVELS 2-5

Scale
1/16" = 1'-0"

AL - 01

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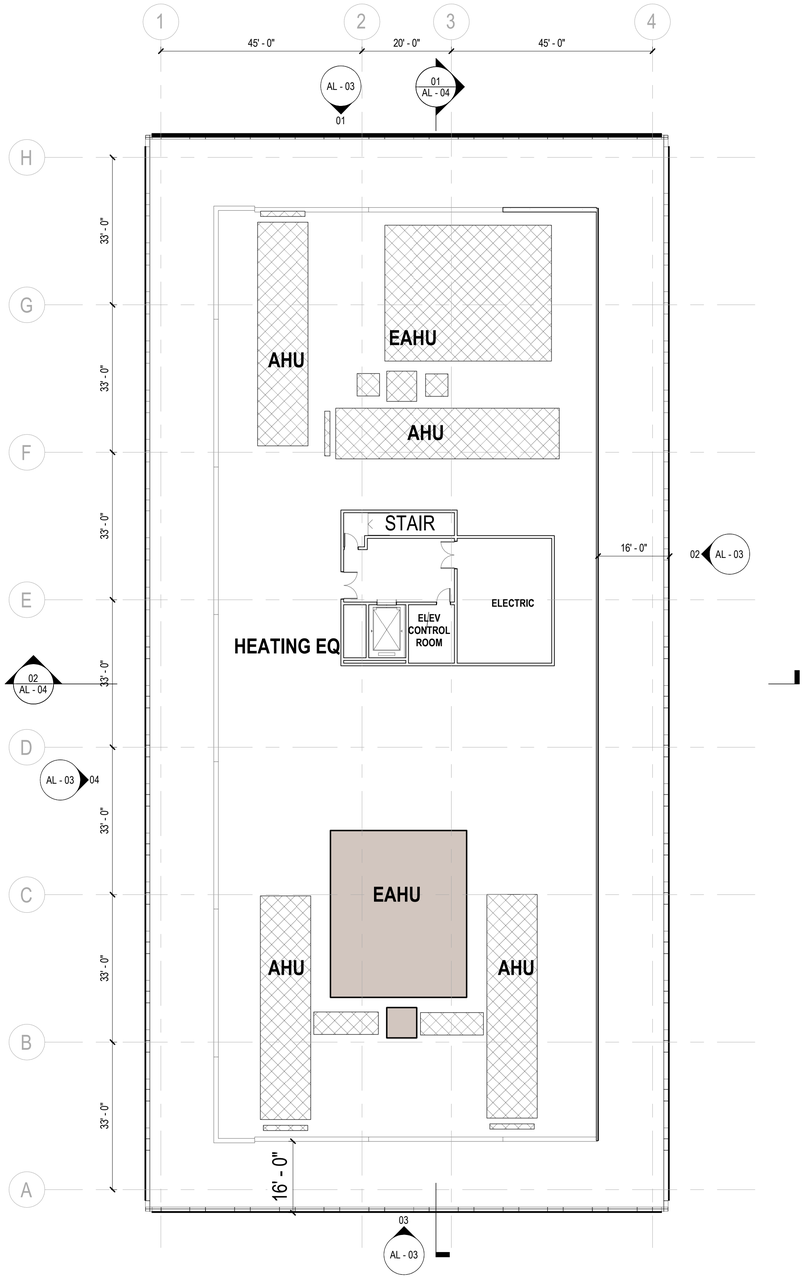
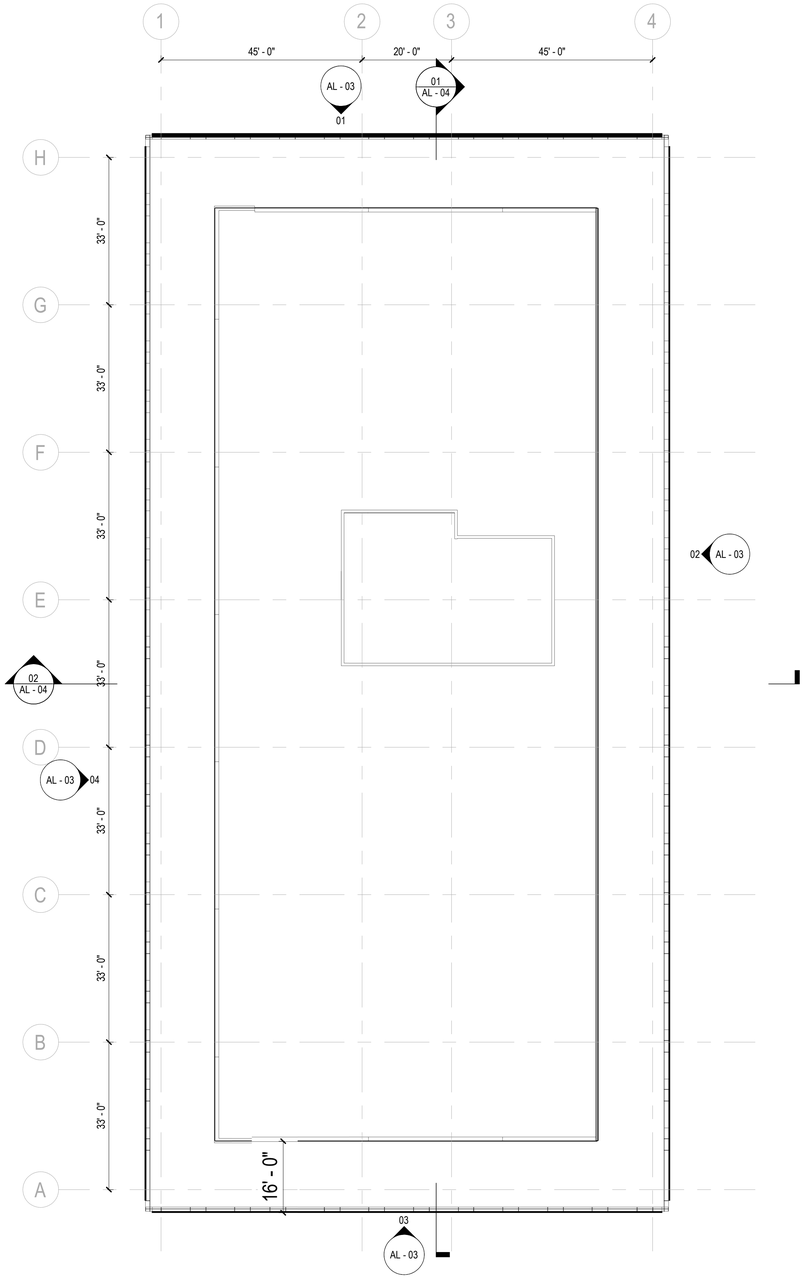


01 FLOOR PLAN - PENTHOUSE
SCALE: 1/16" = 1'-0"



02 FLOOR PLAN - ROOF
SCALE: 1/16" = 1'-0"

bxp

BOSTON PROPERTIES

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Suite 200
Washington, DC 20006
United States

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LICENSE NUMBER: 19397
EXPIRATION DATE: 03.29.2026

Seal / Signature

Project Name
15835 Shady Grove Lab

Project Number
09.0136.000

Description
FLOOR PLANS - PENTHOUSE, ROOF

Scale
1/16" = 1'-0"

AL - 02

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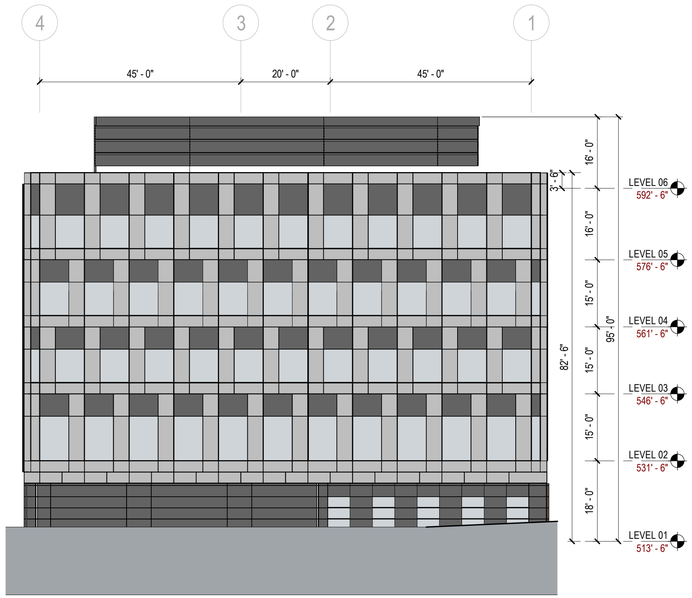
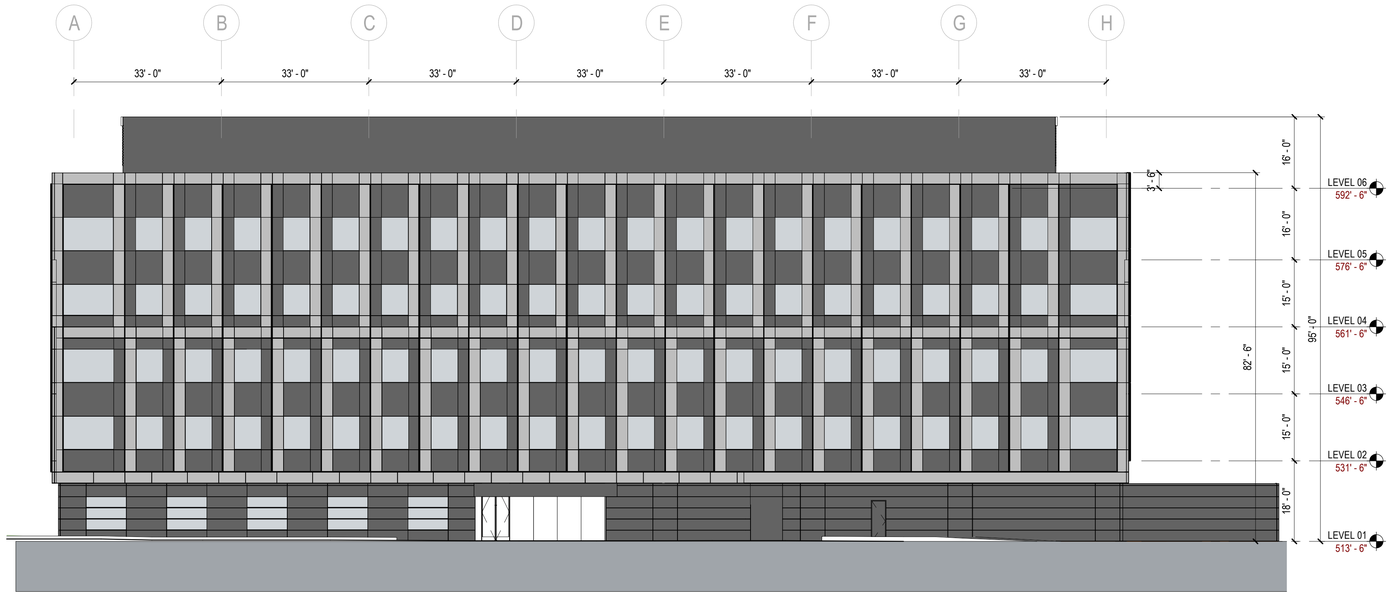


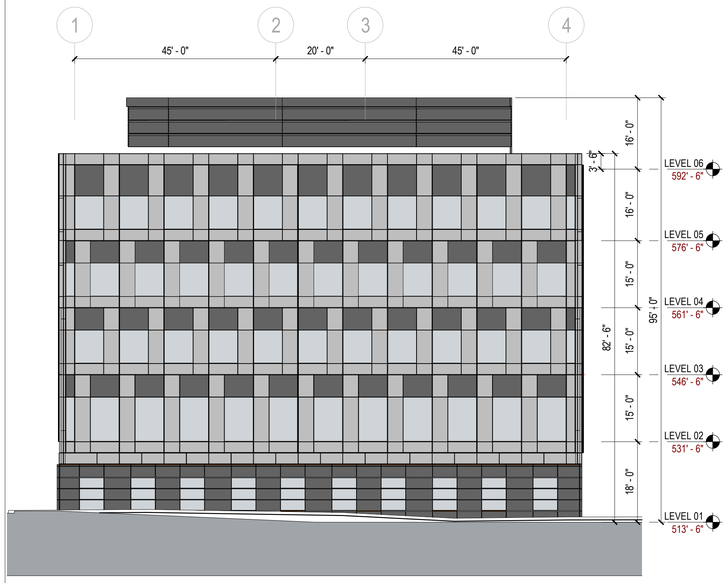
01 BUILDING ELEVATION - NORTH

SCALE: 1/16" = 1'-0"



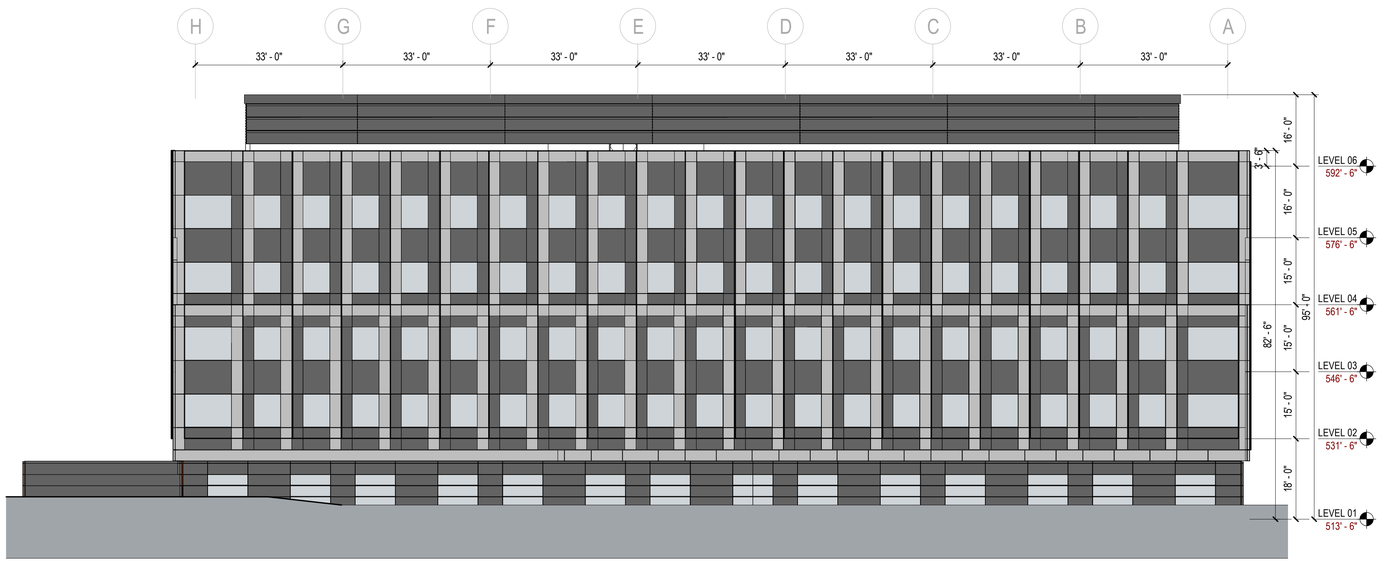
02 BUILDING ELEVATION - EAST

SCALE: 1/16" = 1'-0"



03 BUILDING ELEVATION - SOUTH

SCALE: 1/16" = 1'-0"



04 BUILDING ELEVATION - WEST

SCALE: 1/16" = 1'-0"

bxp

BOSTON PROPERTIES

15835 SHADY GROVE ROAD, ROCKVILLE MD 20850

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Suite 200
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United States

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LICENSE NUMBER: 19397
EXPIRATION DATE: 03.29.2026

Seal / Signature

Project Name

15835 Shady Grove Lab

Project Number

09.0136.000

Description

ELEVATIONS

Scale

1/16" = 1'-0"

AL - 03

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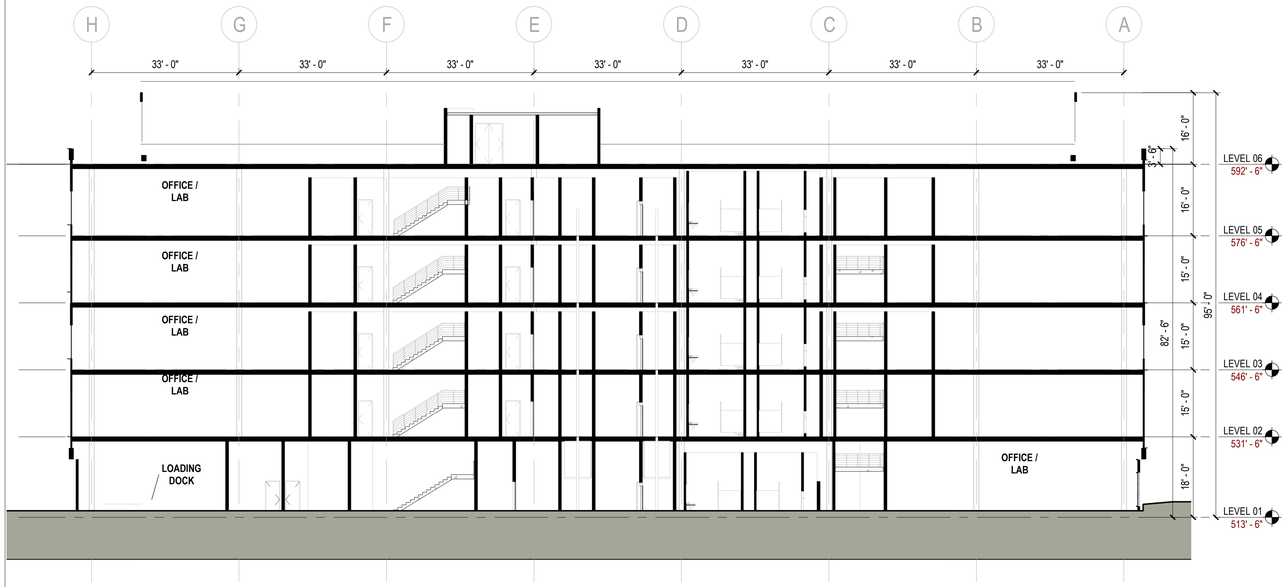
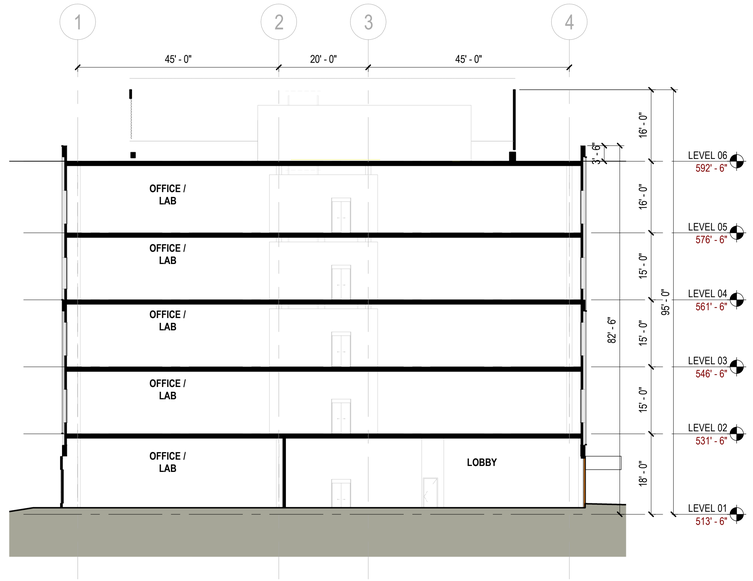


01 BUILDING SECTION - NORTH SOUTH

SCALE: 1/16" = 1'-0"



02 BUILDING SECTION - EAST WEST

SCALE: 1/16" = 1'-0"

BOSTON PROPERTIES

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Seal / Signature

Project Name

15835 Shady Grove Lab

Project Number

09.0136.000

Description

SECTIONS

Scale

1/16" = 1'-0"

AL - 04

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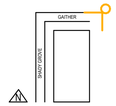
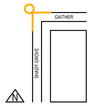
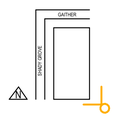


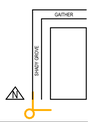
03. NORTHEAST PERSPECTIVE VIEW - GAITHER ROAD



01. NORTHWEST PERSPECTIVE VIEW - GAITHER ROAD x SHADY GROVE ROAD



04. SOUTHEAST PERSPECTIVE VIEW - SITE INTERIOR



02. SOUTHWEST PERSPECTIVE VIEW - SHADY GROVE RD

bxp

BOSTON PROPERTIES

15835 SHADY GROVE ROAD, ROCKVILLE MD 20850

Gensler

2020 K Street NW
Suite 200
Washington, DC 20006
United States

Tel 202.721.5200
Fax 202.872.8587

BR+A Consulting Engineers
1595 Spring Hill Road
Suite 610
Vienna, VA 22182
Tel 571.297.2772

Thornton Tomasetti
2001 K Street, NW
Washington, DC 20006
Tel 202.580.6300

MCLA Lighting Design
1000 Potomac Street NW
Suite 121
Washington, DC 20007
Tel 202.298.8062

Landscape Architect
101 N Union St
Suite 320
Alexandria VA 22314
Tel 703.548.5010

△ Date	Description

ARCHITECTURAL PROFESSIONAL CERTIFICATION
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: ANDREW CHAD KOBALKA
LICENSE NUMBER: 19397
EXPIRATION DATE: 03.29.2026

Seal / Signature

Project Name
15835 Shady Grove Lab

Project Number
09.0136.000

Description
RENDERINGS

Scale

AL - 05

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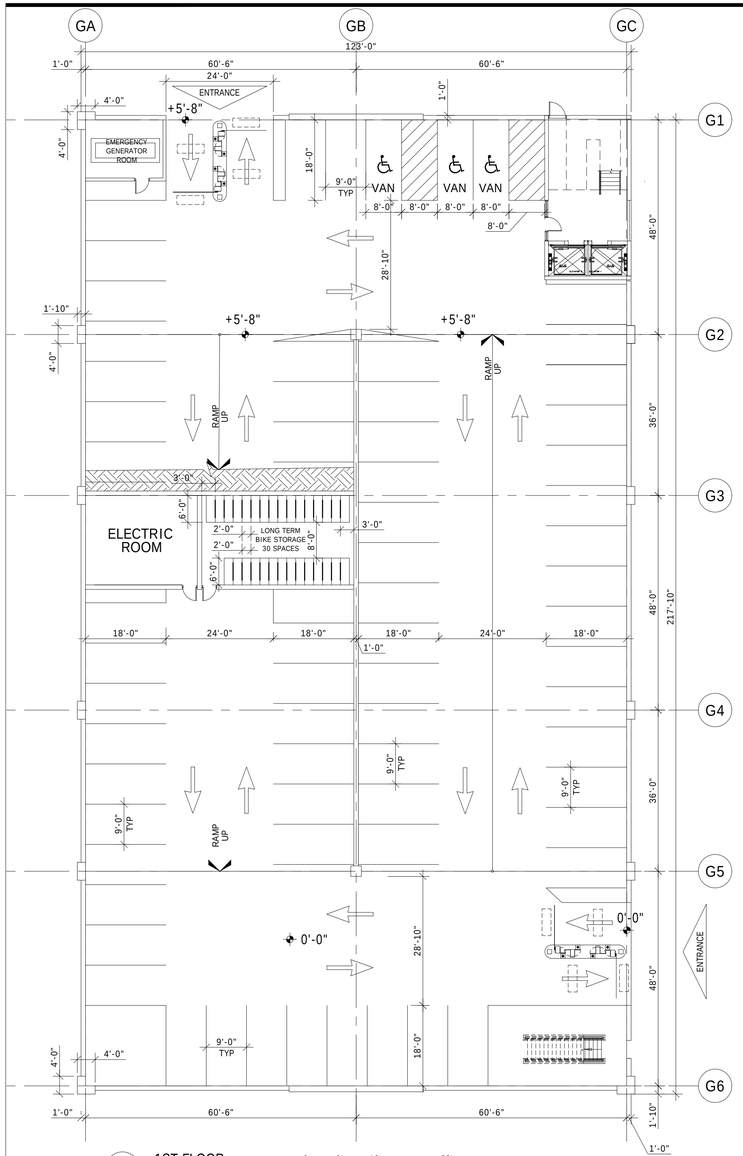
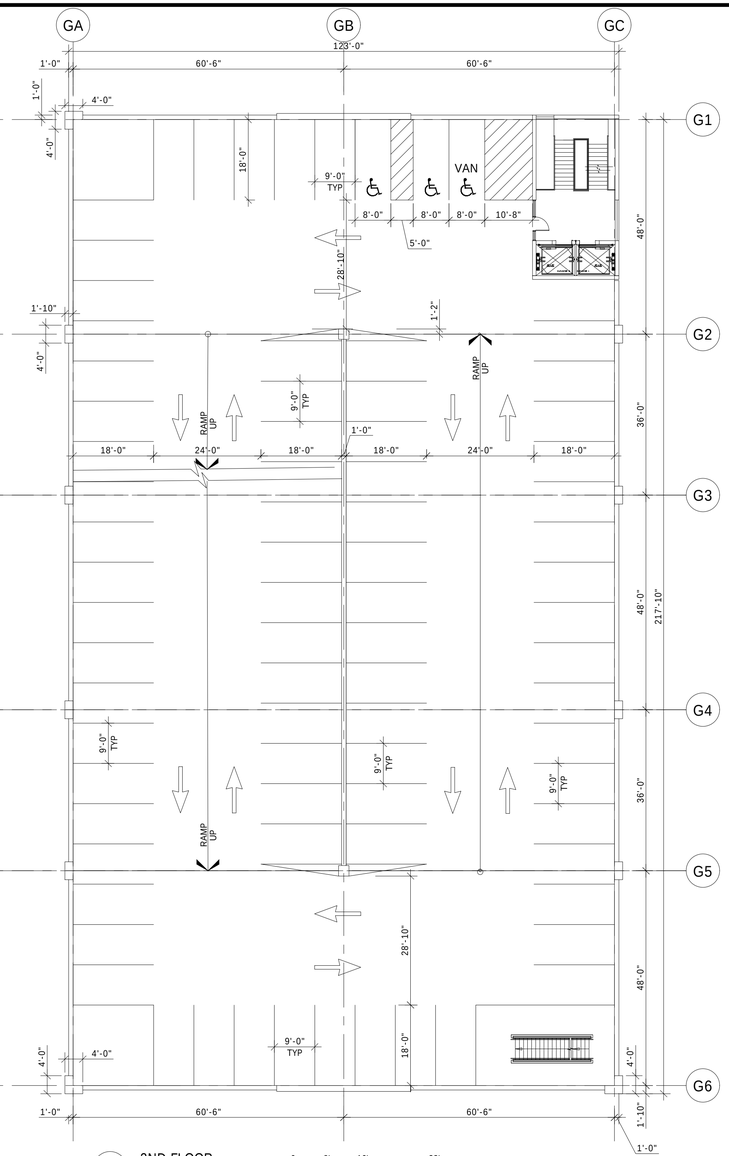
9/16/2024 3:32:41 PM Autodesk Docs://09.0136.000 - SGID G1 Office and Lab/Architecture - 09.0136.000 - SGID A1 BUILDING.rvt



1 1ST FLOOR
1/16" = 1'-0"

0 8' 16' 32'

67 SPACES



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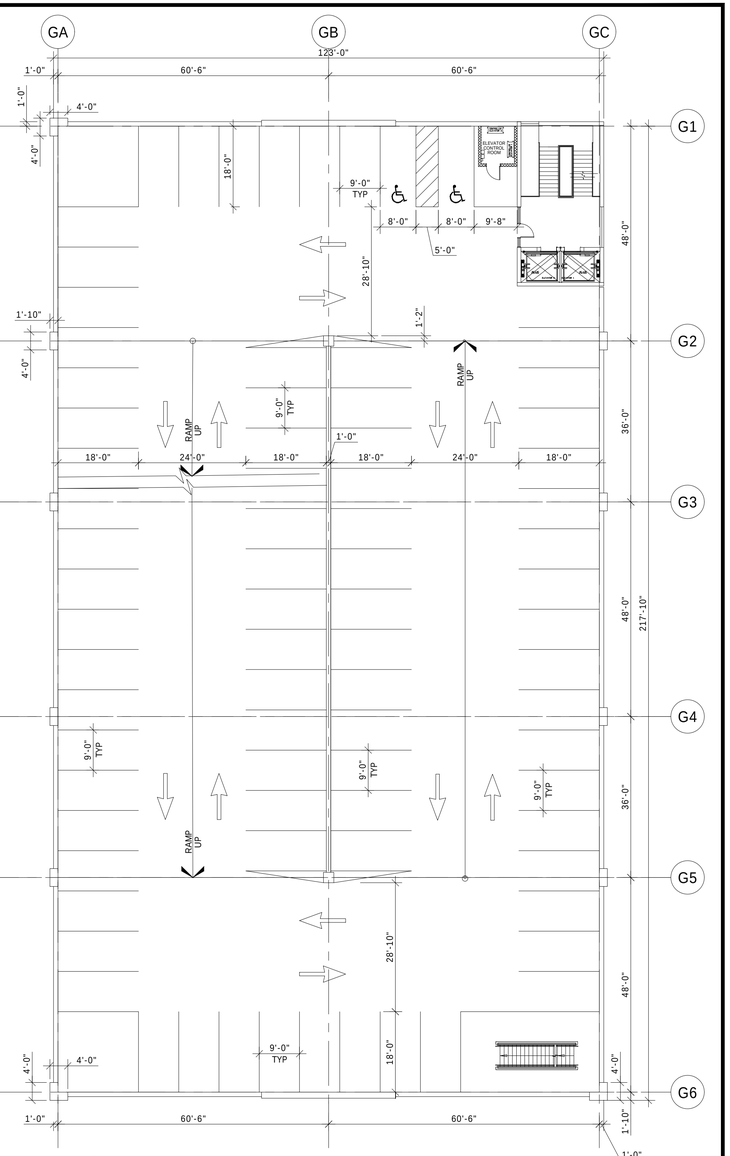
0 8' 16' 32'

80 SPACES



3 3RD FLOOR
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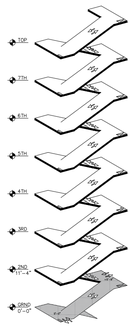
80 SPACES

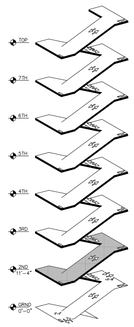


ISOMETRIC

EFFICIENCY CALCULATION

LEVEL	AREA	
GROUND	26,814 SF	187,698 SF
LEVEL 2	26,814 SF	
LEVEL 3	26,814 SF	
LEVEL 4	26,814 SF	
LEVEL 5	26,814 SF	
LEVEL 6	26,814 SF	
LEVEL 7	26,814 SF	
TOP LEVEL	24,600 SF	
TOTAL	212,298 SF	

PARKING EFFICIENCY =
TOTAL AREA FOOTAGE/ TOTAL PARKING SPACES
212,298 SF/621 SPACES = 342 SF/SPACE

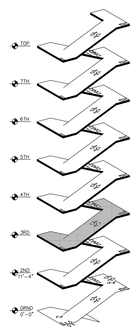


ISOMETRIC

CAR TABULATION

LEVEL	STANDARD	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
GROUND	64	-	3	67
LEVEL 2	77	2	1	80
LEVEL 3	78	2	-	80
LEVEL 4	78	2	-	80
LEVEL 5	78	2	-	80
LEVEL 6	78	2	-	80
LEVEL 7	78	2	-	80
TOP LEVEL	74	-	-	74
TOTAL	605	12	4	621

1. STANDARD STALLS MINIMUM : 9'-0" x 18'-0" TYP.
2. ACCESSIBLE STALL : 8'-0" x 18'-0" + 5'-0" AISLE
3. VAN ACCESSIBLE STALL : 8'-0" x 18'-0" + 8'-0" AISLE



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SUITE 2F PRUSSIA, PA 19406
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PROJECT #220045

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REF. SCALE IN INCHES

NO.	DESCRIPTION	DATE	DRAWN	CHECKED
01				

SEAL:

DESCRIPTION

PROJECT TITLE:

SHADY GROVE INNOVATION DISTRICT
ROCKVILLE, MD
PARKING GARAGE

DRAWING TITLE:

GARAGE PLANS

DATE	02/10/2025
SCALE	AS NOTED
JOB NO.	24000458.00
DRAWN	OB
CHECKED	WFK
FILE NO.	

DRAWING NO.

PK-101

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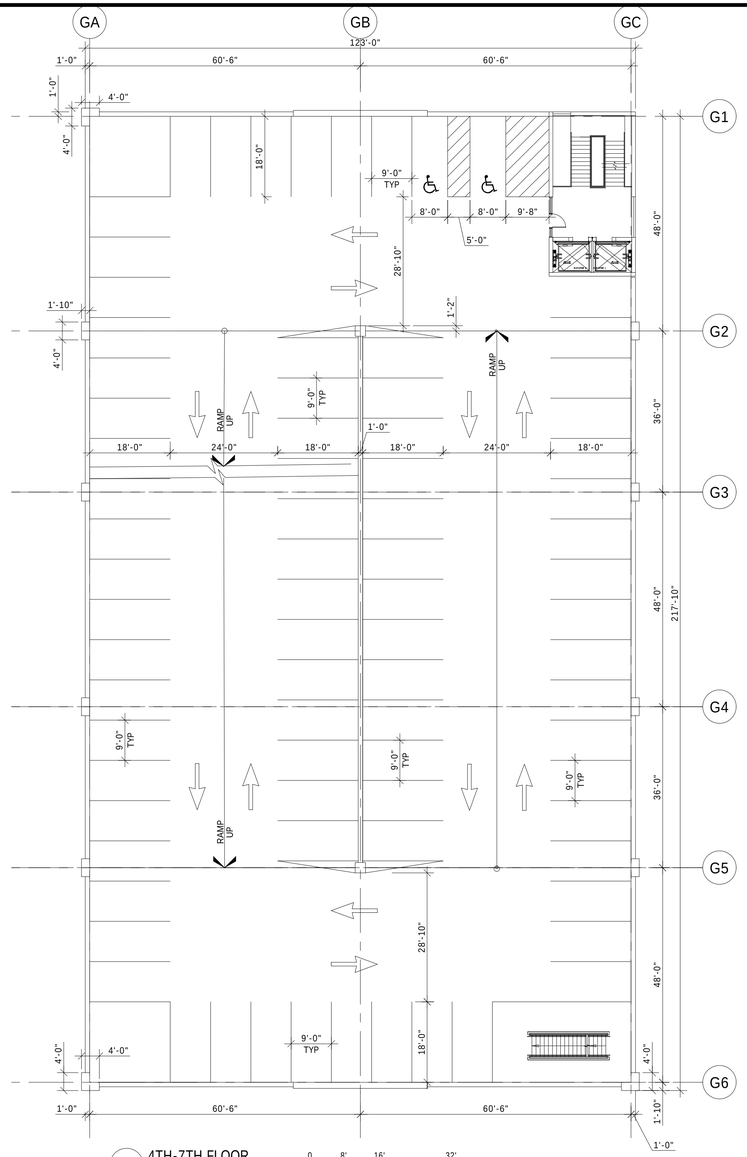
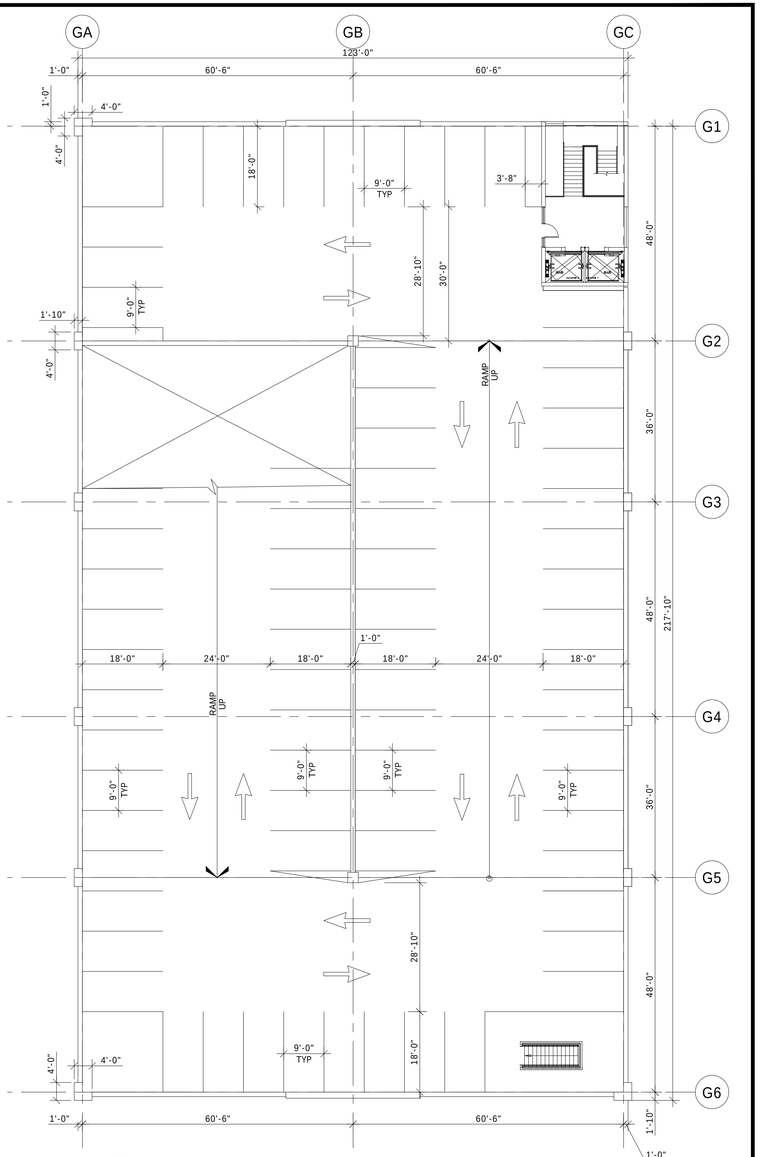


2 4TH-7TH FLOOR
1/16" = 1'-0"

0 8' 16' 32'

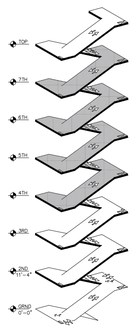
80 SPACES



3 TOP FLOOR
1/16" = 1'-0"

0 8' 16' 32'

74 SPACES



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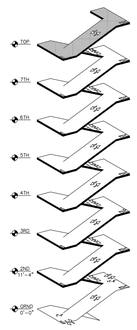

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PROJECT #220045

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NO.	DESCRIPTION	DATE	DRAWN	CHECKED
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SEAL:

DESCRIPTION

PROJECT TITLE:

SHADY GROVE INNOVATION DISTRICT
ROCKVILLE, MD
PARKING GARAGE

DRAWING TITLE:

GARAGE PLANS

DATE	02/10/2025
SCALE	AS NOTED
JOB NO.	24000458.00
DRAWN	OB
CHECKED	WFK
FILE NO.	
DRAWING NO.	PK-102

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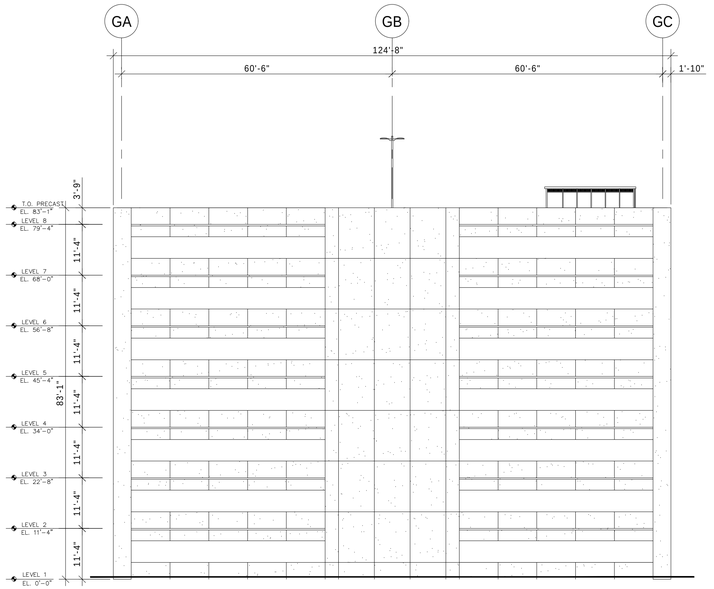

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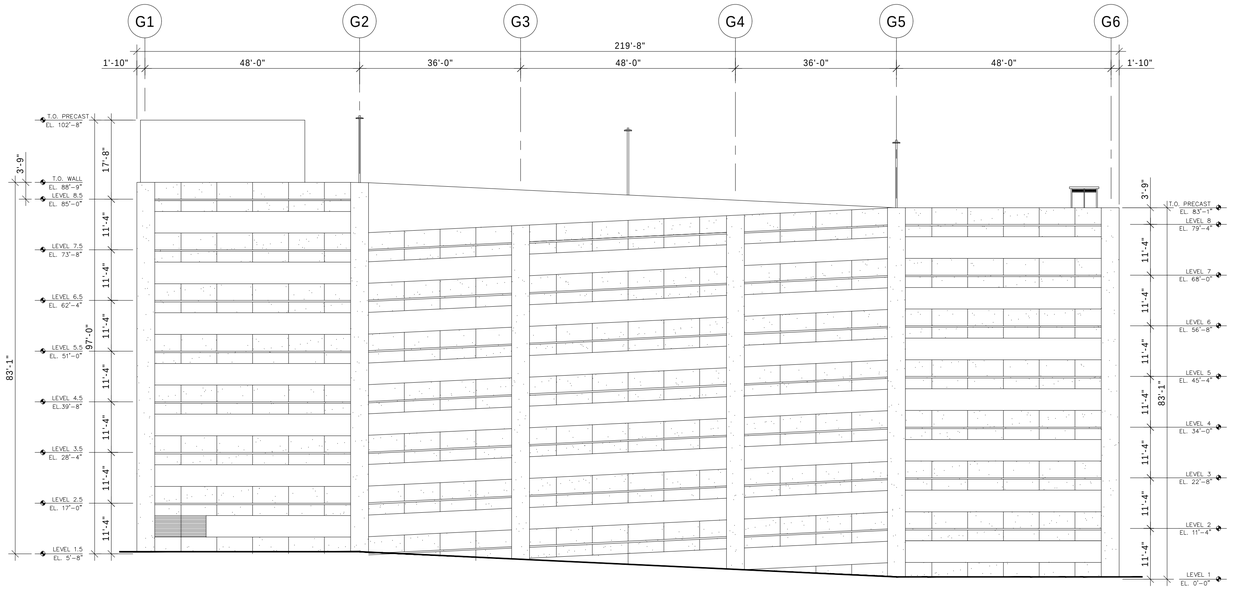

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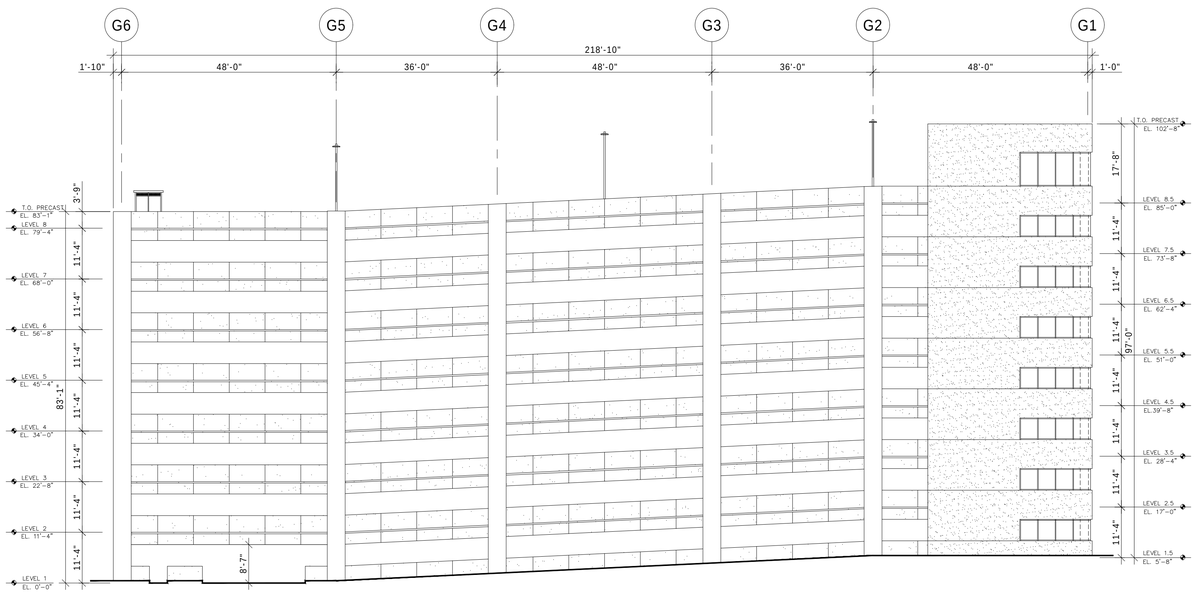
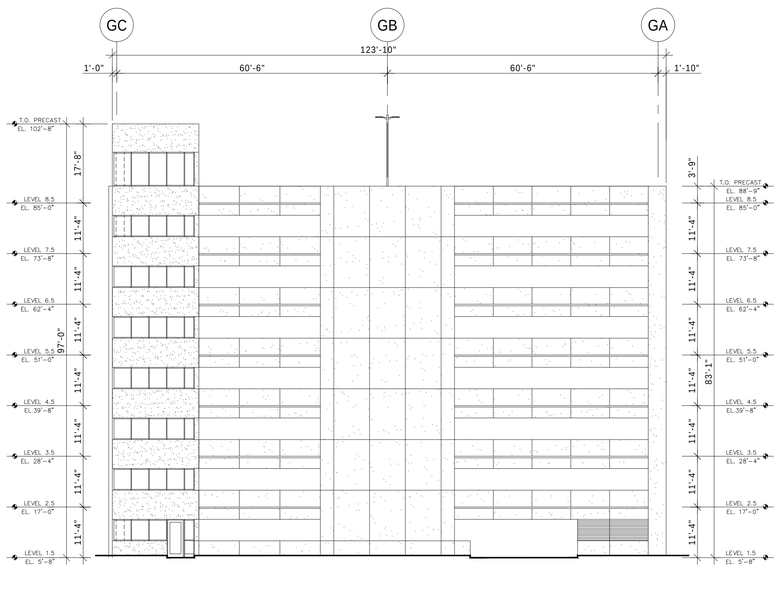


3 NORTH ELEVATION



4 WEST ELEVATION

0 8' 16' 32'

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REF. SCALE IN INCHES
PROJECT #222045

NO.	DESCRIPTION	DATE	DRAWN	CHECKED
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SEAL:

DESCRIPTION

PROJECT TITLE:

SHADY GROVE INNOVATION DISTRICT
ROCKVILLE, MD
PARKING GARAGE

DRAWING TITLE:

GARAGE ELEVATIONS

DATE	02/10/2025
SCALE	AS NOTED
JOB NO.	24000458.00
DRAWN	OB
CHECKED	WFK
FILE NO.	
DRAWING NO.	PK-200

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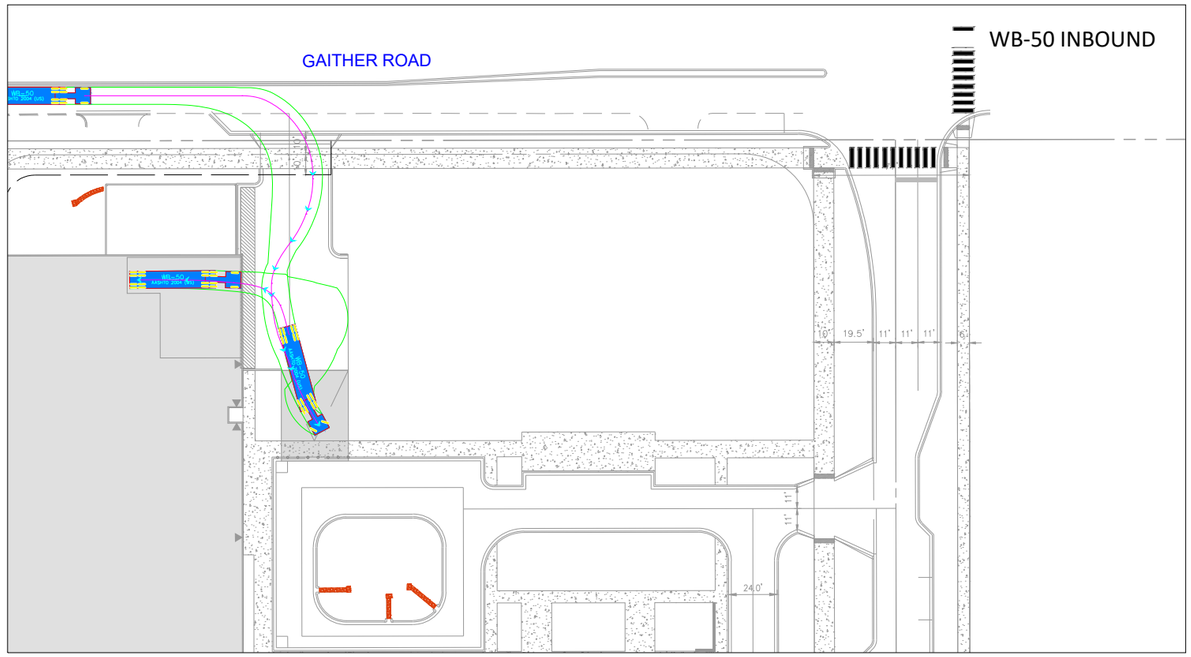

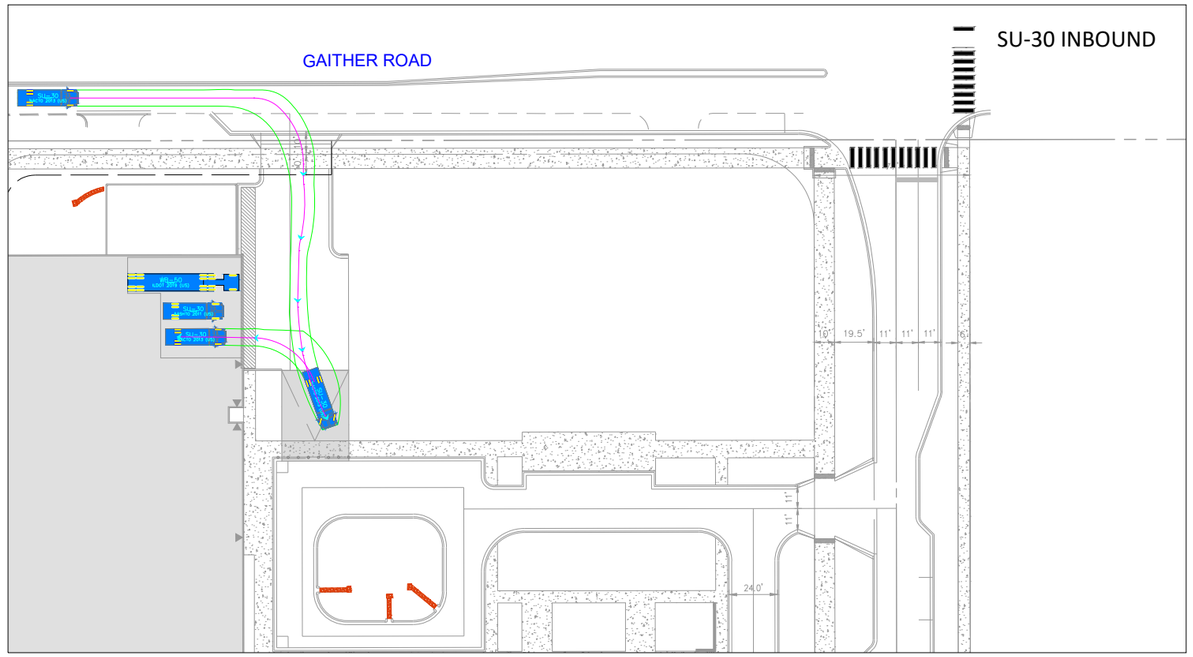

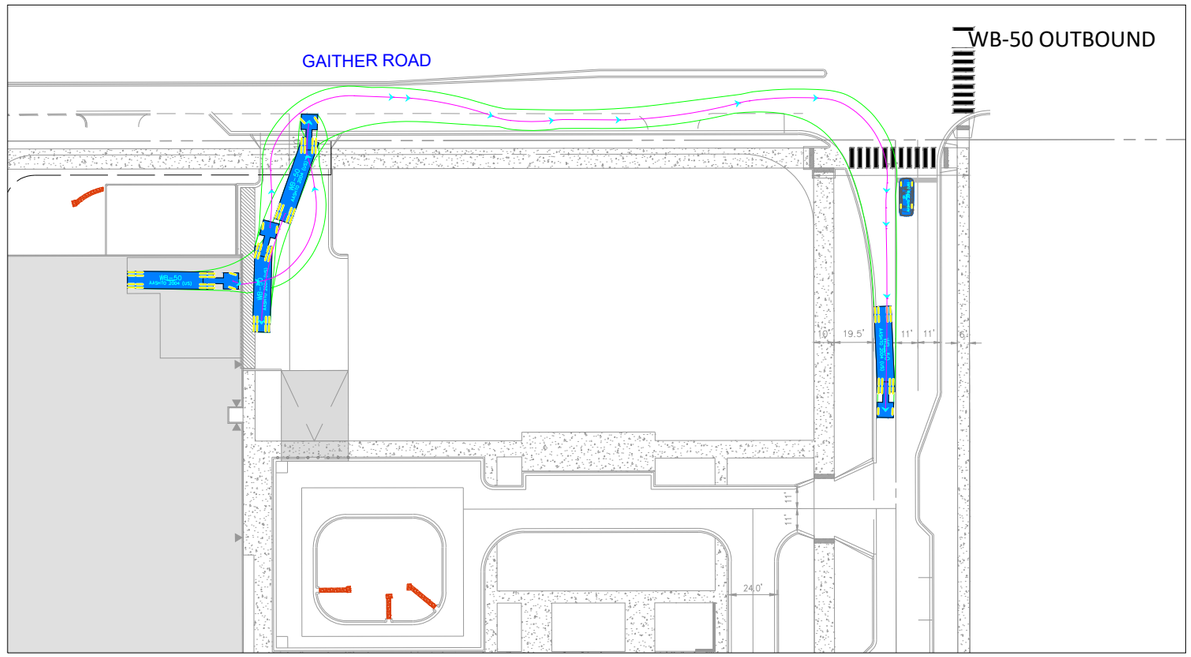

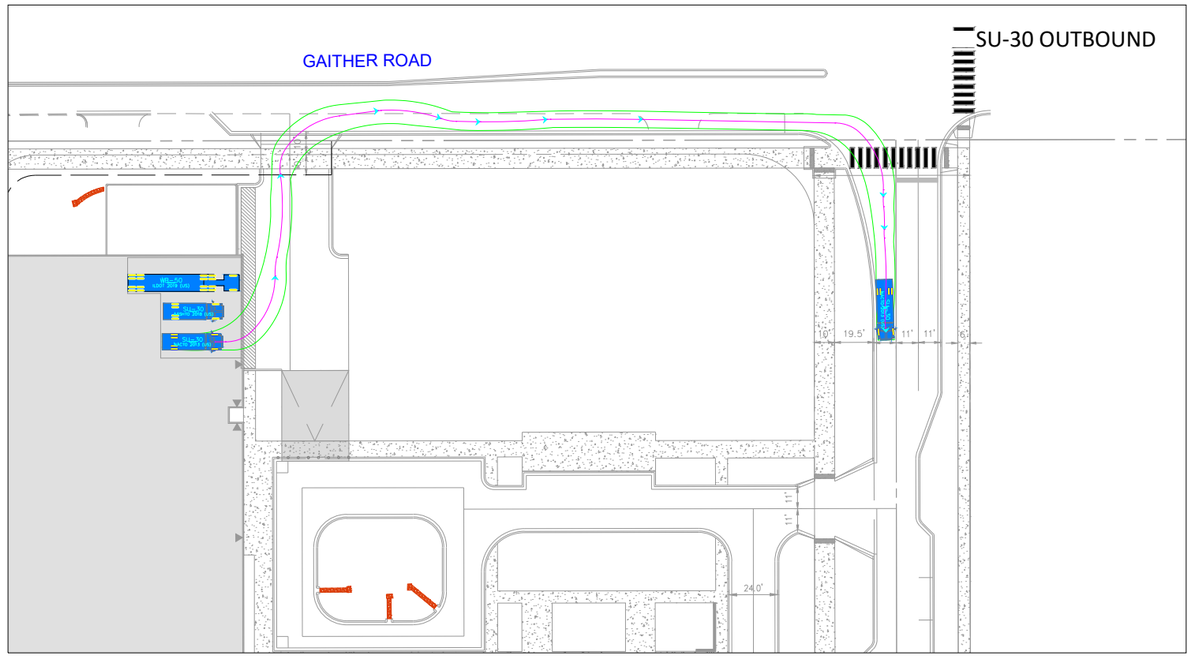

GOROVE SLADE
Transportation Planners and Engineers

SGID Phase 2 Commercial Loading

BXP
July 9, 2025
Sheet 1 of 3

DRAFT

City of Rockville, Maryland

P:\2128-017 SGID - Commercial\Design\06_Loading AT\Masterplan Concept and Circulation - 7.9.2025.dwg - 7/9/2025 4:01 PM

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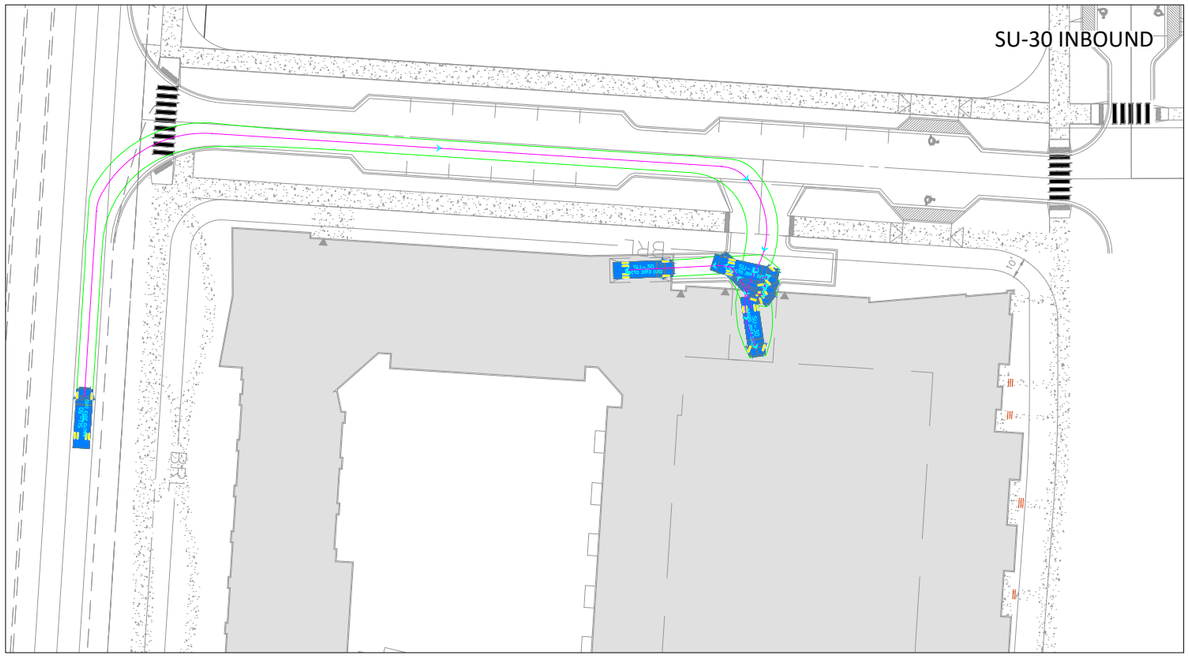

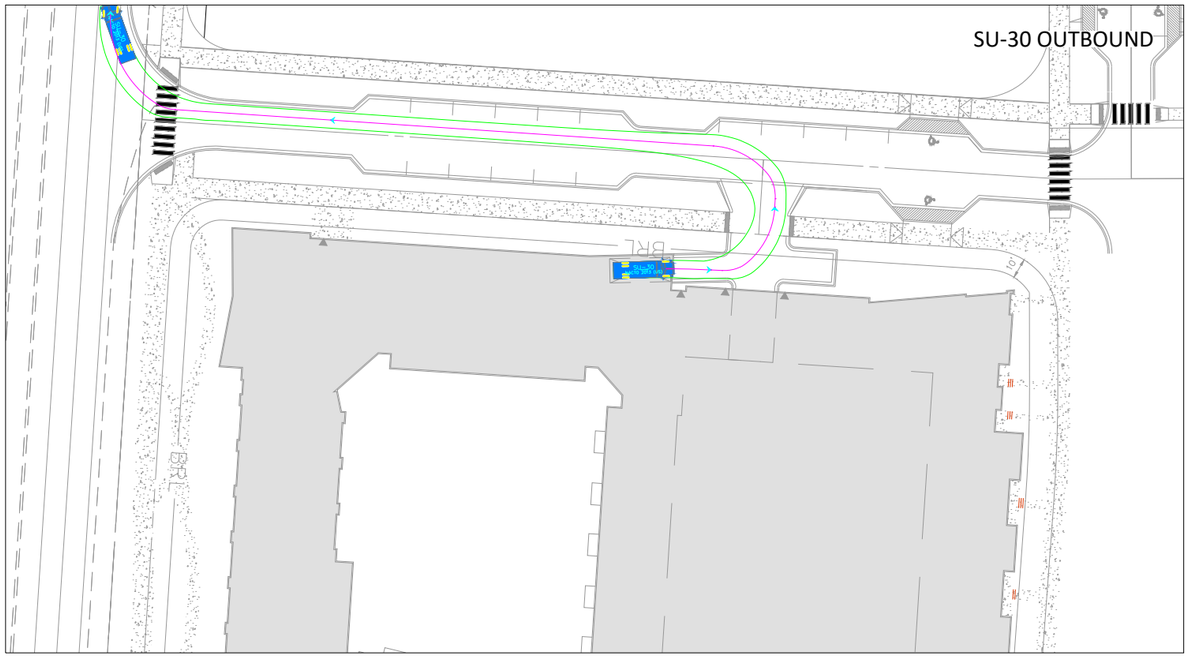

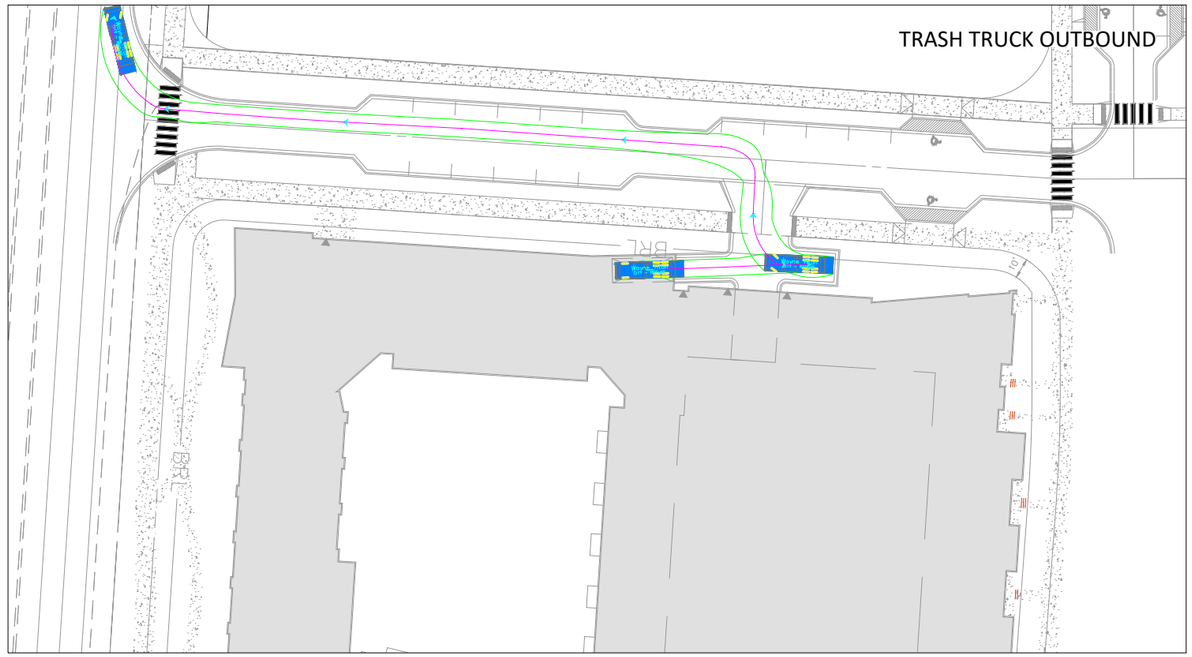

GOROVE SLADE
Transportation Planners and Engineers

SGID Phase 2 Commercial Loading

BXP
July 9, 2025
Sheet 2 of 3

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City of Rockville, Maryland

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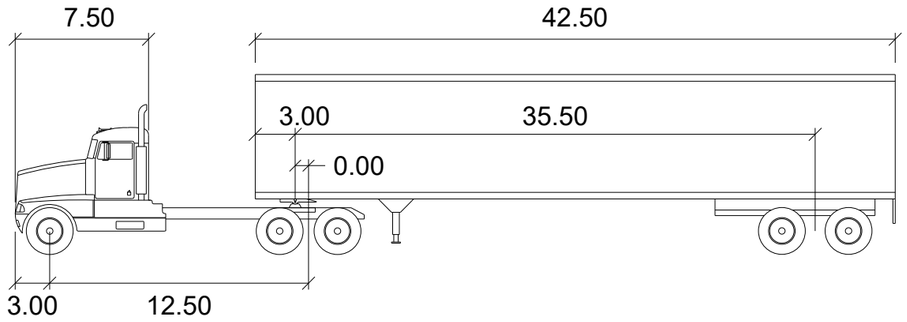
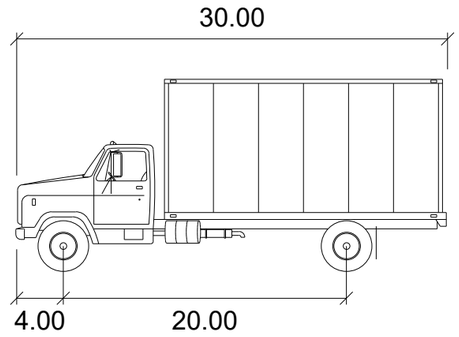


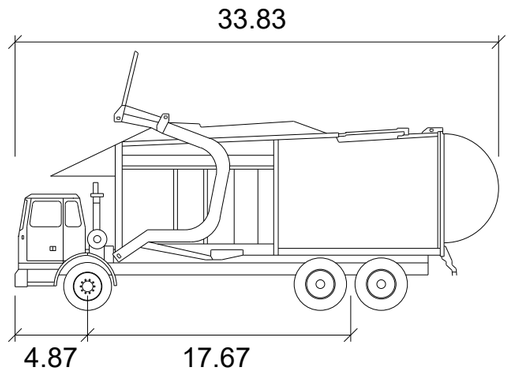
WB-50

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		



SU-30

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8



Wayne Titan

	feet
Width	: 8.46
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

AutoTurn Notes:

- AutoTurn is a kinematic model and does not account for inertia
- AutoTurn does not account for weather and/or pavement conditions
- AutoTurn cannot compensate for driver error or experience
- Other drivable paths may achieve the same result(s) shown
- AutoTurn is a conservative model but is not a guarantee of exact real time results
- Successful simulation in AutoTurn does not guarantee that a specific driver can achieve the same pathway
- Vehicle dimensions are for standard sized vehicles, actual vehicle dimensions may vary
- Future changes to the design may impact and/or invalidate the results depicted in this exhibit
- Unless noted, AutoTurn does not account for vertical clearance or grade change.

GOROVE SLADE
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SGID Phase 2 Commercial Loading : Vehicle Profile

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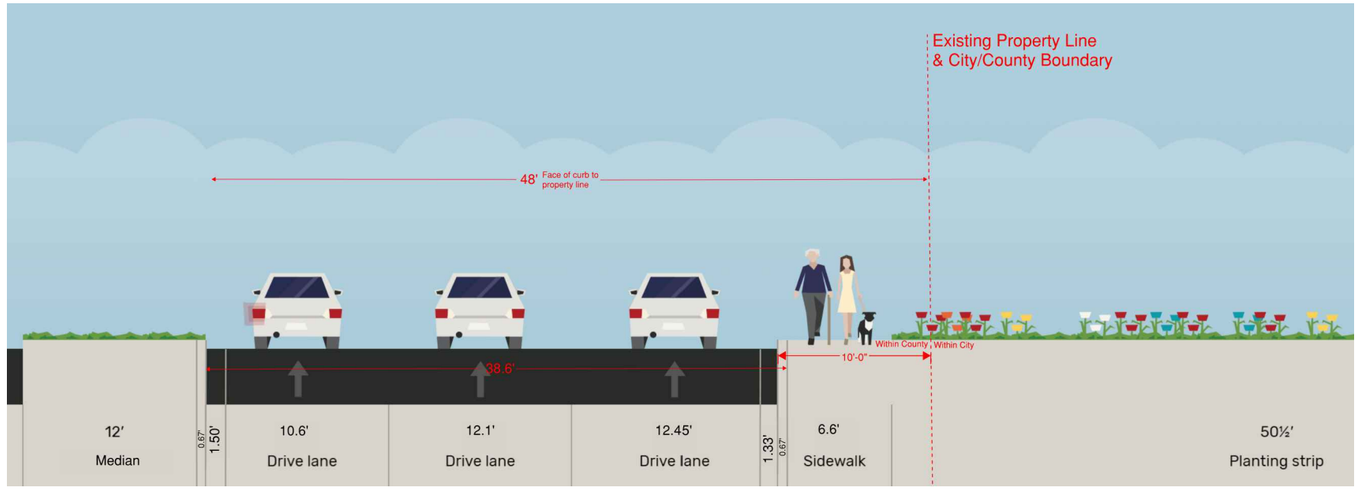
BXP
July 9, 2025
Sheet 3 of 3

City of Rockville, Maryland

P:\2128-017 SGID - Commercial\Design\06_Loading AT\Masterplan Concept and Circulation - 7.9.2025.dwg - 7/9/2025 4:01 PM

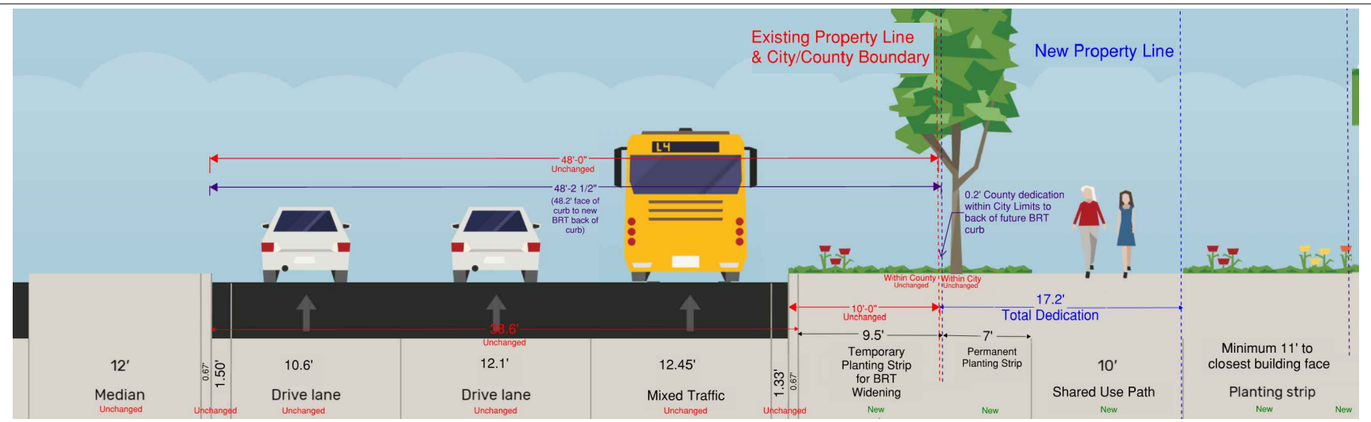
N
NOT TO SCALE

Shady Grove Road: Existing Condition



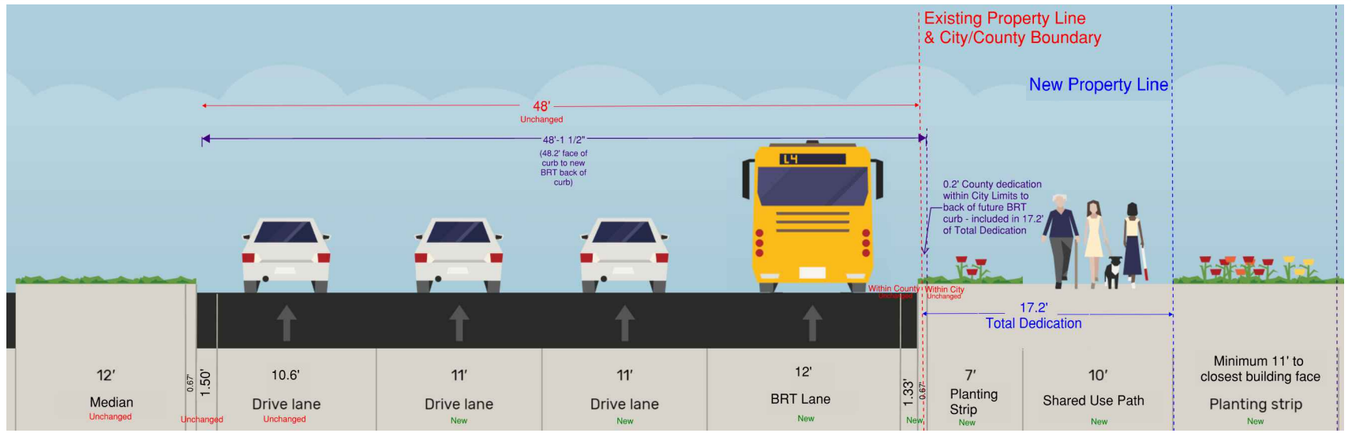
Shady Grove Road: Current Phase 1 Application

Notes:
- Full ROW dedication to accommodate the potential future BRT widening that would be completed by others
- Existing curb line to remain with current Phase 1 application
- Current Phase 1 application includes the 10' shared use path installed in its final location and trees planted within the 7' permanent planting strip



Shady Grove Road: Potential Future Condition with BRT

Notes:
- All necessary ROW dedicated in current Phase 1 application
- Current Phase 1 application includes the 10' shared use path installed in its final location and trees planted within the 7' permanent planting strip



GOROVE SLADE
Transportation Planners and Engineers

Shady Grove Innovation District: Shady Grove Rd and Choke Cherry Road ROW

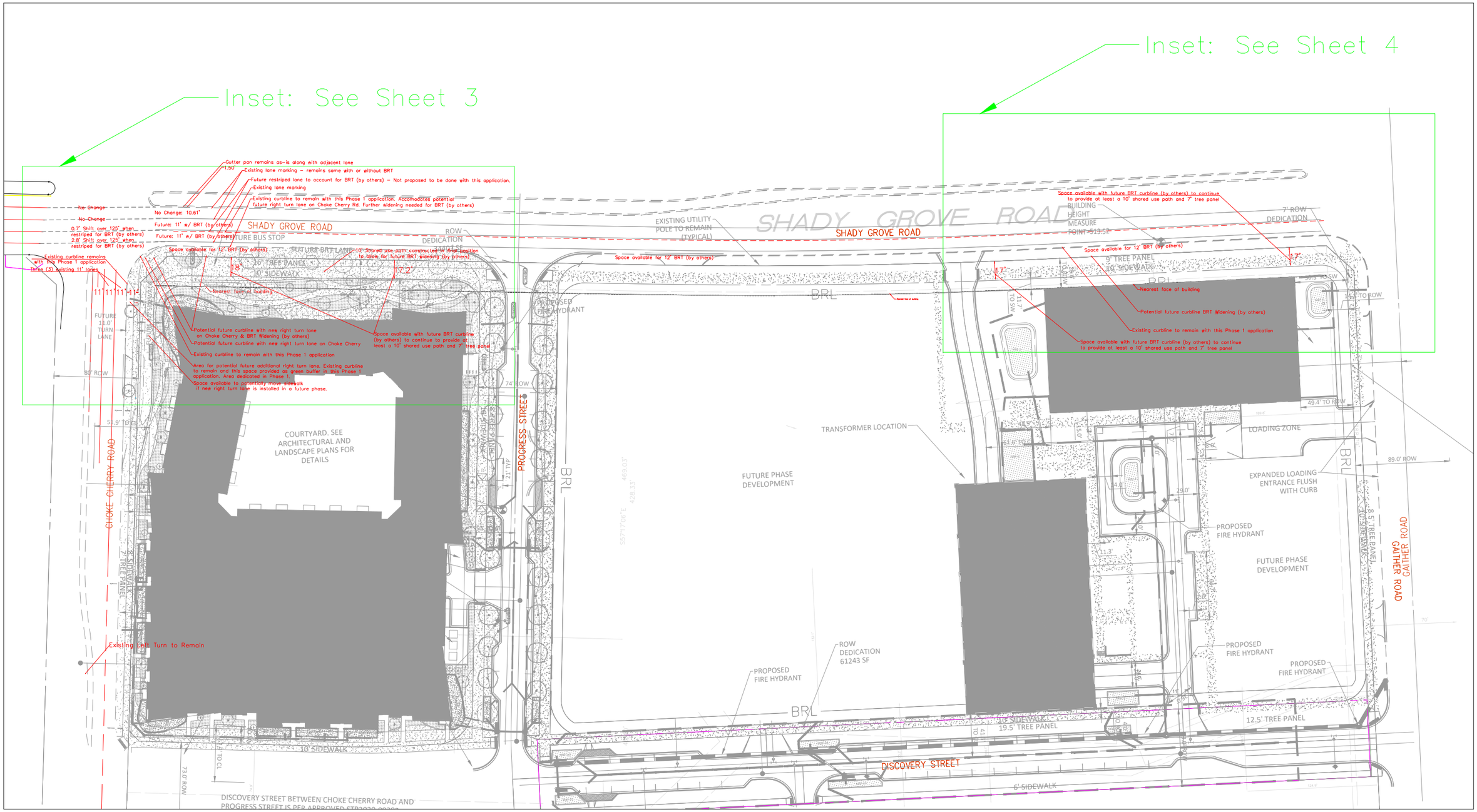
DRAFT

5.22.2024

Sheet 1 of 4

Rockville, Maryland

P:\2128-017 SGID - Commercial\Design\02_PRELIMINARY\SGID Roadway Linework - 05.22.2024.dwg - 5/22/2024 4:51 PM



GOROVE SLADE
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Shady Grove Innovation District: Shady Grove Rd and Choke Cherry Road ROW

DRAFT

5.22.2024

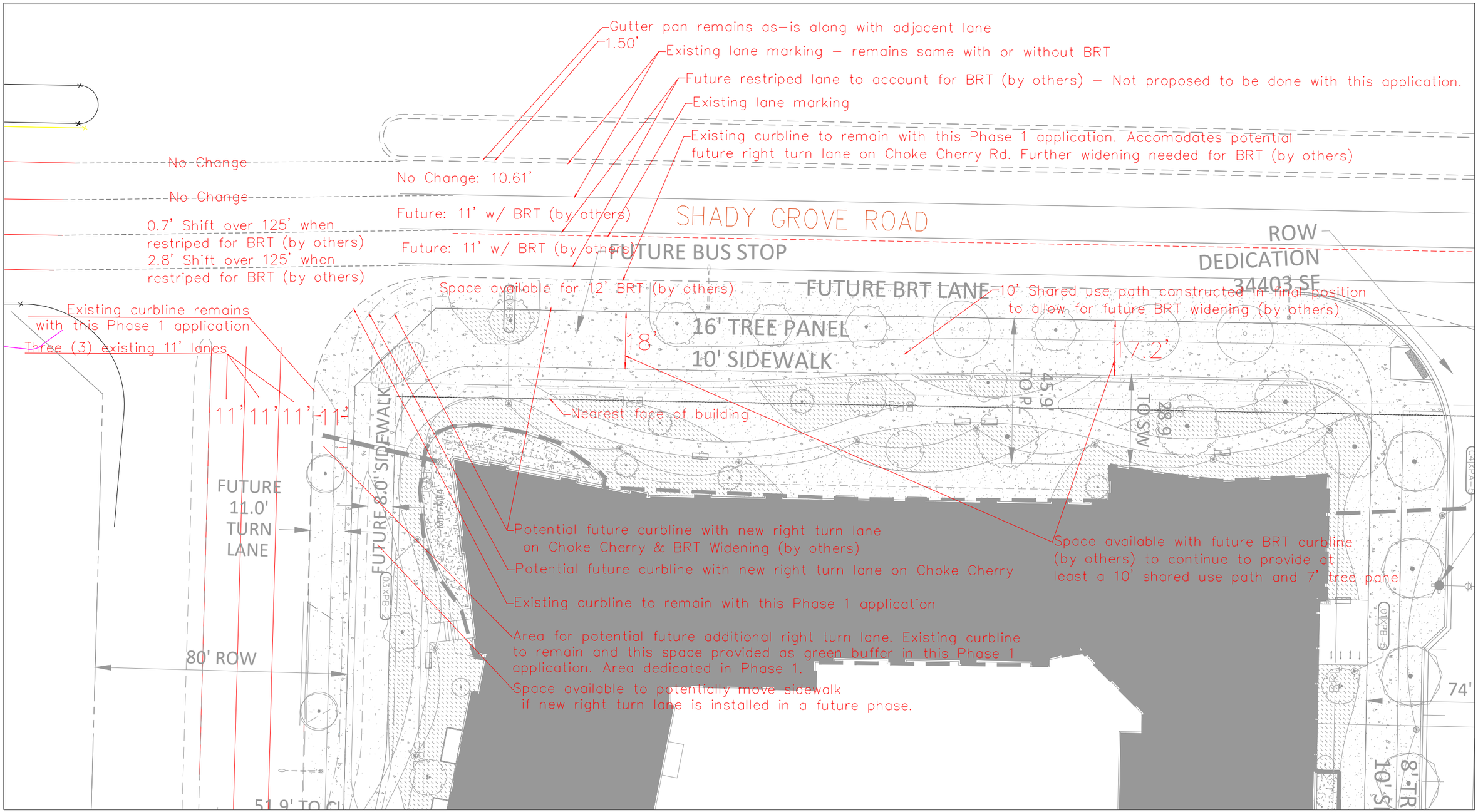
Sheet 2 of 4

Rockville, Maryland

P:\2128-017 SGID - Commercial\Design\02_PRELIMINARY\SGID Roadway Linework - 05.22.2024.dwg - 5/22/2024 4:51 PM

N

SCALE: 1" = 90'



GOROVE SLADE
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Shady Grove Innovation District: Shady Grove Rd and Choke Cherry Road ROW

DRAFT

5.22.2024

Sheet 3 of 4

Rockville, Maryland

P:\2128-017 SGID - Commercial\Design\02_PRELIMINARY\SGID Roadway Linework - 05.22.2024.dwg - 5/22/2024 4:51 PM

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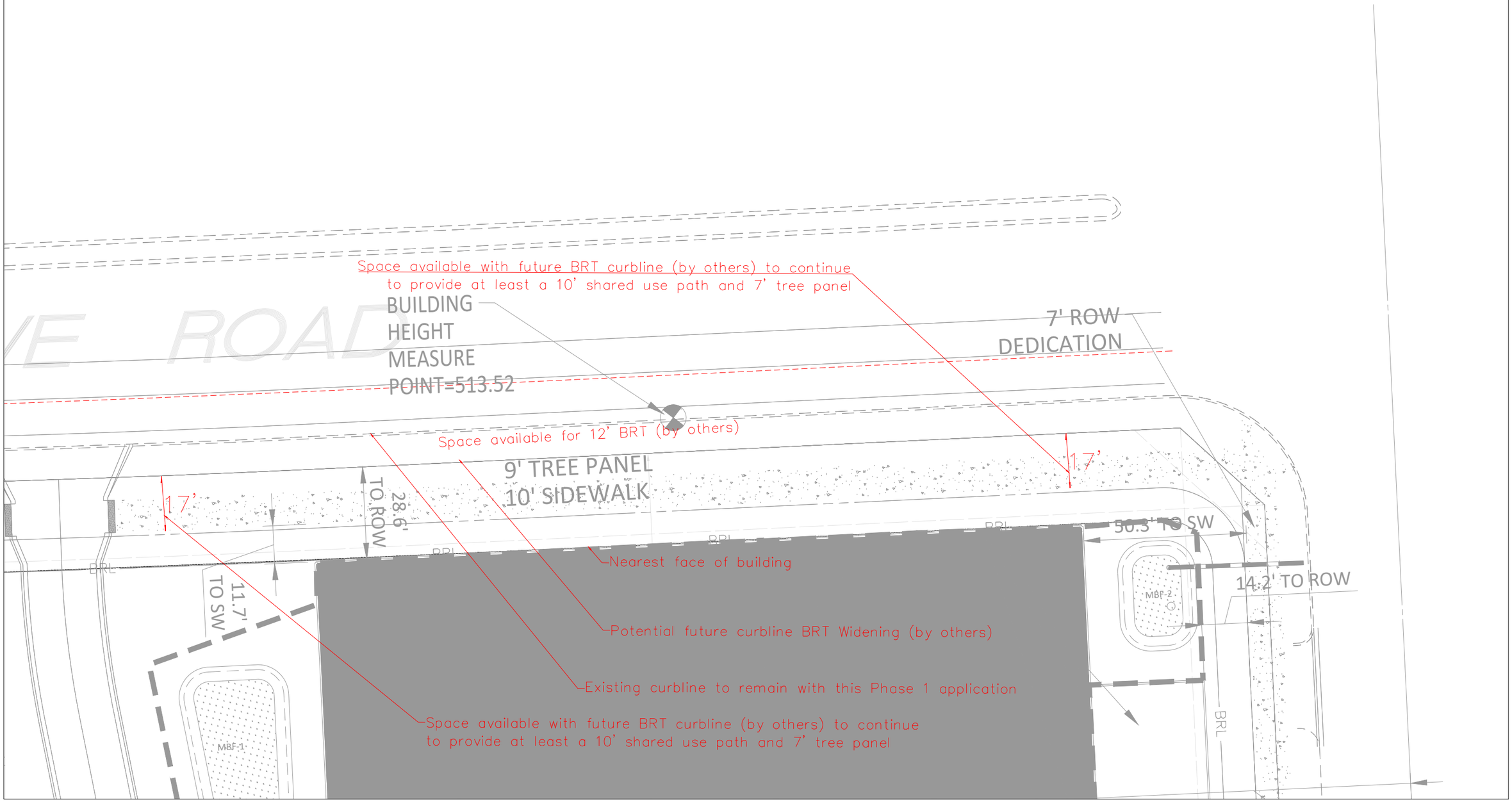
SCALE: 1" = 50'



GOROVE SLADE
Transportation Planners and Engineers

Shady Grove Innovation District: Shady Grove Rd and Choke Cherry Road ROW

DRAFT

5.22.2024

Sheet 4 of 4

Rockville, Maryland

P:\2128-017 SGID - Commercial\Design\02_PRELIMINARY\SGID Roadway Linework - 05.22.2024.dwg - 5/22/2024 4:51 PM

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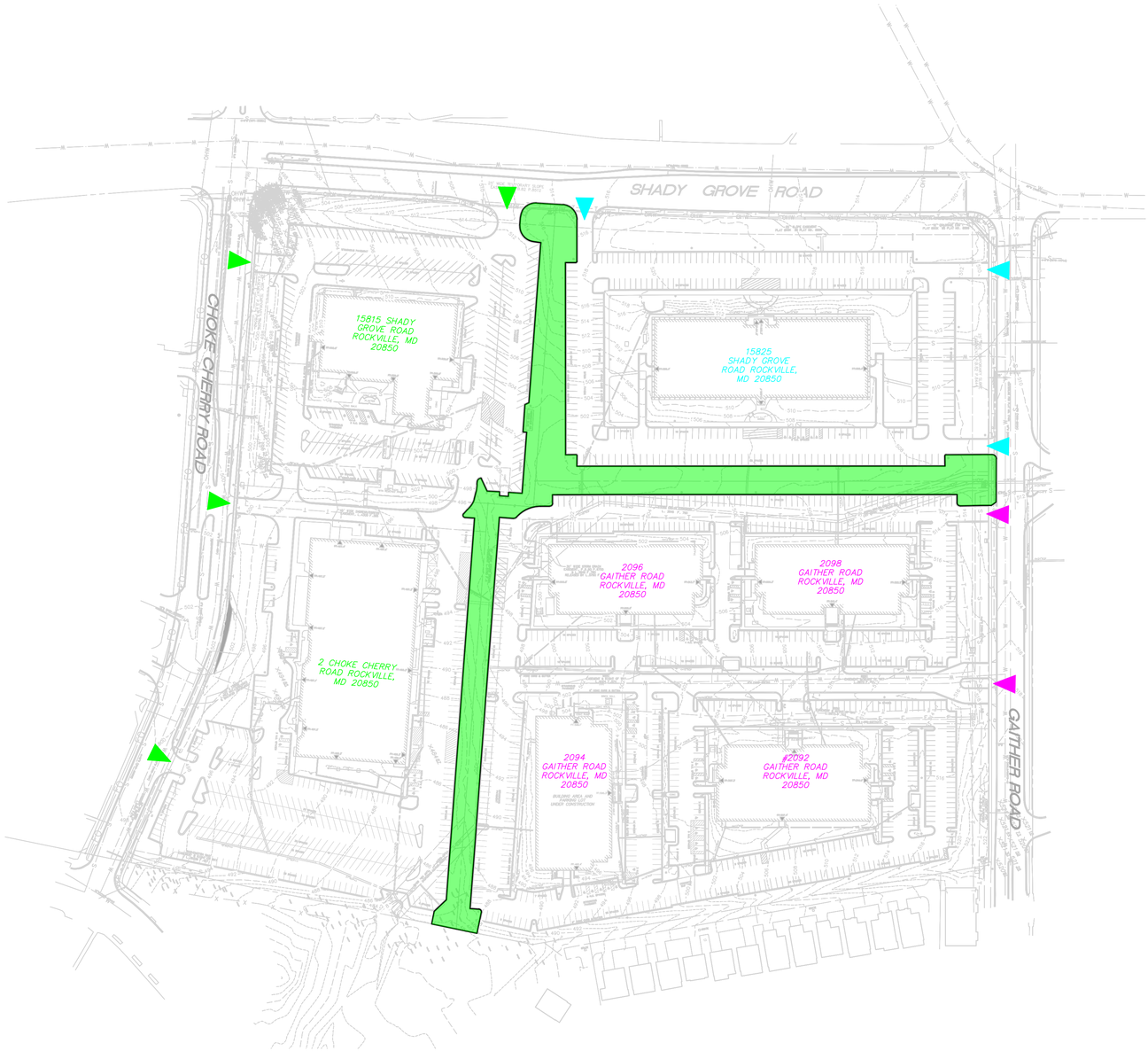

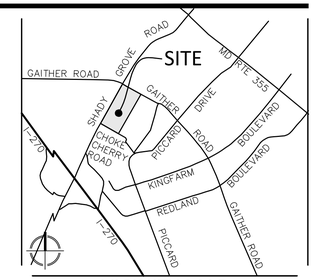

VICINITY MAP
SCALE: 1" = 2000'

Narrative - Existing Conditions

The existing site is comprised of four lots (5, 6, 7 & 8). While Lots 5 and 6 are interconnected via two drive aisles, they are completely cut off from Lots 7 and 8 as well as from Gaither Road by the green space that has been highlighted. Similarly, there is no vehicular connectivity between Lots 7 and 8; and, neither of these lots have access to Choke Cherry Road. This creates three "Islands" within the site that have no vehicular interconnectivity. There is currently no connection from Gaither Road to Cherry Road through the site.

Also, all seven of the buildings are completely vacant at this time.

PLAN LEGEND

PROPERTY LINES	EXISTING GUY POLE
EXISTING EDGE OF PAVEMENT	EXISTING GAS VALVE
EXISTING FENCE LINE	EXISTING LIGHT POLE
EXISTING NATURAL GAS CONDUIT	EXISTING PHONE PEDESTAL
EXISTING OVERHEAD WIRES	EXISTING PHONE MANHOLE
EXISTING TELEPHONE CONDUIT	EXISTING UTILITY POLE
EXISTING SANITARY SEWER CONDUIT	EXISTING STORM DRAIN MANHOLE
EXISTING STORM DRAIN CONDUIT	EXISTING ELECTRICAL JUNCTION BOX
EXISTING WATER CONDUIT	EXISTING ELECTRICAL MANHOLE
LIMITS OF DISTURBANCE	EXISTING FIRE DEPARTMENT CONNECTION
EXISTING STREAM VALLEY BUFFER	EXISTING FIRE HYDRANT
VEHICULAR ACCESS "ISLAND"	PROPOSED STORMWATER MANAGEMENT BIO
VEHICULAR ACCESS "ISLAND"	EXISTING BOLLARD
VEHICULAR ACCESS "ISLAND"	
NO VEHICLE CONNECTIVITY	

EXISTING SIGN POST	
EXISTING WOOD POST	
EXISTING CURB INLET	
EXISTING CONCRETE	
EXISTING SANITARY MANHOLE	
EXISTING TRAFFIC SIGNAL POLE	
EXISTING TREE	
EXISTING CABLE TELEVISION PEDESTAL	
EXISTING UNKNOWN UTILITY MANHOLE	
EXISTING WATER METER	
EXISTING WATER MANHOLE	
EXISTING WATER VALVE	
DOOR LOCATION	
EXISTING GAS MANHOLE	

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

100 50 0 100 80 120
SCALE: 1"=100'

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VIKA PROJECT VM50554L
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SHEET NO. PH-0

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Our Site Set on the Future.

PREPARED FOR:
BXP SHADY GROVE LOT 5 LLC
BXP SHADY GROVE LOT 6 LLC
BXP SHADY GROVE LOT 7 LLC
BXP SHADY GROVE LOT 8 LLC
2200 PENNSYLVANIA AVENUE, NW
SUITE 200W
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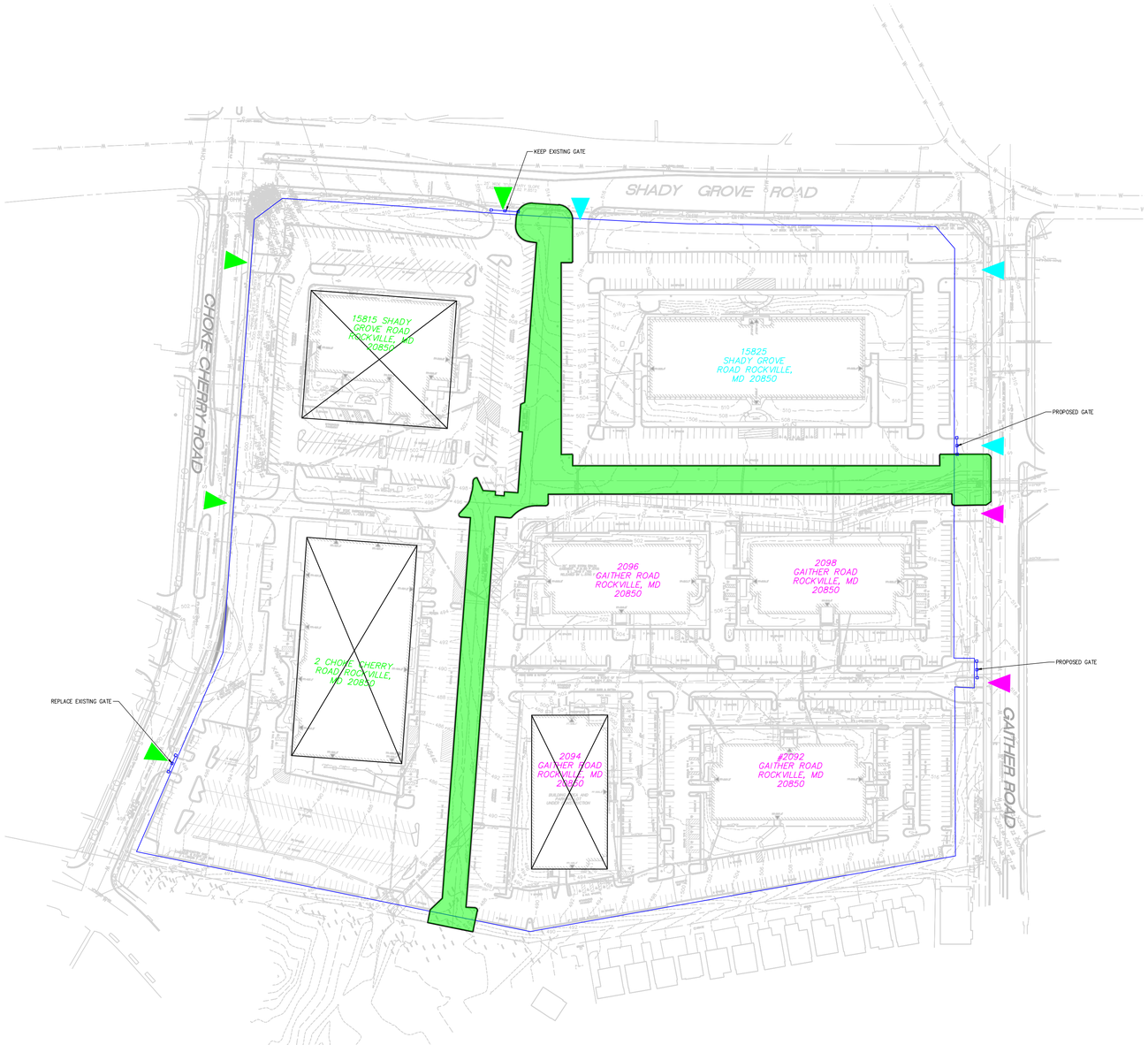
SHADY GROVE INNOVATION DISTRICT

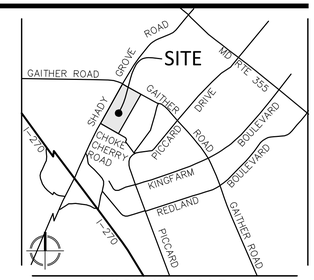
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

PHASING PLAN EXHIBIT - EXISTING CONDITIONS

PROFESSIONAL SEAL

K:\50501-51000\50554\CADD\COMMERCIAL-MULTIFAMILY\SITE\10 SHEETS\50554200_CM_MP_PHASING PLAN_PH2_CV.dwg — Friday, May 23, 2025 11:07:41 AM





VICINITY MAP
SCALE: 1" = 2000'

Narrative - Step One

The demolition of the three buildings indicated here will begin in September 2024 and be completed by year-end 2024. Demolition numbers: #SCP2023-00013, #SCP2022-00024, and #SCP2023-00016. A fence has already been erected around the entire site.

Please note that shared access to the vehicle gates has been arranged with the Fire Marshal's Office and the existing lack of vehicular interconnectivity has not been impacted.

NOTE: ALL BUILDINGS VACANT BY 11/01/2024

PLAN LEGEND

- PROPERTY LINES
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING NATURAL GAS CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE CONDUIT
- EXISTING SANITARY SEWER CONDUIT
- EXISTING STORM DRAIN CONDUIT
- EXISTING WATER CONDUIT
- LIMITS OF DISTURBANCE
- EXISTING STREAM VALLEY BUFFER
- PROPOSED FENCE LAYOUT
- VEHICULAR GATE
- VEHICULAR ACCESS "ISLAND"
- VEHICULAR ACCESS "ISLAND"
- VEHICULAR ACCESS "ISLAND"
- EXISTING GUY POLE
- EXISTING GAS VALVE
- EXISTING LIGHT POLE
- EXISTING PHONE PEDESTAL
- EXISTING PHONE MANHOLE
- EXISTING UTILITY POLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING ELECTRICAL JUNCTION BOX
- EXISTING ELECTRICAL MANHOLE
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
- PROPOSED STORMWATER MANAGEMENT BIO
- EXISTING BOLLARD
- BUILDING TO BE DEMOLISHED
- NO VEHICLE CONNECTIVITY
- EXISTING SIGN POST
- EXISTING WOOD POST
- EXISTING CURB INLET
- EXISTING CONCRETE
- EXISTING SANITARY MANHOLE
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING TREE
- EXISTING CABLE TELEVISION PEDESTAL
- EXISTING UNKNOWN UTILITY MANHOLE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING WATER VALVE
- DOOR LOCATION
- EXISTING GAS MANHOLE

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100.0001 50 0 100.0001 80 120

SCALE: 1"=100.0001'

LAYOUT: STEP 1, Plotted By: schlatter

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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

PHASING PLAN 1: ENCLOSE SITE AND DEMOLISH THREE BUILDINGS

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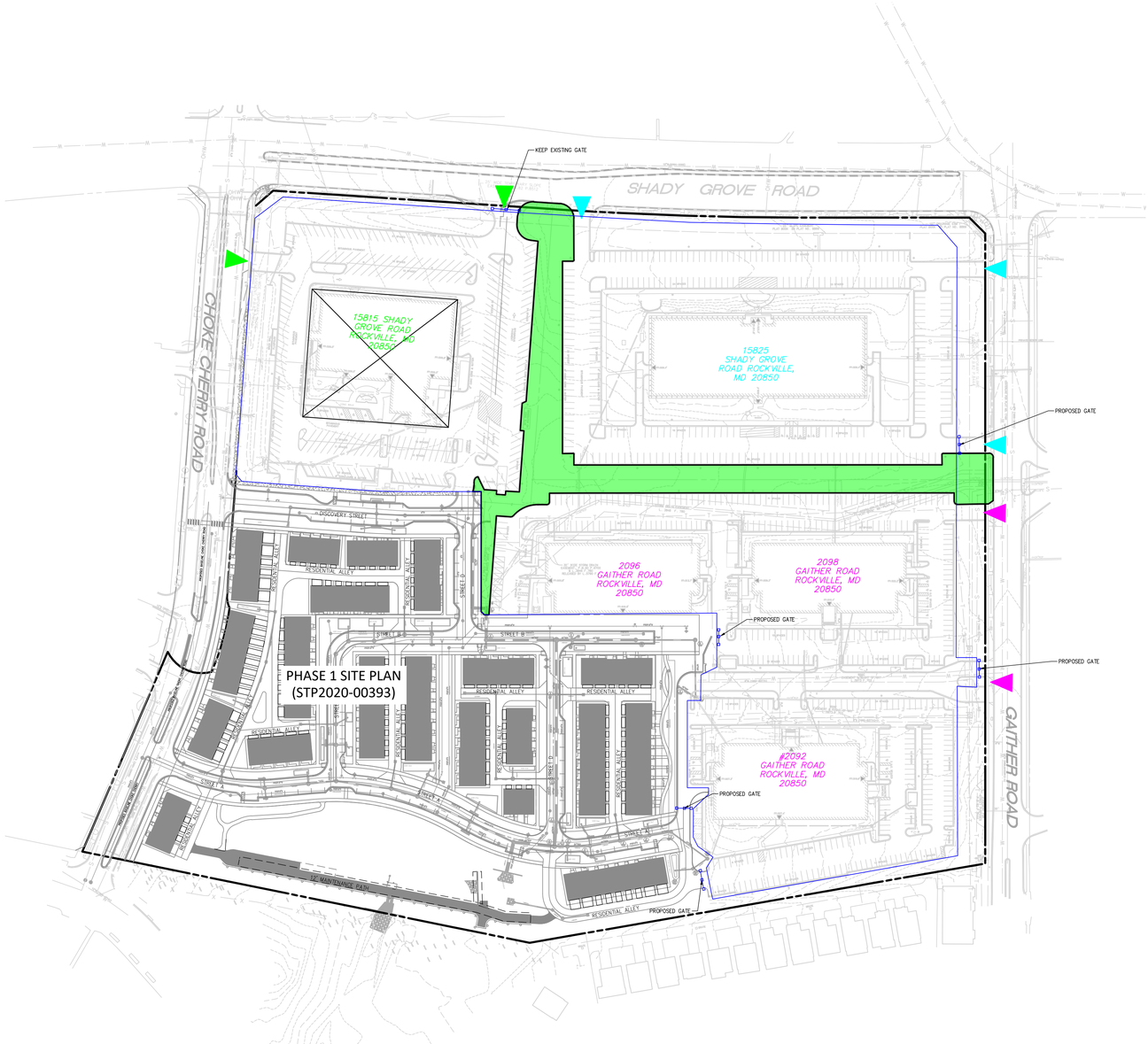

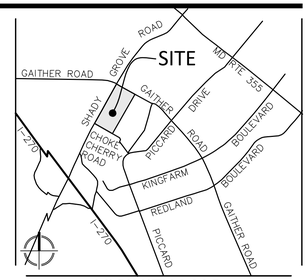

VICINITY MAP
SCALE: 1" = 2000'

Narrative - Step Two

The implementation of the Phase 1 Site Plan(STP2020-00393) will be conducted by the contract purchaser of this parcel, Toll Brothers. Upon completion of this phase, the existing fence will be relocated as shown here to enclose the remainder of the site.

Please note that shared access to the vehicle gates has been arranged with the Fire Marshal's Office and the existing lack of vehicular interconnectivity has not been impacted.

NOTE: EDGE CONDITIONS TO BE ADDRESSED AS NEEDED

NOTE: ALL BUILDINGS VACANT BY 11/01/2024

PLAN LEGEND

PROPERTY LINES	EXISTING GUY POLE	EXISTING SIGN POST
EXISTING EDGE OF PAVEMENT	EXISTING GAS VALVE	EXISTING WOOD POST
EXISTING FENCE LINE	EXISTING LIGHT POLE	EXISTING CURB INLET
EXISTING NATURAL GAS CONDUIT	EXISTING PHONE PEDESTAL	EXISTING CONCRETE
EXISTING OVERHEAD WIRES	EXISTING PHONE MANHOLE	EXISTING SANITARY MANHOLE
EXISTING TELEPHONE CONDUIT	EXISTING UTILITY POLE	EXISTING TRAFFIC SIGNAL POLE
EXISTING SANITARY SEWER CONDUIT	EXISTING STORM DRAIN MANHOLE	EXISTING TREE
EXISTING STORM DRAIN CONDUIT	EXISTING ELECTRICAL JUNCTION BOX	EXISTING CABLE TELEVISION PEDESTAL
EXISTING WATER CONDUIT	EXISTING ELECTRICAL MANHOLE	EXISTING UNKNOWN UTILITY MANHOLE
LIMITS OF DISTURBANCE	EXISTING FIRE DEPARTMENT CONNECTION	EXISTING WATER METER
EXISTING STREAM VALLEY BUFFER	EXISTING FIRE HYDRANT	EXISTING WATER MANHOLE
PROPOSED FENCE LAYOUT	PROPOSED STORMWATER MANAGEMENT BIO	EXISTING WATER VALVE
VEHICULAR GATE	EXISTING BOLLARD	DOOR LOCATION
VEHICULAR ACCESS "ISLAND"	BUILDING TO BE DEMOLISHED	EXISTING GAS MANHOLE
VEHICULAR ACCESS "ISLAND"	NO VEHICLE CONNECTIVITY	
VEHICULAR ACCESS "ISLAND"		

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100 50 0 100 80 120
SCALE: 1"=100'

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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
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WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

PHASING PLAN 2: IMPLEMENTATION OF PHASE 1 SITE PLAN

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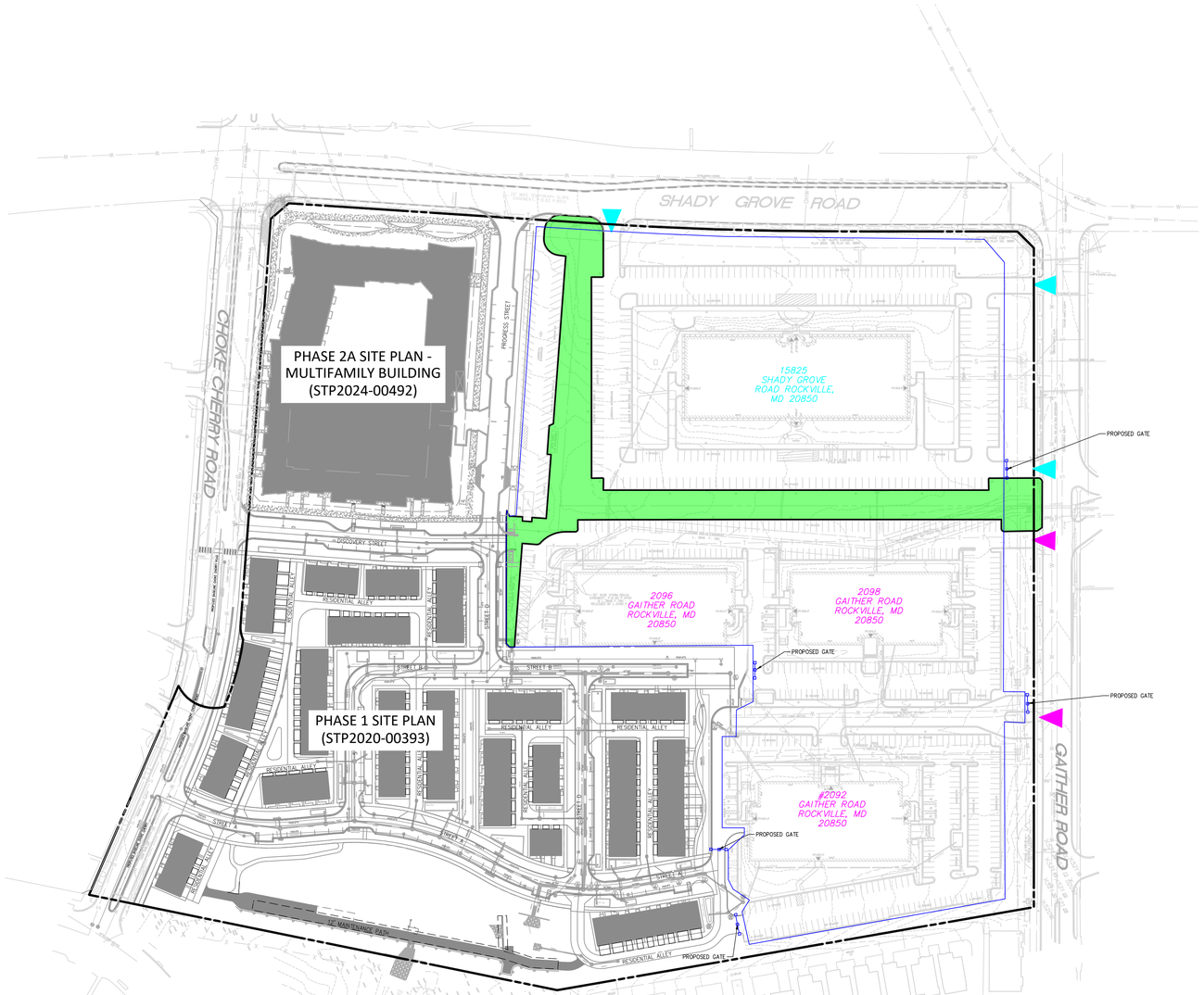
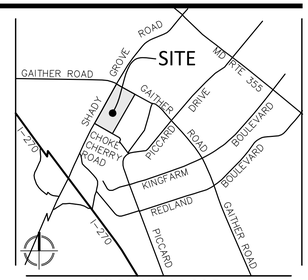
LAYOUT: STEP 2, Plotted By: schlatter





VICINITY MAP
SCALE: 1" = 2000'

Narrative - Step Three

While the final order of development is uncertain and may change (necessitating a change to the phasing plan), this phasing plan assumes the order that we believe to be most likely which is that the multifamily building would be the first to be constructed as part of the Phase 2 Site Plan (STP2024-00492).

In this step, Progress Street has been constructed to connect the then-existing portion of Discovery Street with Shady Grove Road to create a complete block.

Please note that shared access to the vehicle gates has been arranged with the Fire Marshal's Office and the existing lack of vehicular interconnectivity has not been impacted.

NOTE: EDGE CONDITIONS TO BE ADDRESSED AS NEEDED

NOTE: ALL BUILDINGS VACANT BY 11/01/2024

PLAN LEGEND

PROPERTY LINES	EXISTING GUY POLE
EXISTING EDGE OF PAVEMENT	EXISTING GAS VALVE
EXISTING FENCE LINE	EXISTING LIGHT POLE
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EXISTING STORM DRAIN CONDUIT	EXISTING ELECTRICAL JUNCTION BOX
EXISTING WATER CONDUIT	EXISTING ELECTRICAL MANHOLE
LIMITS OF DISTURBANCE	EXISTING FIRE DEPARTMENT CONNECTION
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PROPOSED FENCE LAYOUT	PROPOSED STORMWATER MANAGEMENT BIO
VEHICULAR GATE	EXISTING BOLLARD
VEHICULAR ACCESS "ISLAND"	NO VEHICLE CONNECTIVITY
VEHICULAR ACCESS "ISLAND"	

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EXISTING WATER VALVE	
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SCALE: 1"=100'

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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

PHASING PLAN 3: IMPLEMENTATION OF MULTIFAMILY BUILDING FROM PHASE 2 SITE PLAN

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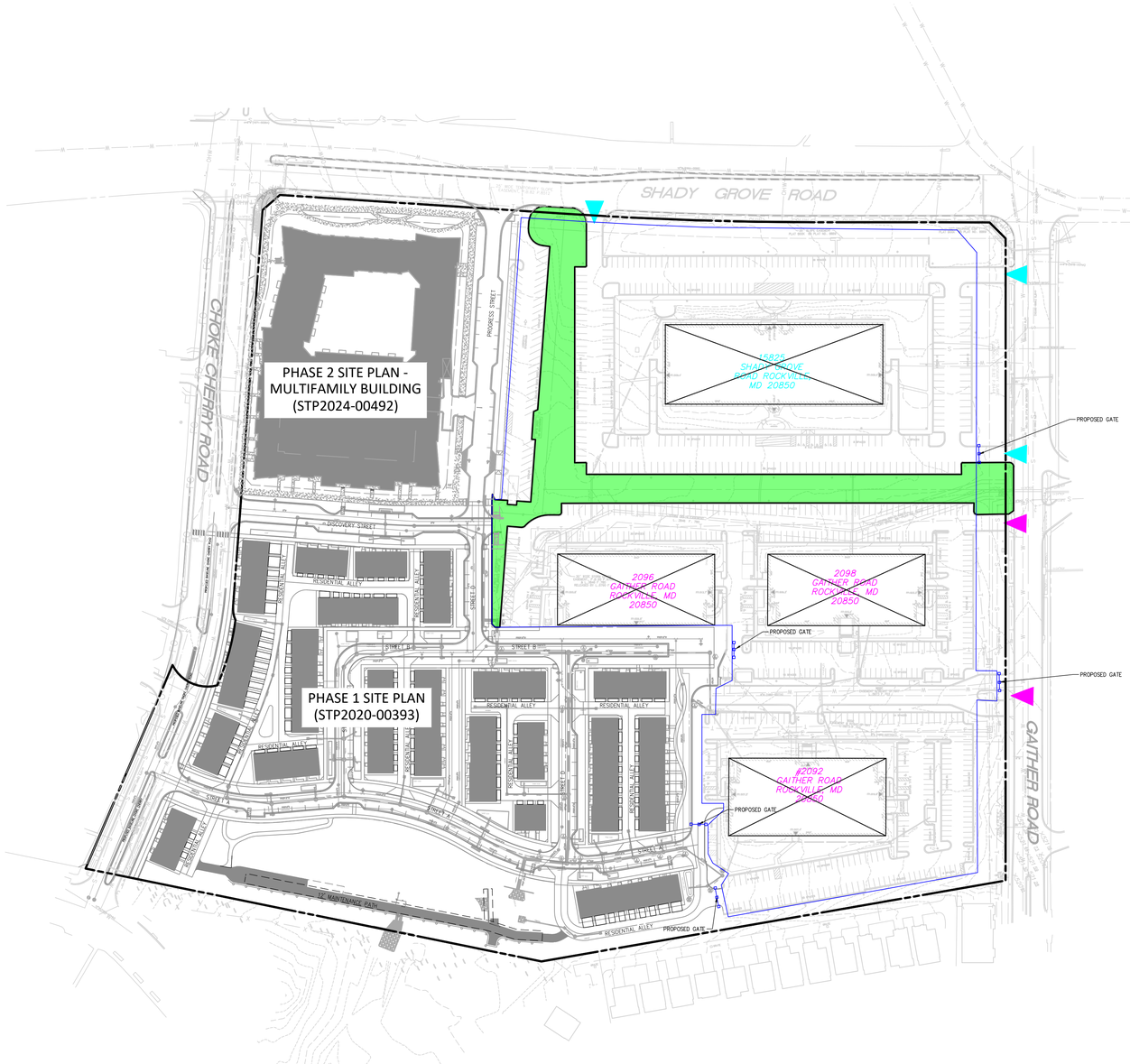
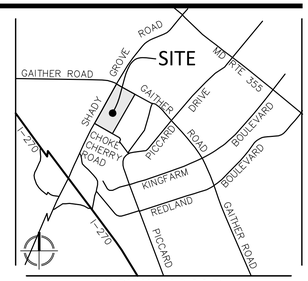
SHEET NO. PH-3





VICINITY MAP
SCALE: 1" = 2000'

Narrative -Step Four

The demolition of the remaining four buildings would be expected to occur at one time immediately prior to the construction of the lab building or the additional townhouses.

The demolition of these four buildings would be conducted under a set of permits which are independent of any site plan.

Please note that shared access to the vehicle gates has been arranged with the Fire Marshal's Office and the existing lack of vehicular interconnectivity has not been impacted.

NOTE: EDGE CONDITIONS TO BE ADDRESSED AS NEEDED

NOTE: ALL BUILDINGS VACANT BY 11/01/2024

PLAN LEGEND

PROPERTY LINES		EXISTING GUY POLE		EXISTING SIGN POST	
EXISTING EDGE OF PAVEMENT		EXISTING GAS VALVE		EXISTING WOOD POST	
EXISTING FENCE LINE	X X X X X	EXISTING LIGHT POLE		EXISTING CURB INLET	
EXISTING NATURAL GAS CONDUIT	G G G G	EXISTING PHONE PEDESTAL		EXISTING CONCRETE	CONC.
EXISTING OVERHEAD WIRES	OHW OHW OHW	EXISTING PHONE MANHOLE		EXISTING SANITARY MANHOLE	
EXISTING TELEPHONE CONDUIT	T T T T T T T	EXISTING UTILITY POLE		EXISTING TRAFFIC SIGNAL POLE	
EXISTING SANITARY SEWER CONDUIT	S S S S	EXISTING STORM DRAIN MANHOLE		EXISTING TREE	
EXISTING STORM DRAIN CONDUIT	SD SD SD	EXISTING ELECTRICAL JUNCTION BOX		EXISTING CABLE TELEVISION PEDESTAL	
EXISTING WATER CONDUIT	W W W	EXISTING ELECTRICAL MANHOLE		EXISTING UNKNOWN UTILITY MANHOLE	MH
LIMITS OF DISTURBANCE	LOD	EXISTING FIRE DEPARTMENT CONNECTION		EXISTING WATER METER	
EXISTING STREAM VALLEY BUFFER	SVB SVB	EXISTING FIRE HYDRANT		EXISTING WATER MANHOLE	
PROPOSED FENCE LAYOUT		PROPOSED STORMWATER MANAGEMENT BIO		EXISTING WATER VALVE	
VEHICULAR GATE		EXISTING BOLLARD		DOOR LOCATION	
VEHICULAR ACCESS "ISLAND"		BUILDING TO BE DEMOLISHED		EXISTING GAS MANHOLE	
VEHICULAR ACCESS "ISLAND"		NO VEHICLE CONNECTIVITY			

NOT FOR CONSTRUCTION

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

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

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

Our Site Set on the Future.

PREPARED FOR:
BXP SHADY GROVE LOT 5 LLC
BXP SHADY GROVE LOT 6 LLC
BXP SHADY GROVE LOT 7 LLC
BXP SHADY GROVE LOT 8 LLC
2200 PENNSYLVANIA AVENUE, NW
SUITE 200W
WASHINGTON DC, 20037
301-704-5447
CJ OVERLY
COVERLY@BXP.COM

DESIGN CONSULTANTS

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VIKA MARYLAND, LLC
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CONTACT: MICHAEL GOODMAN, PE

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202.776.7668
CONTACT: DREW NAPOLITANO

RESIDENTIAL ARCHITECT
DESIGN COLLECTIVE, INC
100 EAST PRATT STREET
18TH FLOOR
BALTIMORE, MD 21202
410.685.6655
CONTACT: SCOTT GECZI

LANDSCAPE ARCHITECT
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ATTORNEY
MILES & STOCKBRIDGE
11 N WASHINGTON STREET
SUITE 700
ROCKVILLE, MD 20850
301.517.4813
CONTACT: SCOTT WALLACE

SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

PHASING PLAN 4: DEMOLITION OF FOUR REMAINING BUILDINGS

PROFESSIONAL SEAL

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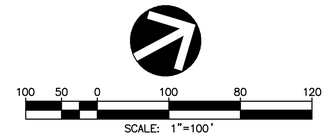
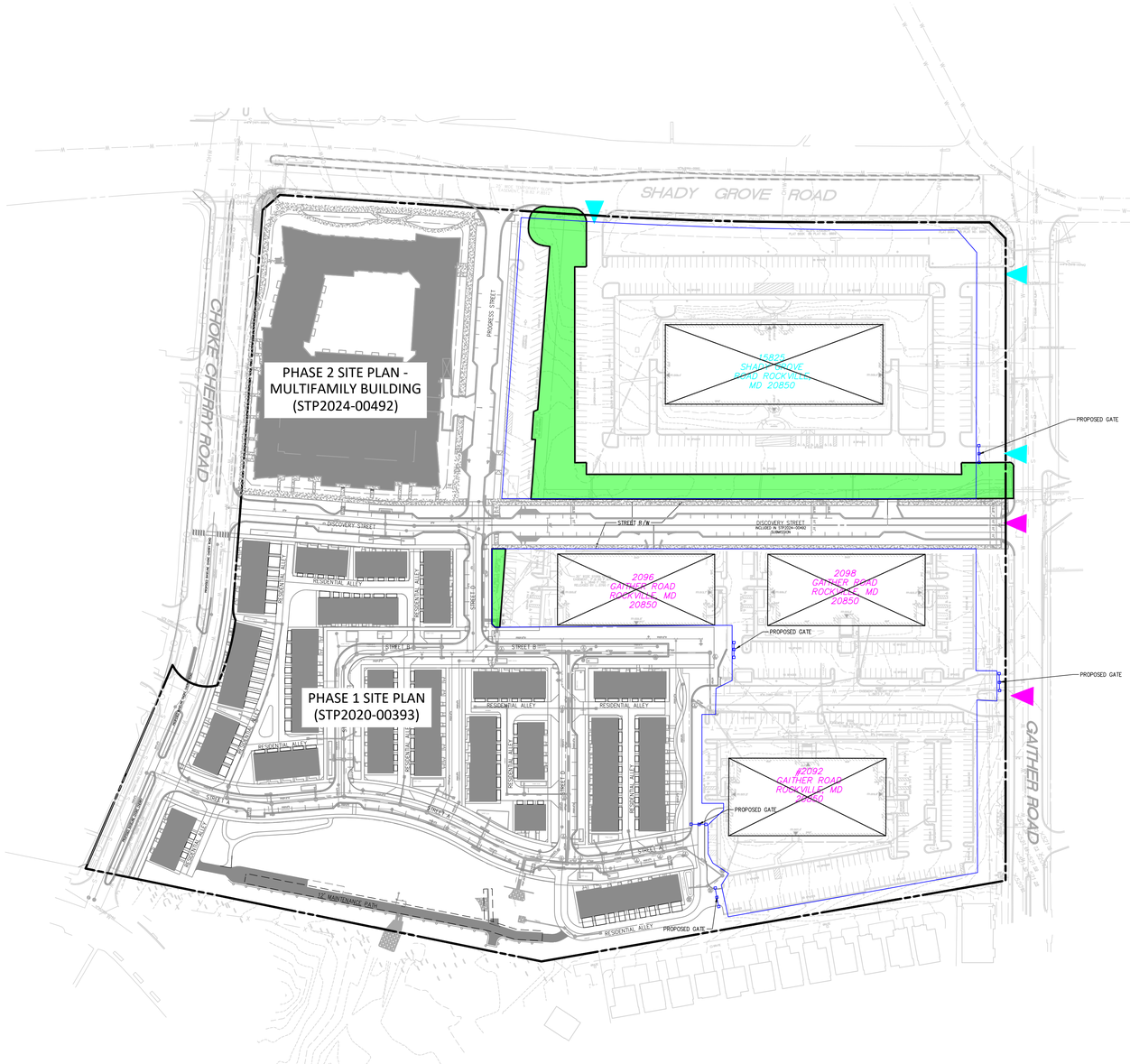


DRAWN BY: EJS
DESIGNED BY: MBG
DATE ISSUED: 11/21/2023
VIKA PROJECT VM50554L
DRAWING NO.
SHEET NO. PH-4

H:\50501-55000\50554\CAD\COMMERCIAL-MULTIFAM*.DWG\SHEETS\50554200_CM_MF_P_PHASING PLAN_PH2_CV.dwg — Friday, May 23, 2025 11:10:09 AM

LAYOUT: STEP 4, Plotted By: schlatter


SHADY GROVE ROAD
CHOKE CHERRY ROAD
PROGRESS STREET
PHASE 2 SITE PLAN - MULTIFAMILY BUILDING (STP2024-00492)
PHASE 1 SITE PLAN (STP2020-00393)
DISCOVERY STREET
RESIDENTIAL ALLEY
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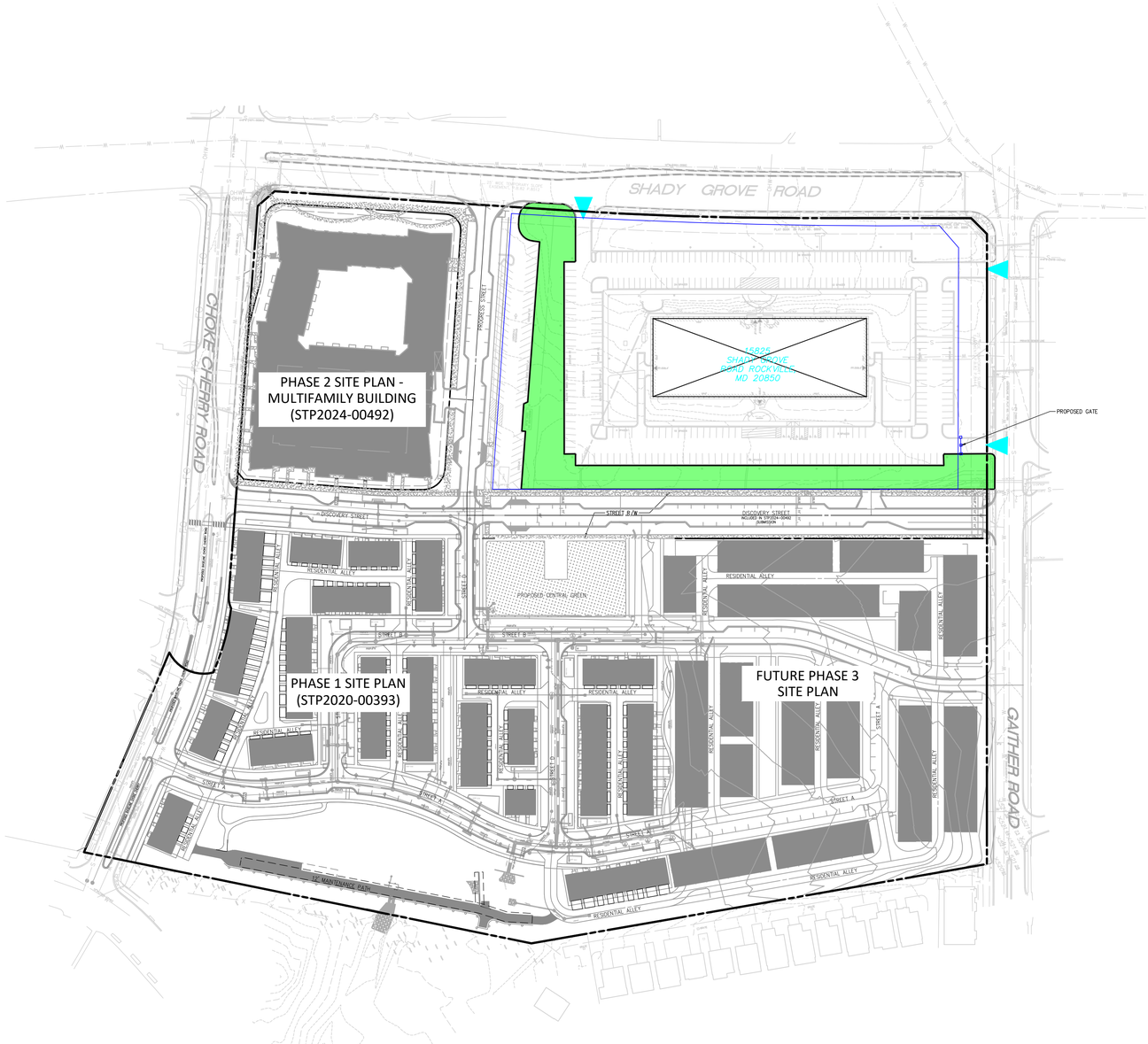

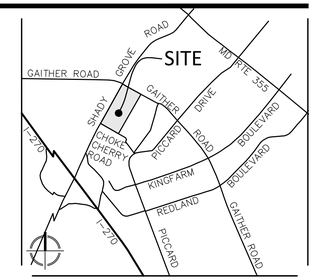

VICINITY MAP
SCALE: 1" = 2000'

Narrative - Step Six (Townhouses)

This phasing plan shows the implementation of the additional townhouses as part of a future Phase 3 Site Plan prior to the completion of lab building under the Phase 2 Site Plan (STP2024-00492). Either PH-6.1 or PH-6.2 could occur first and vice versa.

Please note that shared access to the vehicle gates has been arranged with the Fire Marshal's Office and the existing lack of vehicular interconnectivity has not been impacted.

NOTE: EDGE CONDITIONS TO BE ADDRESSED AS NEEDED
NOTE: ALL BUILDINGS VACANT BY 11/01/2024

PLAN LEGEND

PROPERTY LINES	EXISTING GUY POLE	EXISTING SIGN POST
EXISTING EDGE OF PAVEMENT	EXISTING GAS VALVE	EXISTING WOOD POST
EXISTING FENCE LINE	EXISTING LIGHT POLE	EXISTING CURB INLET
EXISTING NATURAL GAS CONDUIT	EXISTING PHONE PEDESTAL	EXISTING CONCRETE
EXISTING OVERHEAD WIRES	EXISTING PHONE MANHOLE	EXISTING SANITARY MANHOLE
EXISTING TELEPHONE CONDUIT	EXISTING UTILITY POLE	EXISTING TRAFFIC SIGNAL POLE
EXISTING SANITARY SEWER CONDUIT	EXISTING STORM DRAIN MANHOLE	EXISTING TREE
EXISTING STORM DRAIN CONDUIT	EXISTING ELECTRICAL JUNCTION BOX	EXISTING CABLE TELEVISION PEDESTAL
EXISTING WATER CONDUIT	EXISTING ELECTRICAL MANHOLE	EXISTING UNKNOWN UTILITY MANHOLE
LIMITS OF DISTURBANCE	EXISTING FIRE DEPARTMENT CONNECTION	EXISTING WATER METER
EXISTING STREAM VALLEY BUFFER	EXISTING FIRE HYDRANT	EXISTING WATER MANHOLE
PROPOSED FENCE LAYOUT	PROPOSED STORMWATER MANAGEMENT BIO	EXISTING WATER VALVE
VEHICULAR GATE	EXISTING BOLLARD	DOOR LOCATION
VEHICULAR ACCESS "ISLAND"	BUILDING TO BE DEMOLISHED	EXISTING GAS MANHOLE
	NO VEHICLE CONNECTIVITY	

NOT FOR CONSTRUCTION

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

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SCALE: 1"=100'

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Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

PREPARED FOR:
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BXP SHADY GROVE LOT 6 LLC
BXP SHADY GROVE LOT 7 LLC
BXP SHADY GROVE LOT 8 LLC
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SUITE 200W
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CJ OVERLY
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ATTORNEY
MILES & STOCKBRIDGE
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SUITE 700
ROCKVILLE, MD 20850
301.517.4813
CONTACT: SCOTT WALLACE

SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

PHASING PLAN 6.1: CONSTRUCT TOWNHOMES UNDER PHASE 3 SITE PLAN

PROFESSIONAL SEAL

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DESIGNED BY: MBG
DATE ISSUED: 11/21/2023

VIKA PROJECT VM50554L

DRAWING NO.

SHEET NO. PH-6.1

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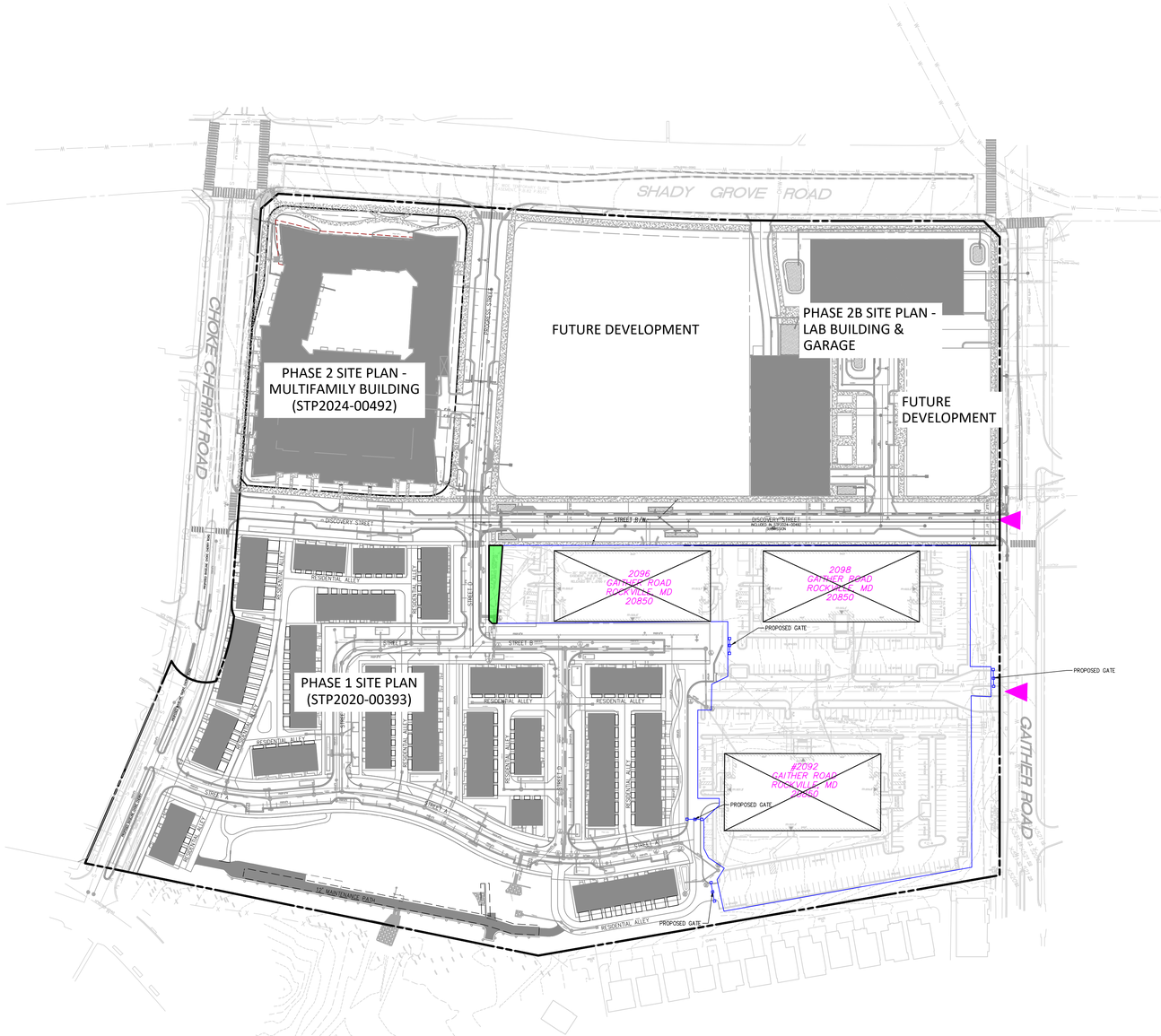

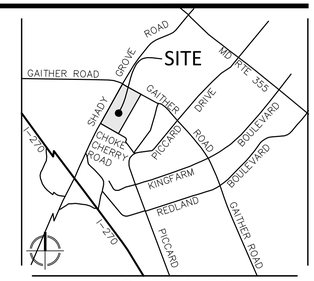

VICINITY MAP
SCALE: 1" = 2000'

Narrative - Step Six (Lab)

This step in the phasing plan shows the completion of the Phase 2 Site Plan (STP2024-00492), with the construction of the lab building. Either PH-6.1 or PH-6.2 could occur first and vice versa.

When additional buildings are planned for the future development parcels, these would be captured as a Major Amendment to the Phase 2 Site Plan at the time.

While two theoretical scenarios for this future development have been shared, it cannot be known now if, when, or how these would unfold.

NOTE: EDGE CONDITIONS TO BE ADDRESSED AS NEEDED

NOTE: ALL BUILDINGS VACANT BY 11/01/2024

PLAN LEGEND

PROPERTY LINES	EXISTING GUY POLE	EXISTING SIGN POST
EXISTING EDGE OF PAVEMENT	EXISTING GAS VALVE	EXISTING WOOD POST
EXISTING FENCE LINE	EXISTING LIGHT POLE	EXISTING CURB INLET
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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

PHASING PLAN 6.2: IMPLEMENTATION OF LAB BUILDING AND GARAGE FROM PHASE 2 SITE PLAN

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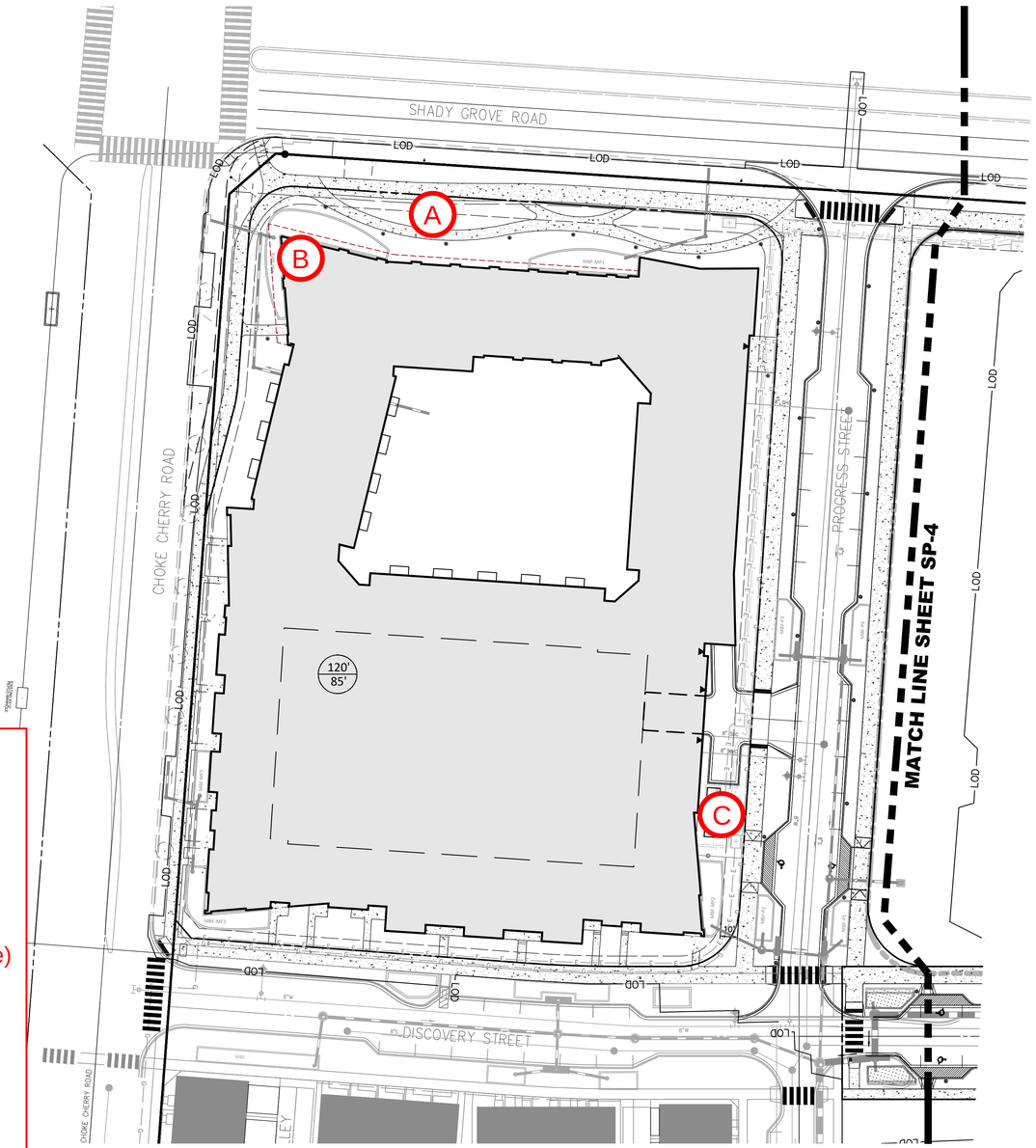
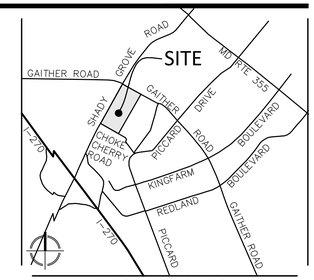
SHEET NO. PH-6.2





VICINITY MAP
SCALE: 1" = 2000'

Potential Public Art Installation Locations (Typology)

A. Plaza at Shady Grove Road and Choke Cherry Road (Sculpture)

B. Multifamily Building Corner Overhang (Mural/Installation)

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D. Corner of Shady Grove Road and Choke Cherry Road (Sculpture)

E. Green Space along Shared Use Path (Sculpture)

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G. Lab Building Outdoor Amenity Space (Interactive)

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PLAN LEGEND

PROPERTY LINES	EXISTING GUY POLE
EXISTING EDGE OF PAVEMENT	EXISTING GAS VALVE
EXISTING FENCE LINE	EXISTING LIGHT POLE
EXISTING NATURAL GAS CONDUIT	EXISTING PHONE PEDESTAL
EXISTING OVERHEAD WIRES	EXISTING PHONE MANHOLE
EXISTING TELEPHONE CONDUIT	EXISTING UTILITY POLE
EXISTING SANITARY SEWER CONDUIT	EXISTING STORM DRAIN MANHOLE
EXISTING STORM DRAIN CONDUIT	EXISTING ELECTRICAL JUNCTION BOX
EXISTING WATER CONDUIT	EXISTING ELECTRICAL MANHOLE
LIMITS OF DISTURBANCE	EXISTING FIRE DEPARTMENT CONNECTION
EXISTING STREAM VALLEY BUFFER	EXISTING FIRE HYDRANT
BUILDING HEIGHT ALLOWED (120' / 85')	PROPOSED STORMWATER MANAGEMENT BIO
BUILDING HEIGHT ILLUSTRATED	EXISTING BOLLARD

EXISTING SIGN POST	
EXISTING WOOD POST	
EXISTING CURB INLET	
EXISTING CONCRETE	
EXISTING SANITARY MANHOLE	
EXISTING TRAFFIC SIGNAL POLE	
EXISTING TREE	
EXISTING CABLE TELEVISION PEDESTAL	
EXISTING UNKNOWN UTILITY MANHOLE	
EXISTING WATER METER	
EXISTING WATER MANHOLE	
EXISTING WATER VALVE	
DOOR LOCATION	
EXISTING GAS MANHOLE	

NOT FOR CONSTRUCTION

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

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

40 20 0 40 80 120
SCALE: 1"=40'

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

Our Site Set on the Future.

PREPARED FOR:
BXP SHADY GROVE LOT 5 LLC
BXP SHADY GROVE LOT 6 LLC
BXP SHADY GROVE LOT 7 LLC
BXP SHADY GROVE LOT 8 LLC
2200 PENNSYLVANIA AVENUE, NW
SUITE 200W
WASHINGTON DC, 20037
301-704-5447
CJ OVERLY
COVERLY@BXP.COM

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SUITE 400
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CONTACT: DAN AVRIT

ATTORNEY
MILES & STOCKBRIDGE
11 N WASHINGTON STREET
SUITE 700
ROCKVILLE, MD 20850
301.517.4813
CONTACT: SCOTT WALLACE

SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

LEVEL 2 SITE PLAN
COMMERCIAL
PHASE 2

PROFESSIONAL SEAL
STATE OF MARYLAND · MICHAEL B. GOODMAN · No. 27721 · PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. ENGINEER'S NAME: Michael B. Goodman, P.E. LICENSE No.: 27721 EXPIRATION DATE: July 19, 2026

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DRAWN BY: EJS
DESIGNED BY: MBG
DATE ISSUED: 11/17/2023
VIKA PROJECT: VM50554L
DRAWING NO.
SHEET NO. SP-3

K:\50501-51000\50554\CADD\COMMERCIAL-MULTIFAMILY\SITE\SHEETS\50554-SD00_CM_MP_P_SITE.dwg — Thursday, May 8, 2025 11:55:39 AM
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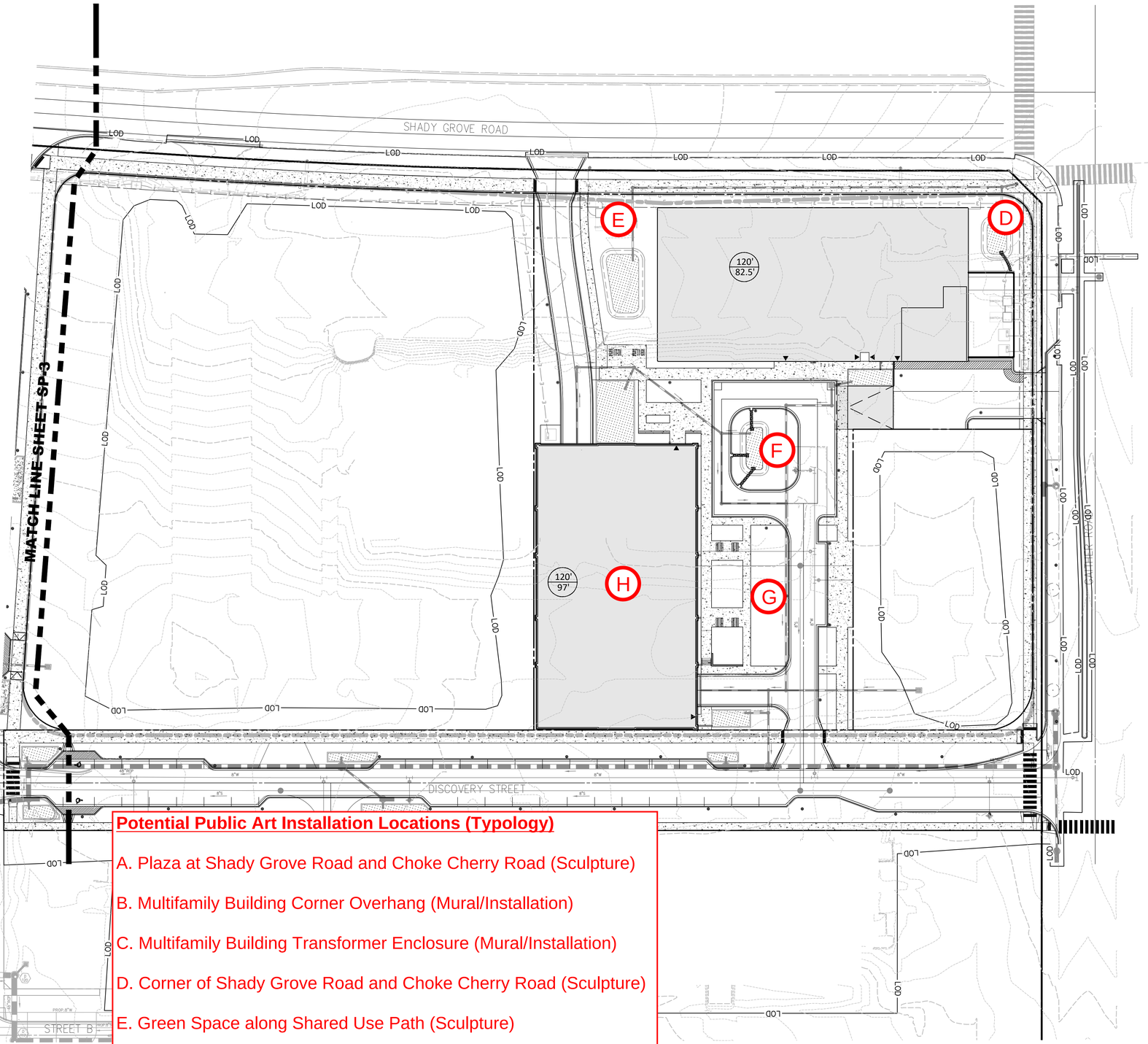

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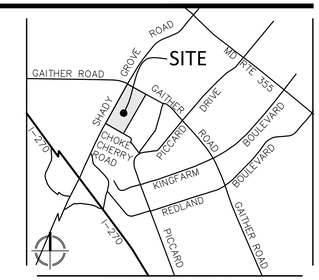

VICINITY MAP
SCALE: 1" = 2000'

PLAN LEGEND

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DATE ISSUED: 11/17/2023

VIKA PROJECT VM50554L
DRAWING NO.
SHEET NO. SP-4

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