

E-FILE STAMP

CENTRO SQUARE

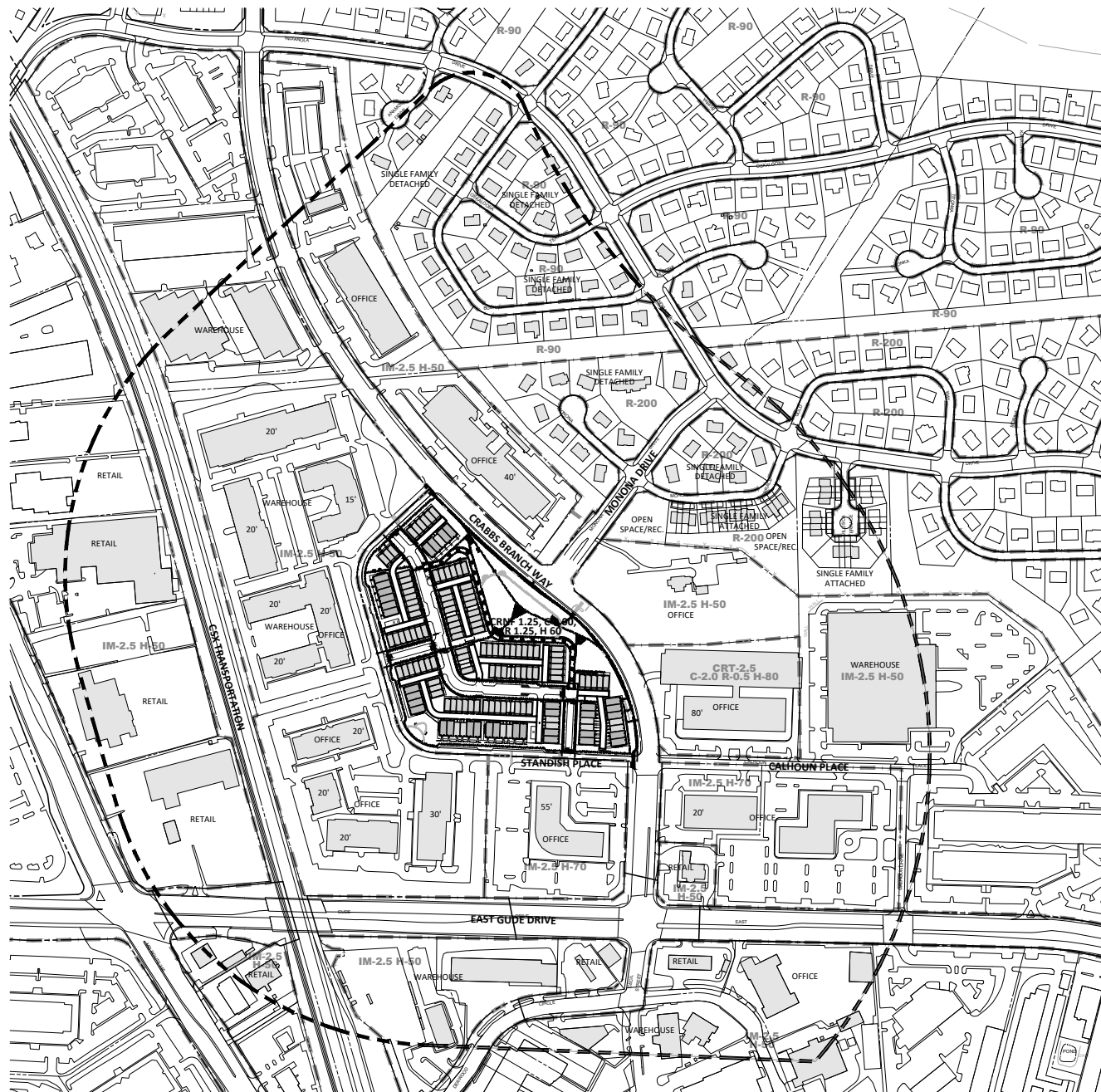
M-NCPPC SITE PLAN 820250090

DEVELOPMENT TABULATIONS

PROJECT DATA TABLE				
Address		7501 SANDSH PLACE		
Property Description		Parcel D, Plat No. 13905		
Zoning		CNR-1.25 C-0.0 R-1.25 H-60		
GROSS TRACT AREA		<i>SF</i>		<i>Acres</i>
Tract Area		603,855 SF		13.86 AC
Previous R.O.W. Dedications		48,420 SF		1.10 AC
Proposed R.O.W. Dedications				0.00 AC
Proposed Site Area		554,435 SF		12.73 AC
PROPOSED USES				
Townhouse - Residential Market				100 du
Townhouse - Residential MPDU (27%)				8 du
2 unit condominiums - market rate				70 du
2 unit condominiums - MPDU (73%)				22 du
Total Units				200 du
Total MPDU (16%)				30 du
DEVELOPMENT STANDARD		<i>Permitted / Required</i>		<i>Provided</i>
Maximum Density				
CNR-1.25 Zone (CNR-1.25 C-0.00 R-1.25 H-60)		<i>FAR</i>	<i>SF</i>	<i>FAR(upto)</i> <i>SF(upto)</i>
Commercial		0	0	0.00 0 SF
Residential		1.25	693,044 SF	1.22 675,264 SF
Principal Building Setbacks				
From Site Boundary - Crabbs Branch Way		10'		10'
From Site Boundary - Private Sandsh Place Centerline		30'		30'
Front Setback		Est. by Site Plan		3'
Side Street Setback		Est. by Site Plan		2'
Side Setback		Est. by Site Plan		2'
Rear Setback, Alley		Est. by Site Plan		3'
Accessory Structure Setbacks		Est. by Site Plan		0'
Maximum Building Height		30'		up to 60'
Minimum Lot Size		Est. by Site Plan		780 SF
Maximum Lot Coverage		Est. by Site Plan		75%
Minimum Public Open Space , see Open Space Plan for Breakdown by Type		25,504 SF		46,100 SF
Minimum Common Open Space , see Open Space Plan for Breakdown by Type		29,940 SF		29,940 SF
PARKING		<i>Required</i>		<i>Provided</i>
Townhouse (1 per unit min) (1 Stall Per DU)		108 min		On-Street Resident Parking 208 spaces
2-Unit Back-to-Back Condo (1 per unit min)		92 min		194 spaces
On-Street Visitor Parking (For Townhomes and Condos)				49 spaces
Total Parking (1 per unit min)		200 min		441 spaces

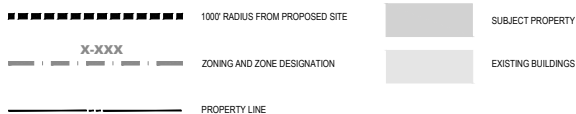
LMA H-156 BINDING ELEMENTS

1. THE DEVELOPMENT MUST PROVIDE A MINIMUM OF 15 PERCENT (15%) MODERATELY PRICED DWELLING UNITS (MPDUS) AS APPROVED BY THE MONTGOMERY COUNTY DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (MCDHCA), CONSISTENT WITH THE REQUIREMENTS OF CHAPTER 25A.
2. THE DEVELOPMENT MUST PROVIDE AT LEAST 10 PERCENT (10%) OF THE SITE AREA AS OPEN SPACE, ALLOCATED PROPORTIONALLY BY USE (TOWNHOUSE AND MULTIFAMILY) BETWEEN COMMON AND PUBLIC OPEN SPACE.
3. THE CENTRAL PARK OPEN SPACE, IDENTIFIED ILLUSTRATIVELY ON THE FLOATING ZONE PLAN, MUST BE MADE AVAILABLE FOR PUBLIC USE.
4. VEHICULAR ACCESS TO THE SITE WILL BE LIMITED TO STANDISH PLACE.



LOCAL VICINITY MAP

LEGEND



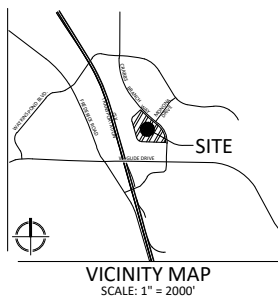
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www.call811.com or http://www.missutility.net
48 HOURS IN ADVANCE OF ANY
WORK IN THIS VICINITY"**

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: SP-1, Plotted By: shown.grimm



REFERENCE NOTES

TAX ACCOUNT REFERENCE: 04-02224811
CURRENT ZONING: CRNF 1.2S, C.O.00, R 1.2S, H 60
APPROVED NRI NO: 4-20241620
WATERSHED: ROCK CREEK
WATER SERVICE CATEGORY: W-1
SEWER SERVICE CATEGORY: S-1
SOIL DESIGNATION: 2B, 2C, 2UB, 2UC, 16D, 53A
FLOODPLAIN ZONE: "X"
FIRM COMMUNITY PANEL NO.: 24031C0332D
FOR MONTGOMERY COUNTY, MARYLAND
DATED SEPTEMBER 29, 2006.

GENERAL NOTES:

1. THE HORIZONTAL DATUM IS BASED ON MARYLAND STATE GRID NORTH (NAD83 / 2011). BASED ON NGS FIRST ORDER CONTROL POINT (PID #HV7133, DESIGNATION - 20341) NGS PID #HX8992 WAS USED A CHECK. THE VERTICAL DATUM IS NGVD-29, BASED ON REFERENCE MARK #239, A STANDARD USGS#S METAL IRON SET IN THE SOUTH/WEST FOOT OF A STONE HEADWALL, 13°50UTH OF CENTERLINE OF THE TRACK, 400°EAST OF THE JUNCTION WITH CONNECTICUT AVE.
2. THERE ARE NO WETLANDS, WATERS OF THE UNITED STATES, OR 100 YEAR FLOOD PLAINS LOCATED ON THE SUBJECT PROPERTY.
3. THERE ARE NO FORESTED AREAS LOCATED ON THE SUBJECT PROPERTY AS DEFINED BY MONTGOMERY COUNTY FOREST LEGISLATION.
4. THERE ARE NO KNOWN RARE, THREATENED OR ENDANGERED PLANTS, ANIMALS, OR CRITICAL HABITATS ON THIS PROPERTY, PER DNR LETTER DATED 3/8/2024.
5. THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORICAL ATLAS AND IS NOT RECOMMENDED FOR HISTORIC PRESERVATION.
6. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE OF FLOOD PLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 24031C0332D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.
7. THE SUBJECT PROPERTY IS CURRENTLY ZONED CRNF 1.25 C 0.00 R 1.25 H G0
8. THIS SITE IS LOCATED IN THE ROCK CREEK WATERSHED.
9. THE SOIL DESIGNATION FOR THIS SITE IS 2B, 2C, 2UB, 2UC, 16D, AND 53A.
10. THIS SITE IS SUBJECT TO APPROVED NRI # 420241620 DATED 04/09/2024.
11. THE PROJECT IS PROPOSED TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS CURRENTLY IN WATER AND SEWER SERVICE CATEGORIES W1 AND S1, RESPECTIVELY.
12. AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SET UP WITH THE DEPARTMENT OF PERMITTING SERVICES (DPS), ZONING & SITE PLAN ENFORCEMENT DIVISION BEFORE ANY BUILDING CONSTRUCTION ACTIVITY OCCURS ON-SITE. THE OWNER OR HIS DESIGNEE WHO HAS SIGNATURE AUTHORITY AND CANNOT BE THE CONTRACTOR MUST ATTEND THE PRE-CONSTRUCTION MEETING WITH THE DPS SITE PLAN ENFORCEMENT INSPECTOR. A COPY OF THE CERTIFIED SITE PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES. TO SCHEDULE A SITE PLAN INSPECTION WITH DPS, ZONING & CODE COMPLIANCE SECTION (ZCCS) PLEASE CONTACT BRIAN KEELER, SUPERVISOR AT 240-581-4485.
13. PRIVATE STREETS TO BE BUILT TO THE CORRESPONDING PUBLIC ROAD CLASSIFICATION STANDARDS PER COUNTY CODE 50.4.3.4.E.C.

SHEET INDEX

SP-1	COVER SHEET
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L100-113	OVERALL TREE PLANTING PLAN AND ENLARGEMENTS
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L600-607	LANDSCAPE PLAN DETAILS
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APPROVED NRI/FSD
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CONCEPT SEDIMENT EROSION CONTROL PLAN
COLOR UTILITY PLAN

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PEDESTRIAN AND VEHICULAR CIRCULATION PLAN
TRUCK TURNING MOVEMENTS
FIRE ACCESS PLAN

VICINITY MAP
SCALE: 1" = 2000'



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

Our Site Set on the Future.

PREPARED FOR:
TRI POINTE HOMES
12435 PARK POTOMAC AVE., SUITE 600
POTOMAC, MD 20854

CONTACT: GIO ESPOSITO
(301)-803-4832

ATTORNEY:
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BREWER, CHTD.
7600 WISCONSIN AVE., SUITE 700
BETHESDA, MD. 20814

CONTACT: PATRICK O'NEILL
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ploniell@learcheary.com

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robinson@vika.com

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SACHIN KALBIG, AICP
kalbag@vika.com

[illegible]CENTRO
SQUARE

4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 220NW07 &
221NW07
TAX MAP: GS341 & GS342

820250090

COVER
SHEET

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. ENGINEER'S NAME: WILLIAM D. ROBINSON, P.E. LICENSE NO.: 43113 EXPIRATION DATE: 12/19/2026

THE INFORMATION, DATA AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKI MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, REPRODUCED, OR OTHERWISE MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORM, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKI MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED AND AUTHORIZED PERSONNEL OF VIKI MARYLAND MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

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

VIKA PROJECT VM50602F

DRAWING NO. SP-1

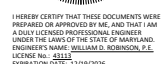
SHEET NO

MCDPS STORMWATER CONCEPT NO. 300565

CENTRO
SQUARE

820250090

DETAILED
SITE
PLAN



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: WILLIAM D. ROBINSON, P.E.
LICENSE NO.: 43113
EXPIRATION DATE: 12/19/2026

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VISA 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 WHOLE OR IN PART, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VISA MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS ARE TO BE USED.

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DESIGNED BY: _____
DATE ISSUED: _____

VIKA PROJECT	VM50602F
DRAWING	

DRAWING NO. SP-4

SHEET NO. _____

PROPERTY LINES EXISTING CABLE TELEVISION CONDUIT EXISTING ELECTRICAL CONDUIT EXISTING EDGE OF PAVEMENT EXISTING FENCE LINE EXISTING NATURAL GAS CONDUIT EXISTING OVERHEAD WIRES EXISTING TELEPHONE CONDUIT EXISTING PUBLIC UTILITIES EASEMENTS EXISTING SANITARY SEWER CONDUIT EXISTING STORM DRAIN CONDUIT EXISTING WATER CONDUIT EXISTING ZONE LIMITS PROPOSED 1' CONTOUR PROPOSED 2' CONTOUR PROPOSED 5' CONTOUR	PROPOSED WATER LINE PROPOSED SANITARY SEWER WITH STRUCTURE PROPOSED STORM DRAIN PROPOSED LIMITS OF DISTURBANCE PROPOSED STORM WATER EASEMENT EXISTING PARKING LABEL EXISTING SANITARY CLEANOUT EXISTING STORM DRAIN MANHOLE EXISTING ELECTRICAL JUNCTION BOX EXISTING ZONE LIMITS EXISTING FIRE DEPARTMENT CONNECTION EXISTING FIRE HYDRANT EXISTING GAS MANHOLE	EXISTING GUY POLE EXISTING GAS VALVE EXISTING LIGHT POLE EXISTING PHONE PEDESTAL EXISTING PHONE MANHOLE EXISTING UTILITY POLE EXISTING SANITARY MANHOLE EXISTING TRAFFIC CONTROL BOX EXISTING TRAFFIC SIGNAL POLE EXISTING TREE EXISTING CABLE TELEVISION PEDESTAL EXISTING UNKNOWN UTILITY MANHOLE EXISTING WATER METER EXISTING WATER MANHOLE EXISTING WATER VALVE	EXISTING BOLLARD EXISTING SIGN POST EXISTING WOOD POST EXISTING ALLEYS EXISTING CURB INLET EXISTING CONCRETE CURB EXISTING CURB AND GUTTER EXISTING BUILDING EXISTING ELECTRICAL TRANSFORMER EXISTING ASPHALT EXISTING EASEMENT EXISTING REINFORCED CONCRETE PIPE EXISTING CORRUGATED METAL PIPE EXISTING BUILDING RESTRICTION LINE EXISTING RIGHT-OF-WAY	DOOR LOCATION PROPOSED TOWNHOUSE - MARKET RATE PROPOSED TOWNHOUSE - MPO PROPOSED 2 UNIT CONDOMINIUM - MARKET RATE PROPOSED 2 UNIT CONDOMINIUM - MPO PROPOSED STREET LIGHT PROPOSED PEDESTRIAN LIGHT PROPOSED SWIM FACILITY	PROPOSED CURB AND GUTTER PROPOSED RETAINING WALL PROPOSED PARKING LABELS PROPOSED HARDSCAPE PROPOSED FIRE HYDRANT HIGH VISIBILITY UNIT, SEE ARCHITECTURAL DRAWINGS FOR DETAILS
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 "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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LAYOUT: SP-4. Plotted By: shown.grinn

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval No. 820250090, including Approval Conditions, Development Program and Certified Site Plan.

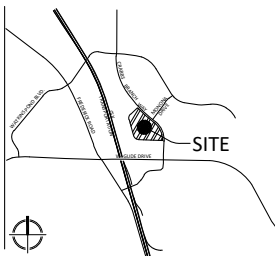
Developer's Name: Tri Pointe Homes
Contact Person: Gio Esposito
Address: 12435 Park Potomac Avenue, Suite 600, Potomac, MD 20854
Phone: 301.803.4832

Signature: _____ Date: _____

MCDPS STORMWATER CONCEPT NO. 300563

SCALE: 1" = 30'

E-FILE STAMP



VICINITY MAP
SCALE: 1" = 2000'



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CONTACT: PATRICK O'NEIL
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SACHIN KALIBIG, AICP
kalibig@vika.com

REVISIONS

DATE

CENTRO SQUARE

4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 220N07 &
221N07
TAX MAP: GS341 & GS342

820250090

DETAILED SITE PLAN



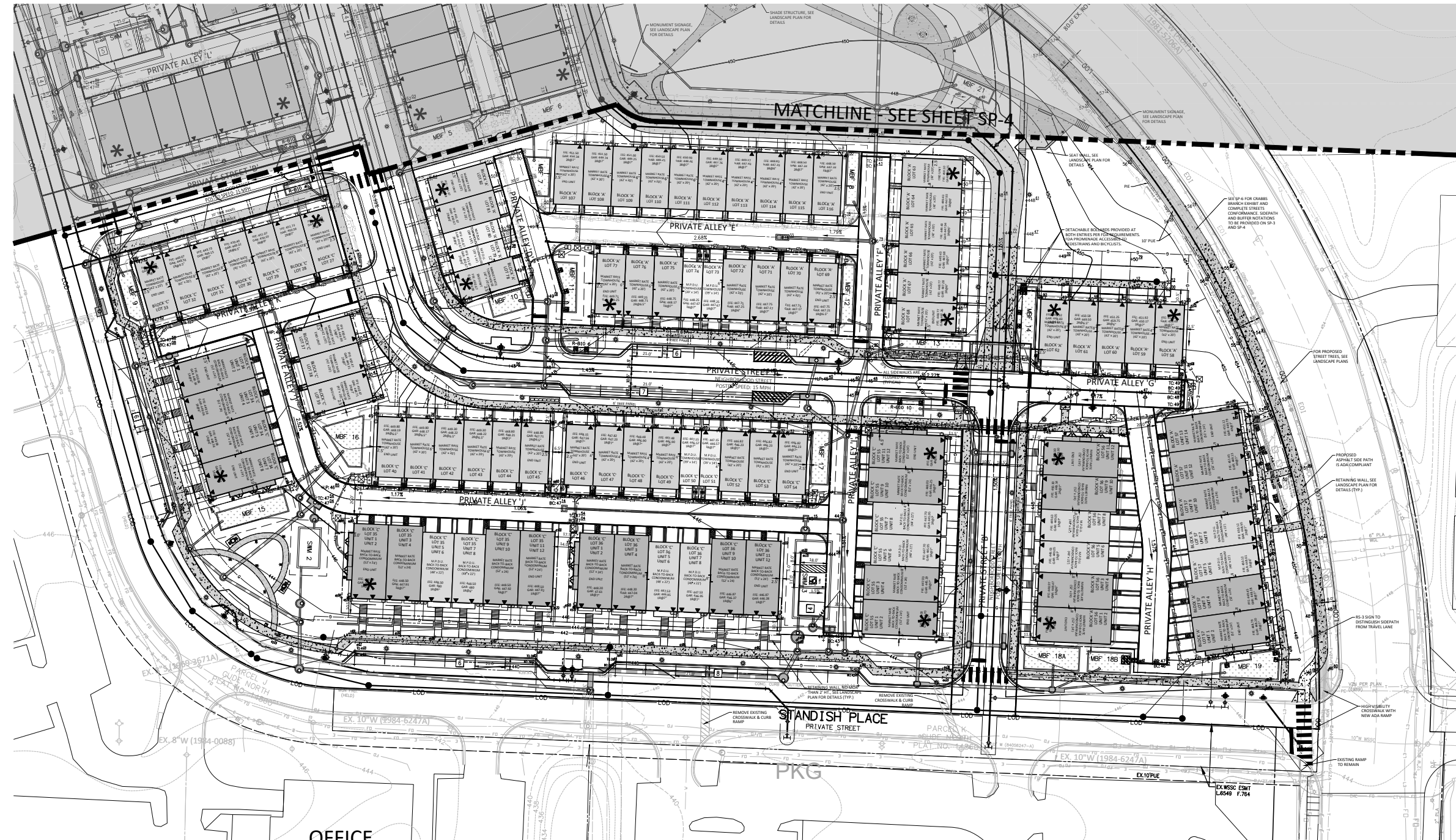
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
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A duly LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND.
ENGINEER'S NAME: WILLIAM D. ROBINSON, P.E.
LICENSE NO.: 21115
EXPIRATION DATE: 12/31/2026

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE SITE PLAN APPROVED
NO. 820250090, INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM AND
CERTIFIED SITE PLAN.

Developer's Name: Tri Pointe Homes
Contact Person: Gio Esposito
Address: 12435 Park Potomac Avenue, Suite 600, Potomac, MD 20854
Phone: 301.916.4100

Signature: _____ Date: _____
DESIGNED BY: _____
DRAWN BY: _____
PROJECT: VM50602F
DRAWING NO.: SP-5

MCDPS STORMWATER CONCEPT NO. 300565



PLAN LEGEND

	PROPERTY LINES		PROPOSED WATER LINE		EXISTING GAS POLE		EXISTING SIGN POST		DOOR LOCATION		PROPOSED CURB AND GUTTER
	EXISTING CABLE TELEVISION CONDUIT		EXISTING SANITARY SEWER		EXISTING LIGHT POLE		EXISTING WOOD POST		PROPOSED TOWNHOUSE - MARKET RATE		PROPOSED RETAINING WALL
	EXISTING EDGE OF PAVEMENT		PROPOSED STORM DRAIN		EXISTING PHONE PEDESTAL		EXISTING INLETS		PROPOSED CONDOMINIUM - MARKET RATE		PROPOSED PARKING LABELS
	EXISTING FENCE LINE		PROPOSED LIMITS OF DISTURBANCE		EXISTING UTILITY POLE		EXISTING CURBS INLET		PROPOSED 2 UNIT CONDOMINIUM - MARKET RATE		PROPOSED HARDSCAPE
	EXISTING NATURAL GAS CONDUIT		PROPOSED STORM WATER EASEMENT		EXISTING SANITARY MANHOLE		EXISTING ELECTRICAL TRANSFORMER		PROPOSED STREET LIGHT		PROPOSED FIRE HYDRANT
	EXISTING OVERHEAD WIRES		EXISTING SANITARY CLEANOUT		EXISTING TRAFFIC CONTROL BOX		EXISTING ASPHALT		PROPOSED PEDESTRIAN LIGHT		HIGH VISIBILITY UNIT, SEE ARCHITECTURAL DRAWINGS FOR DETAILS
	EXISTING TELEPHONE CONDUIT		EXISTING STORM DRAIN MANHOLE		EXISTING CABLE TELEVISION PEDESTAL		EXISTING BUILDING		PROPOSED FIRE FACILITY		
	EXISTING PUBLIC UTILITY EASEMENTS		EXISTING ELECTRICAL JUNCTION BOX		EXISTING UNKNOWN UTILITY MANHOLE		EXISTING STORMWATER EASEMENT		PROPOSED FIRE FACILITY WITH CHECK WALL AND CURB CUT		
	EXISTING SANITARY SEWER CONDUIT		EXISTING ELECTRICAL MANHOLE		EXISTING WATER METER		EXISTING BUILDING RESTRICTION LINE				
	EXISTING WATER CONDUIT		EXISTING FIRE DEPARTMENT CONNECTION		EXISTING WATER MANHOLE		EXISTING RIGHT-OF-WAY				
	EXISTING ZONE UNITS		EXISTING GAS MANHOLE		EXISTING WATER VALVE						
	PROPOSED 1' CONTOUR										
	PROPOSED 2' CONTOUR										

NOT FOR CONSTRUCTION

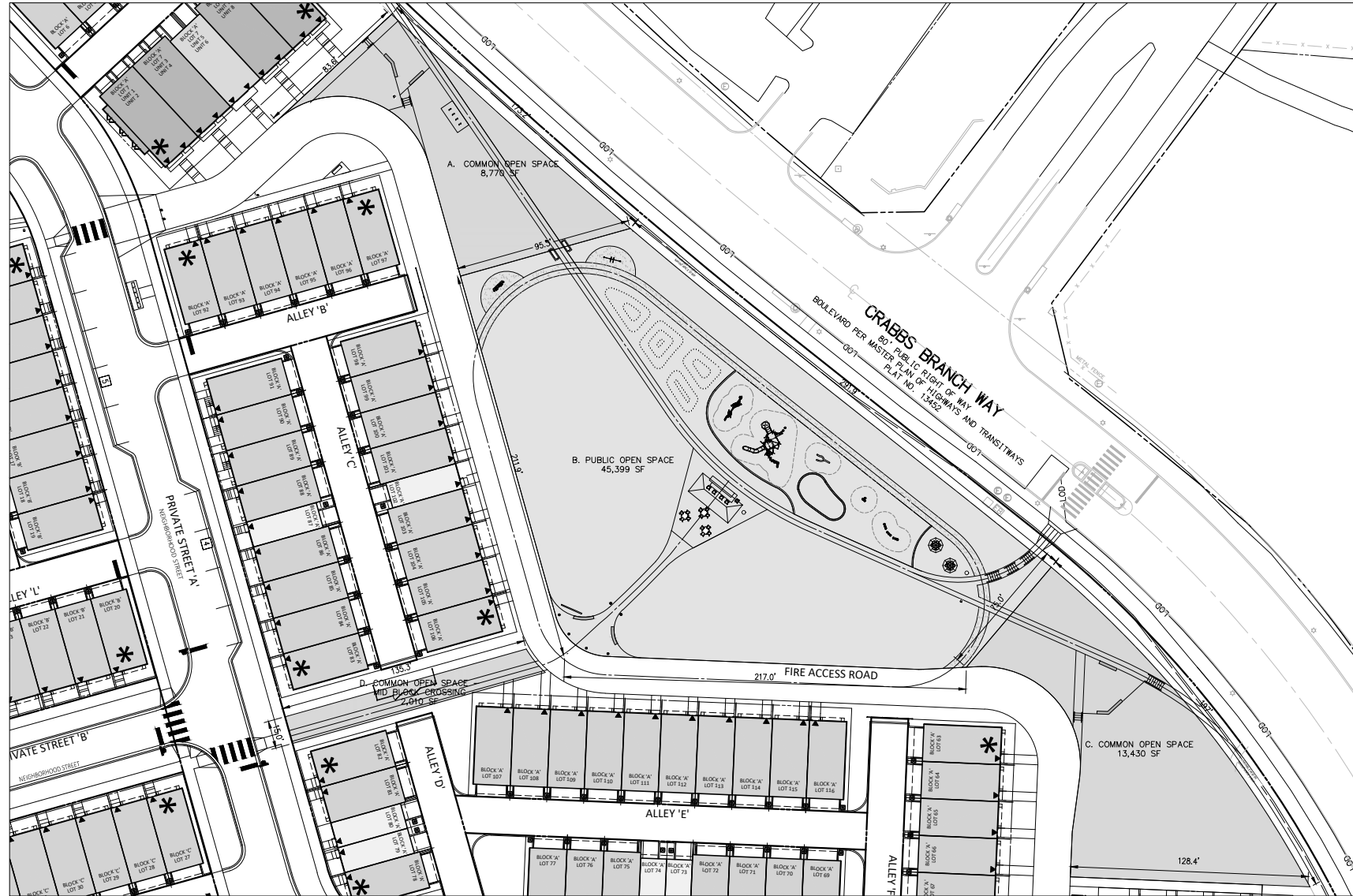
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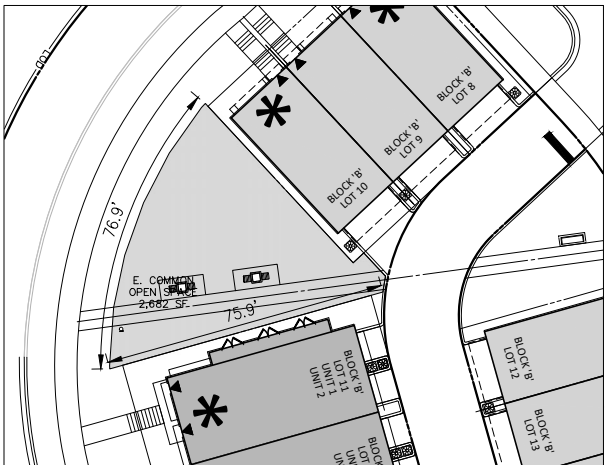
LAYOUT: SP-5, Plotted By: shawn.grinn

9/20/2025 10:00 AM C:\Users\shawn.grinn\Documents\300565\300565.dwg - Tuesday, October 7, 2025 4:05:14 PM

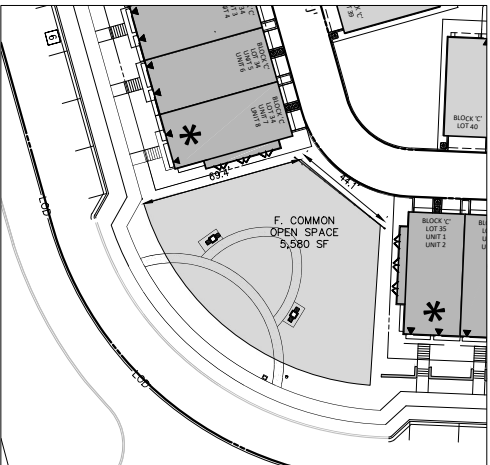
E-FILE STAMP



A-D: PUBLIC AND COMMON OPEN SPACE AT CENTRAL PARK AREA



E. COMMON OPEN SPACE AT STANDISH PLACE



F. COMMON OPEN SPACE AT STANDISH PLACE

COMMON OPEN SPACE

Common open space is defined under section 6.3.5.a.2 as outdoor areas intended for recreational use by residents and their visitors and has been distributed throughout the site area, where feasible. The proposed Common Open Space the design requirements for common open space:

Common open space is located through the site in "central areas," adjacent to Crabbs Branch Way (public street) at the northern end of the site, along Standish Place towards the southern end of the site, and at the central park area of the site, located next to the intersection of Crabbs Branch Way and Monona Drive.

All Common Open Space locations comport to the minimum width of 50 feet, except for the pedestrian pathway mid-block crossing that connects Standish Place with the central park area and Crabbs Branch Way. All of the required Common Open Space (50% minimum is required) is located adjacent to the residential street. All Common Open Space areas are above the minimum of 2,000 square feet. The Common Open Space may include seating areas, pathways and lawn areas.

As shown in the open space exhibit, the proposed layout meets each of these criteria. The spaces are centrally located and are connected by a pedestrian pathway that connects the common open space to the far corners of the site. Each of the spaces are linked by a series of sidewalks and paths. These open spaces meet the intent of division 6.3 by providing access to light, air, and green space thereby promoting recreation while preserving and engaging with natural resources.

PUBLIC OPEN SPACE

Public open space is defined under section 6.3.6.a.2 as outdoor areas devoted to public use or enjoyment that attract public appreciation due to its location and amenities. The Public open Space is centrally located adjacent to the Crabbs Branch Way. The proposed location and configuration will meet design requirements under the standard method of development for public open space:

- Abut a public sidewalk or other public pedestrian route;
- Be a minimum of 15 feet wide;
- Include seating and shade; and
- Be in a contiguous space.

Each of these design criteria is met with the proposed plan. We expect public open space will also be used by the residents of the community, and by the community at large, and will include a variety of recreational and aesthetic elements including a shade structure and seating, open lawn area and a playground.



SITE PLAN KEY

- Public Open Space
- Common Open Space

DEVELOPER'S CERTIFICATE

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Contact Person: G. Esposito
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Our Site Set on the Future.

PREPARED FOR:
TRI POINTE HOMES
12435 PARK POTOMAC AVE., SUITE 400
POTOMAC, MD 20854

CONTACT: GIO ESPOSITO
(301)-803-4832

ATTORNEY:
LERCH, EARLY & BREWER, CHTD.
7600 WISCONSIN AVE., SUITE 700
BETHESDA, MD 20814

CONTACT: PATRICK O'NEIL
(301)-986-1300
ponie@hearcheary.com

CIVIL ENGINEER:
VIKA MARYLAND, LLC
20251 CENTURY BLVD.
SUITE 400
GERMANTOWN, MD 20874
(301)-916-4100
WILLIAM ROBINSON, P.E.
robinson@vika.com

LANDSCAPE ARCHITECT:
VIKA MARYLAND, LLC
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ESRA SOYTUTAN, ASLA, PLA
LEED AP ND
soytutan@vika.com

PLANNING:
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(301)-916-4100
SACHIN KALBIG, AICP
kalbig@vika.com

REVISIONS

REVISIONS	DATE

CENTRO SQUARE

4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
VSSC GRID: 220NW07 &
221NW07
TAX MAP: G5341 & G5342

820250090

OPEN SPACE PLAN ENLARGEMENTS



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: WILLIAM D. ROBINSON, P.E. LICENSE NO.: 44127 EXPIRATION DATE: 12/31/2026

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DRAWN BY: KP
DESIGNED BY: KP
DATE ISSUED: KP
VIKA PROJECT: VM50602F
DRAWING NO.: SP-7B

SHEET NO.



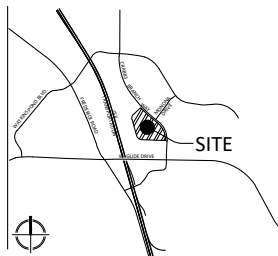
NOT FOR CONSTRUCTION



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

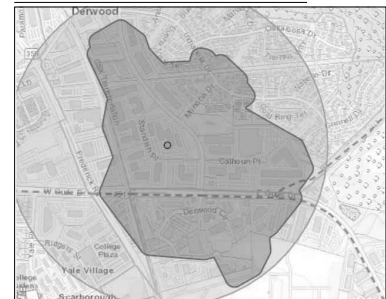
The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery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

LAYOUT: REC. Plotted By: shgan.prim



VICINITY MAP
SCALE: 1" = 2000'

OFF-SITE FACILITIES WITHIN HALF MILE
RADIUS OF PROJECT LOCATION

**VIKA**

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

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○ **Proposed Residential Project - Units by Type and their Demand Points**

Code	Housing Type	Quanty	Tots	Children	Teens	Young Adults	Adults	Seniors
HR-Rse	Multiple-Family, 5 stories or more	0	0	0	0	0	0	0
SFD	Single-Family Detached	0	0	0	0	0	0	0
TH	Townhouses and Single-Family attached	108	15.12	23.76	17.28	57.24	78.84	11.88
Mid-Rse	Multiple-Family, 4 stories or less	92	14.72	21.16	16.56	65.32	44.16	7.36
	Total Demand Points is	200	29.84	44.92	33.84	122.56	123	19.24

Existing Offsite Park Facilities and their Supply Points

Park Facility	Quantity	Tots	Children	Teens	Young Adults	Adults	Seniors
Bkeways	1	1.49	4.49	5.08	18.38	18.45	1.92
Trial System	1	2.98	8.98	5.08	18.38	18.45	1.92
Total Offsite Supply Points:		4.48	13.48	10.15	36.77	36.9	3.85
15% of Total Offsite Supply Points:		1.57	4.72	3.55	12.87	12.92	1.35
Max Allowed Pts (35% of Total Demand Pts):		10.44	15.72	11.84	42.9	43.05	6.73
Actual Assigned Offsite Supply Pts:		1.57	4.72	3.55	12.87	12.92	1.35

Proposed Onsite Recreation Facilities and their Supply Points

Recreation Facility	Quantity	% Bonus Points	Tots	Children	Teens	Young Adults	Adults	Seniors
Ⓢ Pedestrian Connection - Trail System	1	0%	2.98	8.98	5.08	18.38	18.45	1.92
Ⓢ Open Grass Area - Small (5,000 sf)	2	0%	6	8	18	18	18	6
Ⓢ Open Grass Area Lawn - Large (10,000 sf)	1	10%	6.6	9.9	16.5	22	16.5	6.6
Ⓢ Playground (Age 2-12) [Multi-Age Play]	1	10%	9.9	12.1	3.3	2.2	4.4	2.2
Ⓢ Urban Park	1	10%	4.4	6.6	6.6	19.8	16.5	6.6
Ⓢ Picnic/Seating	12	0%	12	18	36	36	36	36
Ⓢ Outdoor Game Station	2	0%	0	0	6	6	4	4
Ⓢ Outdoor Fitness Station	2	10%	0	0	6.6	6.6	4	4
Total Onsite Supply/Points:			41.88	57.58	80.08	126.98	118.25	67.72

Results: Demand, Supply & Adequacy

Age Group	Total Demand Points	Offsite Supply Points	Onsite Supply Points	Total Supply Points	Adequacy
Tots	29.84	1.57	41.88	43.45	Adequate
Children	44.92	4.72	57.58	62.3	Adequate
Teens	33.84	3.55	80.08	83.63	Adequate
Young Adults	122.56	12.87	128.98	141.85	Adequate
Adults	123	12.92	118.25	131.17	Adequate
Seniors	19.24	1.35	67.72	69.07	Adequate

RECREATION CALCULATOR SCENARIO ID: 37037
<https://mcatlas.org/recreation/Default.aspx?ScenarioId=37037>

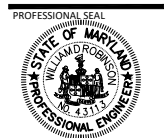
REVISIONS	DATE
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[illegible]CENTRO
SQUARE

4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 220NW07 &
221NW07
TAX MAP: GS341 & GS342

820250090

RECREATION PLAN



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A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND.
ENGINEER'S NAME: WILLIAM D. ROBINSON, P.E.
LICENSE No.: 43113
EXPIRATION DATE: 12/19/2026

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DRAWN BY: KP
DESIGNED BY: KP
DATE ISSUED:

VIKA
PROJECT **VM50602F**

DRAWING
NO. **SP-8**

SHEET NO.

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval No. 820250090, including Approval Conditions, Development Program and Certified Site Plan.

Developer's Name: Tri Pointe Homes
 Contact Person: Gio Esposito
 Address: 12435 Park Potomac Avenue, Suite 600, Potomac, MD 20854
 Phone: 301.803.4832
 Signature: _____ Date: _____

MCDPS STORMWATER CONCEPT NO. 300565

SCALE: 1" = 40'

E-FILE STAMP



LOT 3FL-EXT STYLE-3
1/4" = 1'-0" REVERSE

RUSTICATED BRICK VENEER ONLY
AVAILABLE FOR END UNIT

LOT 3FL-EXT STYLE-2
1/4" = 1'-0" PER PLAN

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" REVERSE

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT 3FL-EXT STYLE-3
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3FLR BUILDING STRIP FRONT

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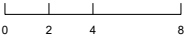


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820250090
CENTRO SQUARE
MONTGOMERY COUNTY, MD
2023684

SCHEMATIC DESIGN
September 30, 2025



TOWNHOUSE 20'X42'
STRIP ELEVATIONS
3 FLOORS

ARCH-01

E-FILE STAMP



LOT

3FL-EXT STYLE-3

1/4" = 1'-0"

PER PLAN

HI-VIZ END

LOT

MPDU-EXT STYLE-1

1/4" = 1'-0"

PER PLAN

LOT

MPDU-EXT STYLE-1

1/4" = 1'-0"

REVERSE

LOT

3FL-EXT STYLE-2

1/4" = 1'-0"

PER PLAN

LOT

3FL-EXT STYLE-3

1/4" = 1'-0"

REVERSE

3FLR BUILDING REAR

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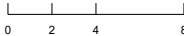


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September 30, 2025



TOWNHOUSE 20'X42'
STRIP ELEVATIONS
3 FLOORS

ARCH-02

E-FILE STAMP



LOT 3FL-EXT STYLE-3
1/4" = 1'-0" REVERSE
LOW -VIZ END

3 FLR BUILDING STRIP LEFT SIDE



LOT 3FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN
HI -VIZ END

3FLR BUILDING RIGHT SIDE

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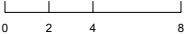


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2023684

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September 30, 2025



TOWNHOUSE 20'X42'
STRIP ELEVATIONS
3 FLOORS

ARCH-03

E-FILE STAMP



3FL- EXTERIOR STYLE- 3
RUSTICATED BRICK VENEER ONLY
AVAILABLE FOR END UNIT

3FL- EXTERIOR STYLE- 2

MPDU- EXTERIOR STYLE- 1

MPDU- EXTERIOR STYLE- 1

3FL- EXTERIOR STYLE- 3
RUSTICATED BRICK VENEER ONLY
AVAILABLE FOR END UNIT

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3FLR BUILDING STRIP FRONT

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Signature: _____ Date: _____



E-FILE STAMP



3FLR BUILDING REAR

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TOWNHOME STRIP REAR ELEVATION
3 FLOOR UNITS

ARCH-02

E-FILE STAMP



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Signature: _____ Date: _____

LOT 3FL-EXT STYLE-3
1/4" = 1'-0" REVERSE
LOW-VIZ END

3 FLR BUILDING STRIP LEFT SIDE

LOT 3FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN
HI-VIZ END

3FLR BUILDING RIGHT SIDE

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AVAILABLE FOR END UNIT

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LOT MPDU-EXT STYLE-1
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BUILDING STRIP FRONT

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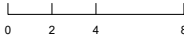


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September 30, 2025



TOWNHOUSE 20'X42'
STRIP ELEVATIONS
4 FLOORS

ARCH-01

E-FILE STAMP



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BUILDING STRIP REAR

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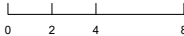


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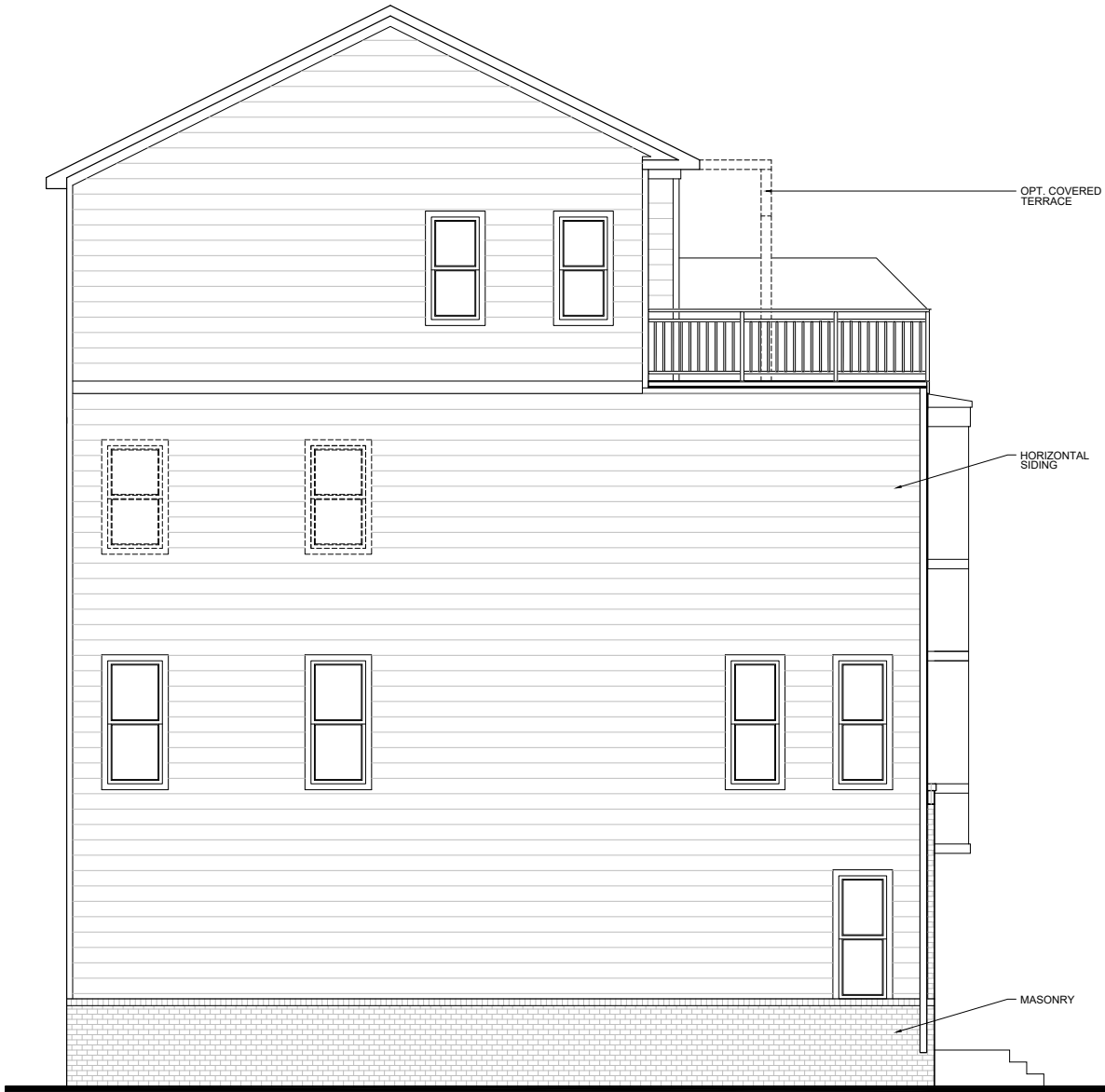
SCHEMATIC DESIGN
September 30, 2025



TOWNHOUSE 20'X42'
STRIP ELEVATIONS
4 FLOORS

ARCH-02

E-FILE STAMP



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Signature: _____ Date: _____

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1/4" = 1'-0" REVERSE
LOW-VIZ END

BUILDING STRIP LEFT SIDE

LOT 4FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN
HI-VIZ END

BUILDING STRIP RIGHT SIDE

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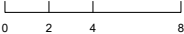


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TOWNHOUSE 20'X42'
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RUSTICATED BRICK VENEER ONLY
AVAILABLE FOR END UNIT

LOT 4FL-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" REVERSE

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT 4FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN
RUSTICATED BRICK VENEER ONLY
AVAILABLE FOR END UNIT

BUILDING STRIP FRONT

Disclaimer:
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E-FILE STAMP



DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval No. 820250090, including Approval Conditions, Development Program and Certified Site Plan.

Developer's Name: Tri Pointe Homes
Contact Person: Gio Esposito
Address: 12435 Park Potomac Avenue, Suite 600 Potomac, MD 20854
Phone: 301.803.4984

Signature: _____ Date: _____

LOT 4FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" REVERSE

LOT 4FL-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT 4FL-EXT STYLE-3
1/4" = 1'-0" REVERSE

BUILDING STRIP REAR

Disclaimer:
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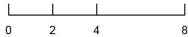


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202.599.9191



820250090
CENTRO SQUARE

SCHEMATIC DESIGN
September 30, 2025



STRIP ELEVATIONS
4 FLOOR UNITS

ARCH-02

E-FILE STAMP



DEVELOPER'S CERTIFICATE

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Contact Person: Gio Esposito

Address: 12435 Park Potomac Avenue, Suite 600 Potomac, MD 20854

Phone: 301.803.4984

Signature: _____ Date: _____

LOT 4FL-EXT STYLE-3
1/4" = 1'-0" REVERSE
LOW -VIZ END

BUILDING STRIP LEFT SIDE

LOT 4FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN
HI -VIZ END

BUILDING STRIP RIGHT SIDE

Disclaimer:
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E-FILE STAMP



ELEVATION 2
MARKET RATE
24X52 BACK-TO-BACK

ELEVATION 2 ONLY
AVAILABLE FOR END UNIT

ELEVATION 3
MARKET RATE
24X52 BACK-TO-BACK

ELEVATION 1
MPDU
22X48 BACK-TO-BACK

ELEVATION 1
MPDU
22X48 BACK-TO-BACK

ELEVATION 3
MARKET RATE
24X52 BACK-TO-BACK

ELEVATION 3
MARKET RATE
24X52 BACK-TO-BACK

ELEVATION 2
MARKET RATE
24X52 BACK-TO-BACK

ELEVATION 2 ONLY
AVAILABLE FOR END UNIT

DEVELOPER'S CERTIFICATE

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Contact Person: Gio Esposito

Address: 12435 Park Potomac Avenue, Suite 600 Potomac, MD 20854

Phone: 301.803.4984

Signature: _____ Date: _____

7 - UNIT BUILDING STRIP

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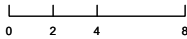


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820250090
CENTRO SQUARE
BACK TO BACK 24'X52'

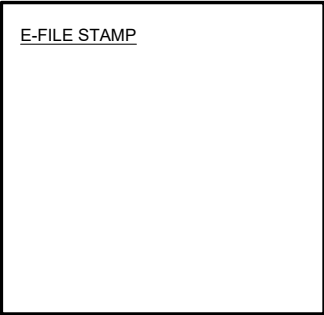
SCHEMATIC DESIGN
September 30, 2025



STRIP ELEVATIONS

ARCH-01

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, license number 20014, Expiration Date: 09/11/2027.



ELEVATION 2
TYPICAL LOW VISIBILITY
END UNIT SIDE ELEVATION

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 820250090, including Approval Conditions, Development Program and Certified Site Plan.

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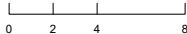


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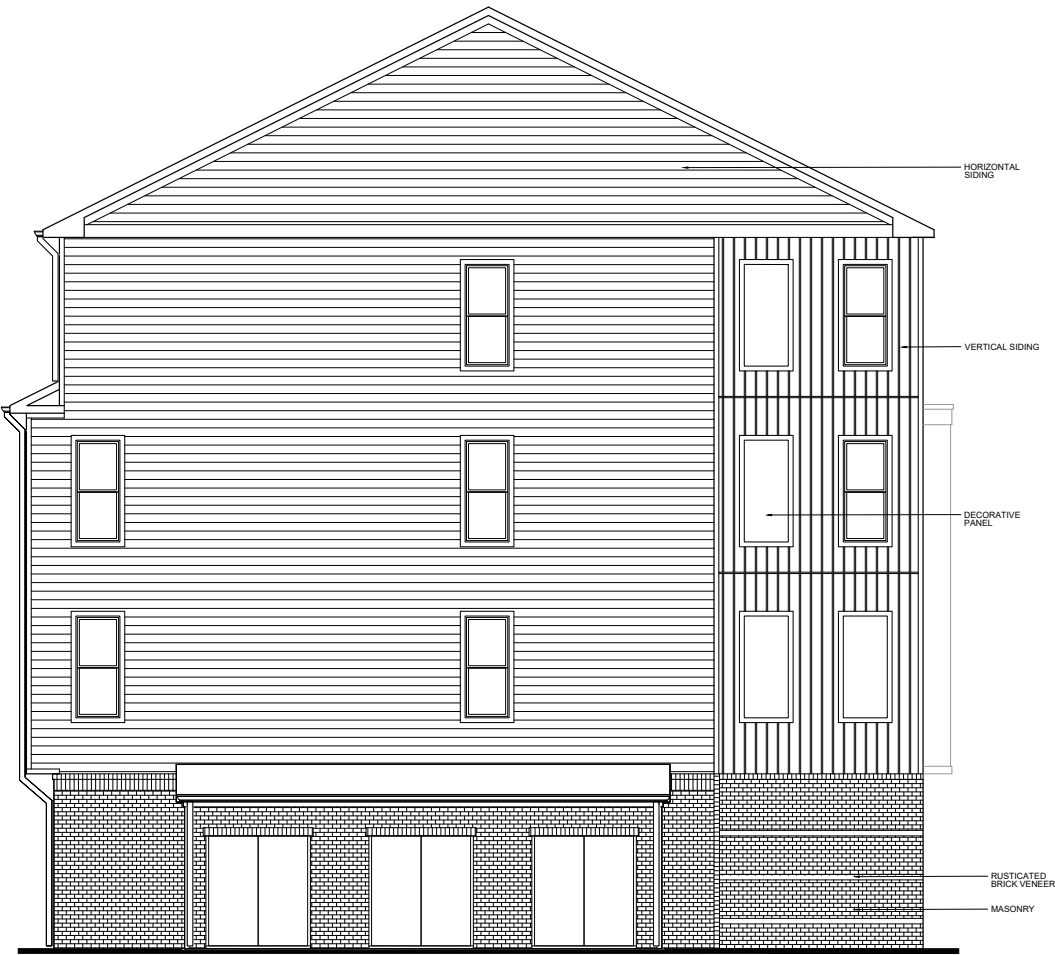
820250090
CENTRO SQUARE
BACK TO BACK 24'X52'

SCHEMATIC DESIGN
September 30, 2025



STRIP ELEVATIONS

ARCH-02



ELEVATION 2
TYPICAL HIGH VISIBILITY
END UNIT SIDE ELEVATION

Disclaimer:
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E-FILE STAMP



ELEVATION 2
MARKET RATE
24X52 BACK-TO-BACK

ELEVATION 3
MARKET RATE
24X52 BACK-TO-BACK

ELEVATION 3
MARKET RATE
24X52 BACK-TO-BACK

ELEVATION 1
MPDU
22X48 BACK-TO-BACK

ELEVATION 1
MPDU
22X48 BACK-TO-BACK

ELEVATION 3
MARKET RATE
24X52 BACK-TO-BACK

ELEVATION 2
MARKET RATE
24X52 BACK-TO-BACK

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Contact Person: Gio Esposito
Address: 12435 Park Potomac Avenue, Suite 600 Potomac, MD 20854
Phone: 301.803.4984

Signature: _____ Date: _____

7 - UNIT BUILDING STRIP

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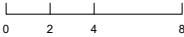


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820250090
CENTRO SQUARE
BACK TO BACK 24'X52'

SCHEMATIC DESIGN
September 30, 2025



STRIP ELEVATIONS

ARCH-03

E-FILE STAMP



ELEVATION 2

ELEVATION 3

ELEVATION 1 MPDU

ELEVATION 1 MPDU

ELEVATION 3

ELEVATION 3

ELEVATION 2

VERTICAL SIDING

COVERED OUTDOOR LIVING

RUSTICATED BRICK VENEER

ENTRY AWNING

CANOPY

METAL RAILING

DECORATIVE PANELING

MASONRY

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 820250090, including Approval Conditions, Development Program and Certified Site Plan.

Developer's Name: Tri Pointe Homes

Contact Person: Gio Esposito

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E-FILE STAMP



ELEVATION 2
TYPICAL LOW VISIBILITY
END UNIT SIDE ELEVATION

ELEVATION 2
TYPICAL HIGH VISIBILITY
END UNIT SIDE ELEVATION

DEVELOPER'S CERTIFICATE

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E-FILE STAMP



ELEVATION 2

ELEVATION 3

ELEVATION 3

ELEVATION 1
MPDU

ELEVATION 1
MPDU

ELEVATION 3

ELEVATION 2
HI - VIS

HORIZONTAL SIDING

COVERED OUTDOOR
LIVING

METAL RAILING

DEVELOPER'S CERTIFICATE

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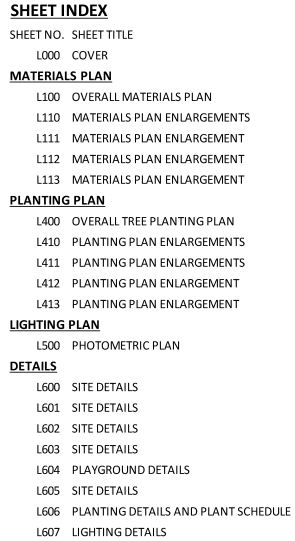
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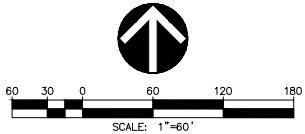
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E-FILE STAMP

[illegible]

4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 220NW07 &
221NW07
TAX MAP: GS341 & GS342



NOT FOR CONSTRUCTION



Developer's Name: Tri Pointe Homes

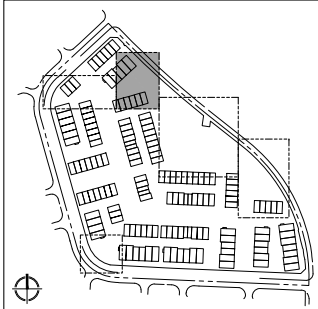
Contact Person: Gio Esposito

Address: 12435 Park Potomac Avenue, Suite 600, Potomac, MD 20854

Phone: 301.803.4832
















Signature: _____ Date: _____

E-FILE STAMP



KEY MAP
SCALE: 1" = 250'

LEGEND

- | | |
|---|---|
|  | BIORETENTION (SEE SWM PLAN FOR DETAILS) |
|  | PROPOSED CONCRETE PAVING-VEHICULAR |
|  | PROPOSED CONCRETE PAVING-PEDESTRIAN |
|  | PROPOSED CONCRETE PAVER-VEHICULAR |
|  | PROPOSED CRUSHED GRANITE PAVING |
|  | PROPOSED STAMPED CONCRETE |
| | |
|  | EXISTING EASEMENTS |
|  | PROPOSED DRY UTILITY EASEMENT |
|  | PROPOSED PUBLIC UTILITY EASEMENT |
|  | PROPOSED STORMWATER EASEMENT |
|  | PROPOSED WSSC EASEMENT |
|  | PROPOSED STORM DRAIN |
| | |
|  | LIMIT OF DISTURBANCE |
| | |
|  | PROPOSED STREET LIGHT |
|  | PROPOSED BOLLARD LIGHT |

CIVIL ENGINEER:
VIKA MARYLAND, LLC
20251 CENTURY BLVD.
SUITE 400
GERMANTOWN, MD 20874
(301)-916-4100
WILLIAM ROBINSON, P.E.
robinson@vika.com

LANDSCAPE ARCHITECT:
VIKA MARYLAND, LLC
20251 CENTURY BLVD.
SUITE 400
GERMANTOWN, MD 20874
(301)-916-4100
ESRA SOYTUTAN, ASLA, PLA
LEED AP ND
soytutan@vika.com

PLANNING:
VIKA MARYLAND, LLC
20251 CENTURY BLVD.
SUITE 400
GERMANTOWN, MD 20874
(301)-916-4100
MICHAEL GOODMAN, P.E.
goodman@vika.com

[illegible]CENTRO
SQUARE

4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 220NW07 &
221NW07
TAX MAP: GS341 & GS342

820250090

MATERIALS
PLAN
ENLARGEMENT

PROFESSIONAL SEAL



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: ESRA SOYTUTAN, RLA, LEED AP NO
LIC#000698-000 - 3/2010

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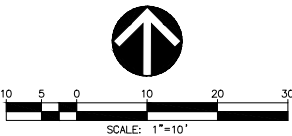
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DRAWN BY: JC
DESIGNED BY: ES
DATE ISSUED: 10/07/25

VIKI
PROJECT VM50602F

DRAWING
NO.

SHEET NO. L-111



DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 820250090, including Approval Conditions, Development Program and Certified Site Plan.

Developer's Name: Tri Pointe Homes

Contact Person: Gio Esposito

Address: 12435 Park Potomac Avenue, Suite 600, Potomac, MD 20854

Phone: 301.801.4832

Signature: _____ Date: _____

Signature: _____ Date: _____

NOT FOR CONSTRUCTION

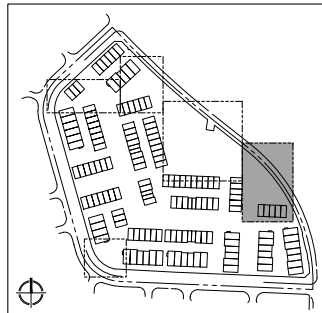


 "FOR LOCATION OF UTILITIES CALL
8-1-1 or 1-800-257-7777 OR LOG ON TO
www.call811.com or <http://www.missutility.net>
48 HOURS IN ADVANCE OF ANY
WORK IN THIS VICINITY"

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: L-111. Plotted By: la.cheng

E-FILE STAMP



KEY MAP
SCALE: 1" = 250'

LEGEND

- | | |
|---|---|
|  | BIORETENTION (SEE SWM PLAN FOR DETAILS) |
|  | PROPOSED CONCRETE PAVING-VEHICULAR |
|  | PROPOSED CONCRETE PAVING-PEDESTRIAN |
|  | PROPOSED CONCRETE PAVER-VEHICULAR |
|  | PROPOSED CRUSHED GRANITE PAVING |
|  | PROPOSED STAMPED CONCRETE |
| | |
|  | EXISTING EASEMENTS |
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|  | PROPOSED WSSC EASEMENT |
|  | PROPOSED STORM DRAIN |
| | |
|  | LIMIT OF DISTURBANCE |
|  | PROPOSED STREET LIGHT |
|  | PROPOSED BOLLARD LIGHT |

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MICHAEL GOODMAN, P.E.
goodman@vika.com

[illegible]CENTRO
SQUARE

4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 220NW07 &
221NW07
TAX MAP: GS341 & GS342

820250090

MATERIALS
PLAN
ENLARGEMENT

PROFESSIONAL SEAL



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM
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UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: ESRA SOYTUTAN, RLA, LEED AP ND

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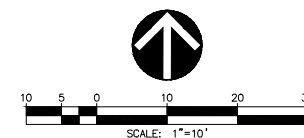
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DRAWN BY: JC
DESIGNED BY: ES
DATE ISSUED: 10/07/25

VIKI
PROJECT VM50602F

DRAWING
NO.

SHEET NO. L-113



DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 820250090, including Approval Conditions, Development Program and Certified Site Plan.

Developer's Name: Tri Pointe Homes
 Contact Person: Gio Esposito
 Address: 12435 Park Potomac Avenue, Suite 600, Potomac, MD 20854
 Phone: 301.803.4832
 Signature: _____ Date: _____

Signature: _____ Date: _____

— 5FT WIDE CONCRETE PAVING,
SEE CIVIL DRAWINGS FOR DETAILS

1
I-601

CONCRETE STAIR WITH
HANDRAIL
TYP.

1 PEDESTRIAN CONCRETE PAVING
WITH PATTERN STAMPED
TYP.

5
L-600

BRICK VENEER SEAT WALL
WITH BLUESTONE CAP
TYP.

2
L-607

PATH LIGHT
TYP.

1
L-607

PRIVATE STREET LIGHT
FIXTURE AND POLE
TYPE

3 VEHICULAR RATED CONCRETE
L-600 PAVERS ON CONCRETE BASE TYP.

— CONCRETE PAVING,
SEE CIVIL DRAWINGS FOR DETAILS

SHEET L112

REMOVABLE BOLLARD
5 FT O.C. -TYP.

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"

LAYOUT: L-113, Plotted By: Jg.chen

E-FILE STAMP



1 ADULT FITNESS EQUIPMENT TYPE 1
NOT TO SCALE

P-50602-PG-01



2 ADULT FITNESS EQUIPMENT TYPE 2
NOT TO SCALE

P-50602-PG-02



3 NEIGHBORHOOD LITTLE FREE LIBRARY
NOT TO SCALE

P-50602-F-12



4 BRICK VENEER COUNTER TOP
NOT TO SCALE

P-50602-S-01



5 ENTRY SIGN @ PLAZA
NOT TO SCALE

P-50602-S-02



 "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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LAYOUT: L-605, Plotted By: ja.cheng



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

Our Site Set on the Future.

PREPARED FOR:
TRI POINTE HOMES
12435 PARK POTOMAC AVE., SUITE
600
POTOMAC, MD 20854

CONTACT: GIO ESPOSITO
(301)-803-4832

ATTORNEY:
LERCH, EARLY &
BREWER, CHTD.
7600 WISCONSIN AVE., SUITE 700
BETHESDA, MD. 20814

CONTACT: PATRICK O'NEILL
(301)-986-1300
ploniel@learcheary.com

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GERMANTOWN, MD 20874
(301)-916-4100
WILLIAM ROBINSON, P.E.
robinson@vika.com

LANDSCAPE ARCHITECT:
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(301)-916-4100
ESRA SOYTUTAN, ASLA, PLA
LEED AP ND
soytutan@vika.com

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MICHAEL GOODMAN, P.E.
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[illegible]

CENTRO
SQUARE

4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 220NW07 &
221NW07
TAX MAP: GS341 & GS342

820250090

SITE DETAILS

PROFESSIONAL SEAL



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 UNDER THE LAWS OF THE STATE OF MARYLAND.
 NAME: ESRA SOUTHTON, RLA, LEAD AP NO
 LICENSE NO.: 7666
 EXPIRATION DATE: 03/01/2022

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DESIGNED BY: ES

DATE ISSUED: 10/07/25

MICA

PROJECT VM50602

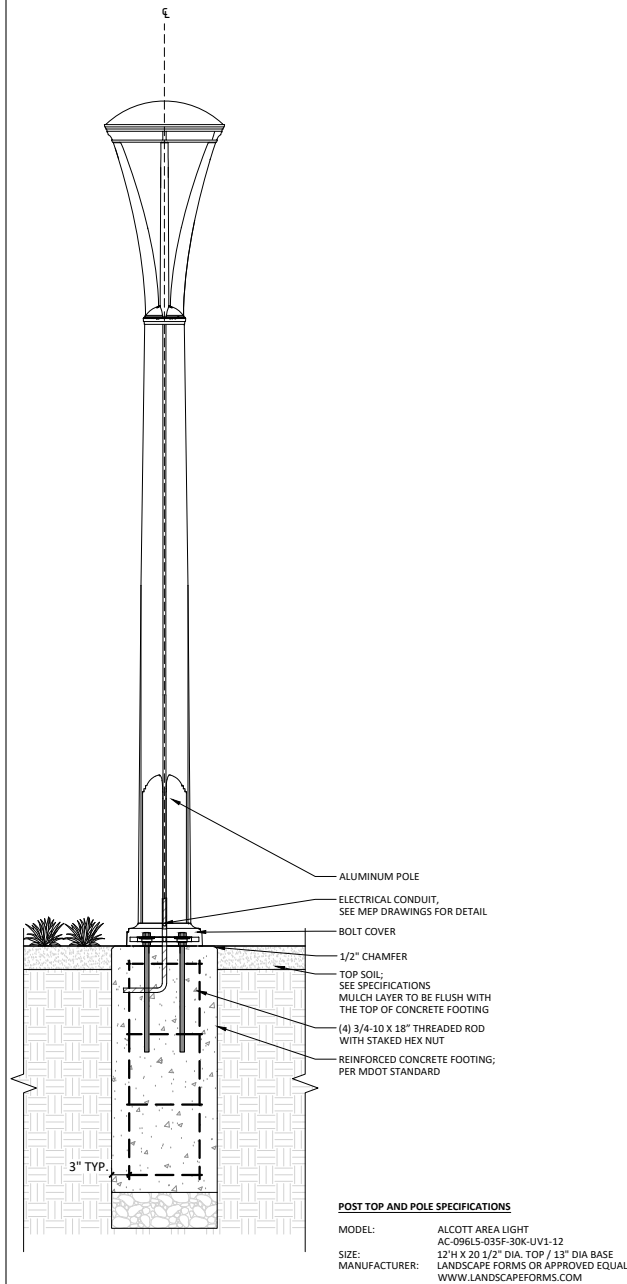
DRAWING

NO.

SHEET NO. L-605

\\50501-51000\50602\CA00\SITE\PILOT_SHEETS\50602200_P_LA_DET_6wg ~ Tuesday, October 7, 2025 4:42:39 PM

E-FILE STAMP



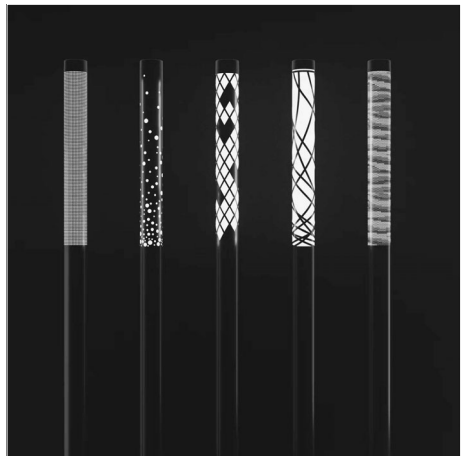
POST TOP AND POLE SPECIFICATIONS

MODEL: ALCOTT AREA LIGHT
AC-096L5-035F-30K-UV1-12
SIZE: 12"H X 20 1/2" DIA. TOP / 13" DIA BASE
MANUFACTURER: LANDSCAPE FORMS OR APPROVED EQUIVALENT
WWW.LANDSCAPEFORMS.COM



PATH SPECIFICATIONS:

MODEL: PLBAC-102-BK-TYPE III-3000K-UV7
 SIZE: 6"DIA. BASE, 35" HGT.
 INSTALLATION: FOLLOW MANUFACTURER'S INSTALLATION GUIDELINES
 MANUFACTURER: FIRST LIGHT TECHNOLOGIES OR APPROVED EQUAL
<https://flt.com/>



DECORATIVE POLE LIGHT SPECIFICATIONS:

MODEL: LIGHT COLUMN PEDESTRIAN LIGHTING
 SIZE: 6" DIA. X 132.5" H
 INSTALLATION: FOLLOW MANUFACTURER'S INSTALLATION GUIDELINES
 MANUFACTURER: FORMS-SURFACES OR APPROVED EQUAL
WWW.FORMS-SURFACES.COM

1 PRIVATE STREET LIGHT FIXTURE AND POLE

$$1^n = 1^0 - 0^n$$

P-50602-L-01

2 PATH LIGHT

NOT TO SCALE | OR APPROVED EQUAL

P-50602-L-05

② DECORATIVE POLE LIGHT

NOT TO SCALE | OR APPROVED EQUAL

P-50602-L-06

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: L-607, Plotted By: ja.cheng



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Germantown, MD 20874
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600
POTOMAC, MD 20854

CONTACT: GIO ESPOSITO
(301)-803-4832

ATTORNEY:
LERCH, EARLY &
BREWER, CHTD.
7600 WISCONSIN AVE., SUITE 700
BETHESDA, MD. 20814

CONTACT: PATRICK O'NEILL
(301)-986-1300
ploniel@leearchearly.com

CIVIL ENGINEER:
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4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
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WSSC GRID: 220NW07 &
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TAX MAP: GS341 & GS342

820250090

LIGHTING DETAILS



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NAME: ESRA SOYTUTAN, RLA, LEED AP NO
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VIKI
PROJECT VM50602F

DRAWING
NO.

SHEET NO. L-607



ELEVATION 1



ELEVATION 2



ELEVATION 3



REAR ELEVATION



HI-VIS REAR ELEVATION



LOW-VIS END CONDITION

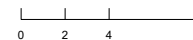


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CENTRO SQUARE
BACK TO BACK 24'X52'

SCHEMATIC DESIGN
July 21, 2025

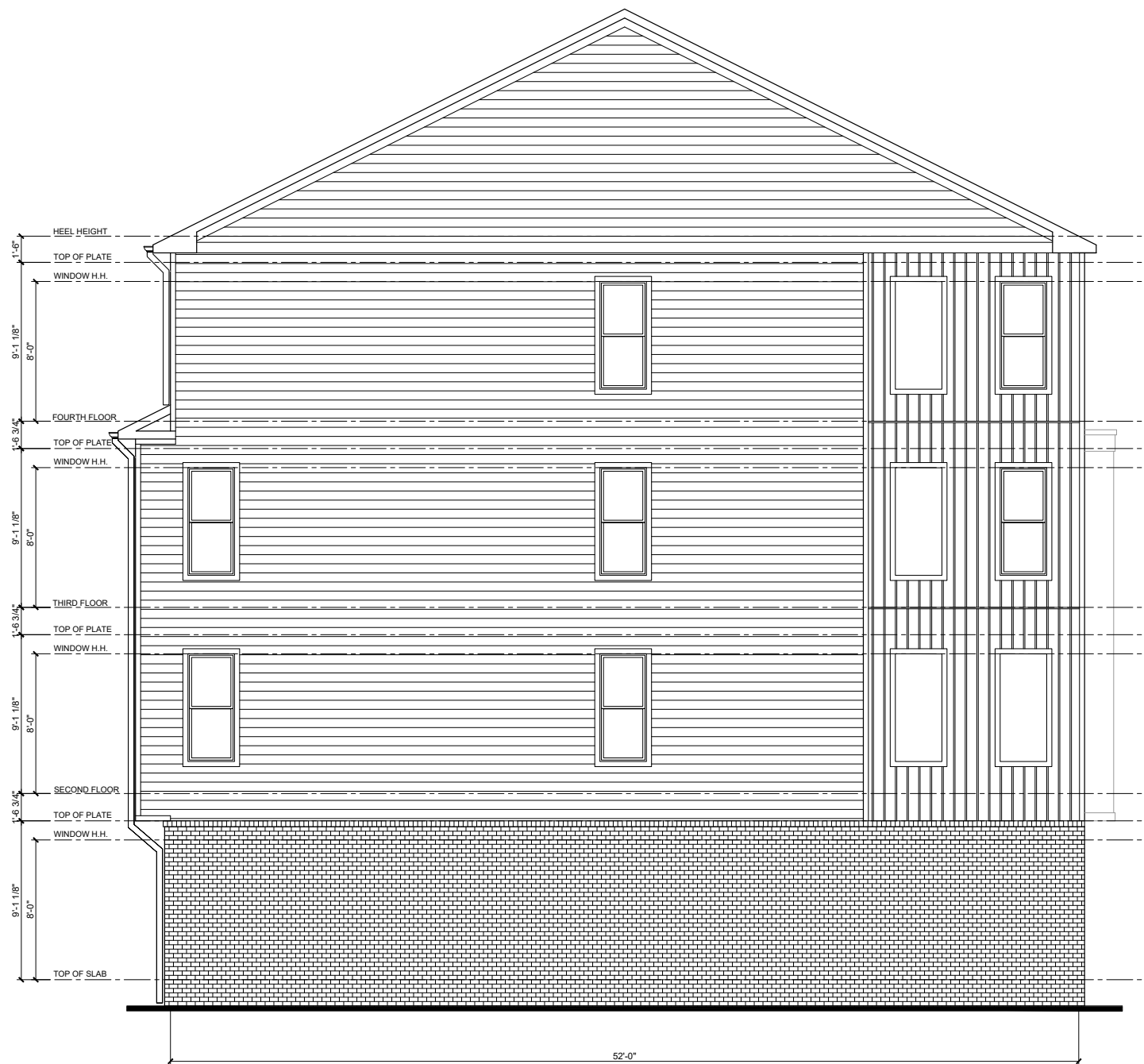


ELEVATIONS

PG 4



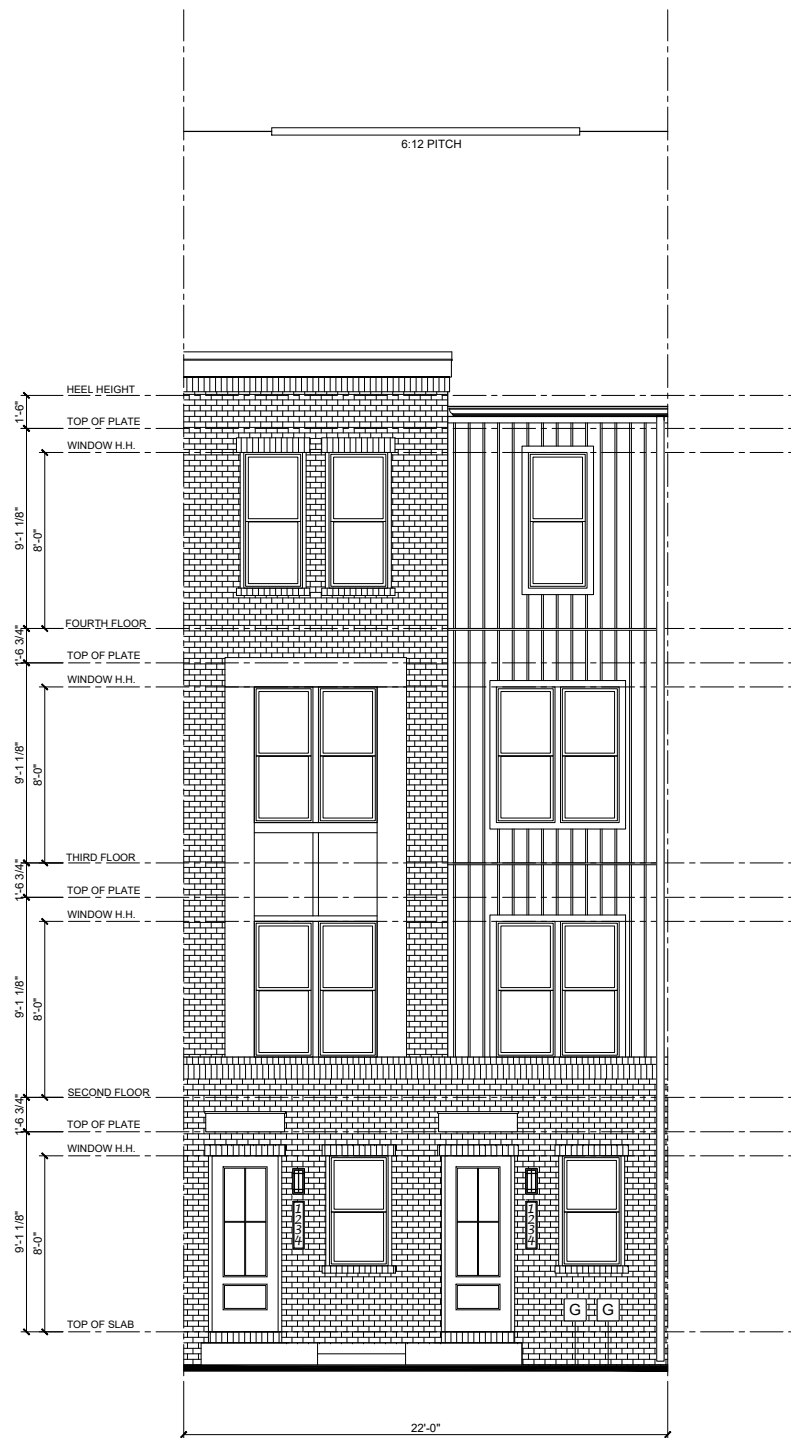
HIGH-VIS END CONDITION - ELEV. 1



HIGH-VIS END CONDITION - ELEV. 2



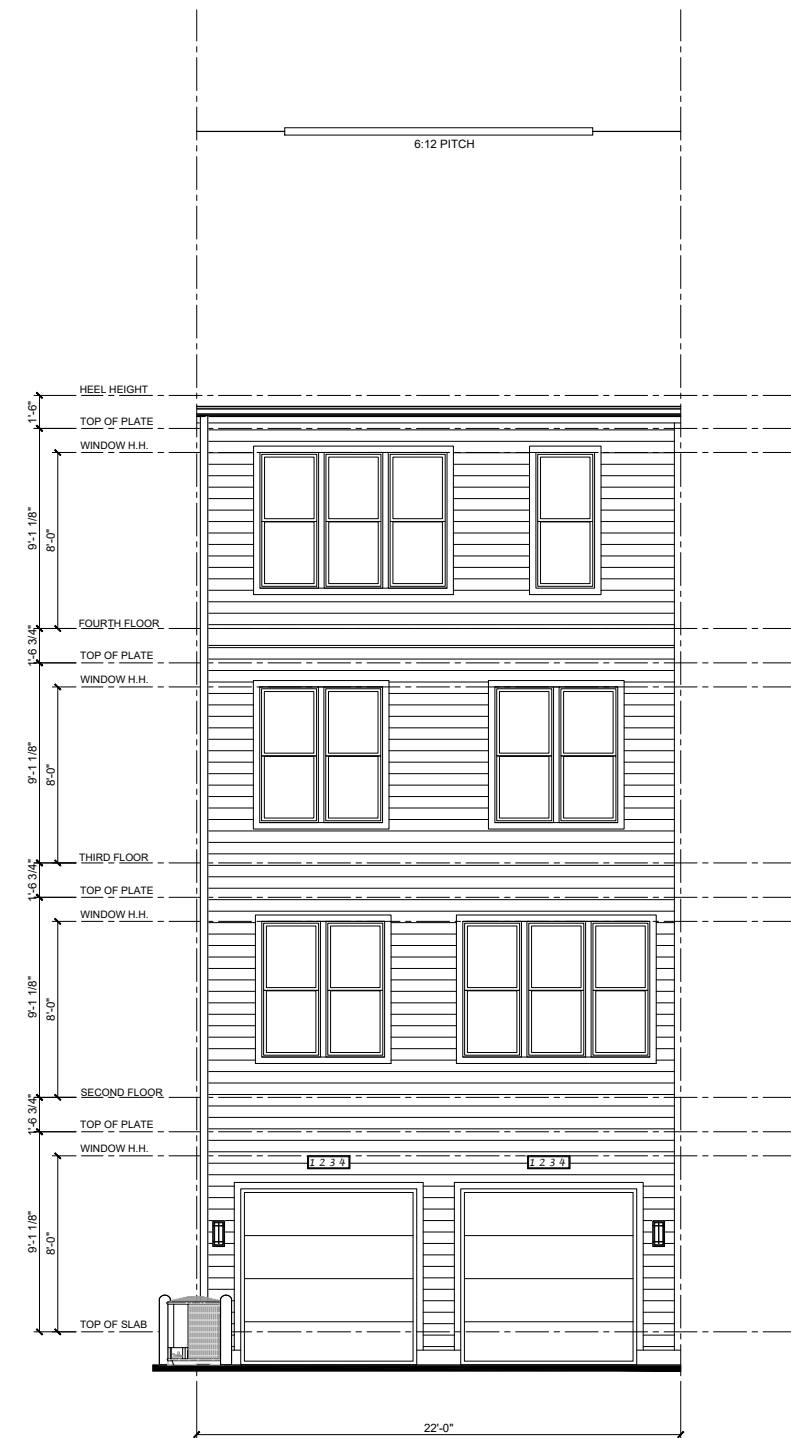
HIGH-VIS END CONDITION - ELEV. 3



ELEVATION 1



ELEVATION 2



REAR ELEVATION

E-FILE STAMP



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7 - UNIT BUILDING STRIP

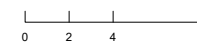


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CENTRO SQUARE
BACK TO BACK 24'X52'

SCHEMATIC DESIGN
July 21, 2025



STRIP ELEVATIONS

PG 1

E-FILE STAMP



ELEVATION 2
TYPICAL LOW VISIBILITY
END UNIT SIDE ELEVATION



ELEVATION 2
TYPICAL HIGH VISIBILITY
END UNIT SIDE ELEVATION

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7 - UNIT BUILDING STRIP

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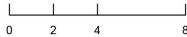


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CENTRO SQUARE
BACK TO BACK 24'X52'

SCHEMATIC DESIGN
JULY 21, 2025



STRIP ELEVATIONS

E-FILE STAMP



ELEVATION 2
TYPICAL LOW VISIBILITY
END UNIT SIDE ELEVATION

ELEVATION 2
TYPICAL HIGH VISIBILITY
END UNIT SIDE ELEVATION

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E-FILE STAMP



ELEVATION 2

ELEVATION 3

ELEVATION 3

ELEVATION 1
MPDU

ELEVATION 1
MPDU

ELEVATION 3

ELEVATION 2
HI - VIS

HORIZONTAL SIDING

METAL RAILING

COVERED OUTDOOR
LIVING

MASONRY

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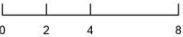
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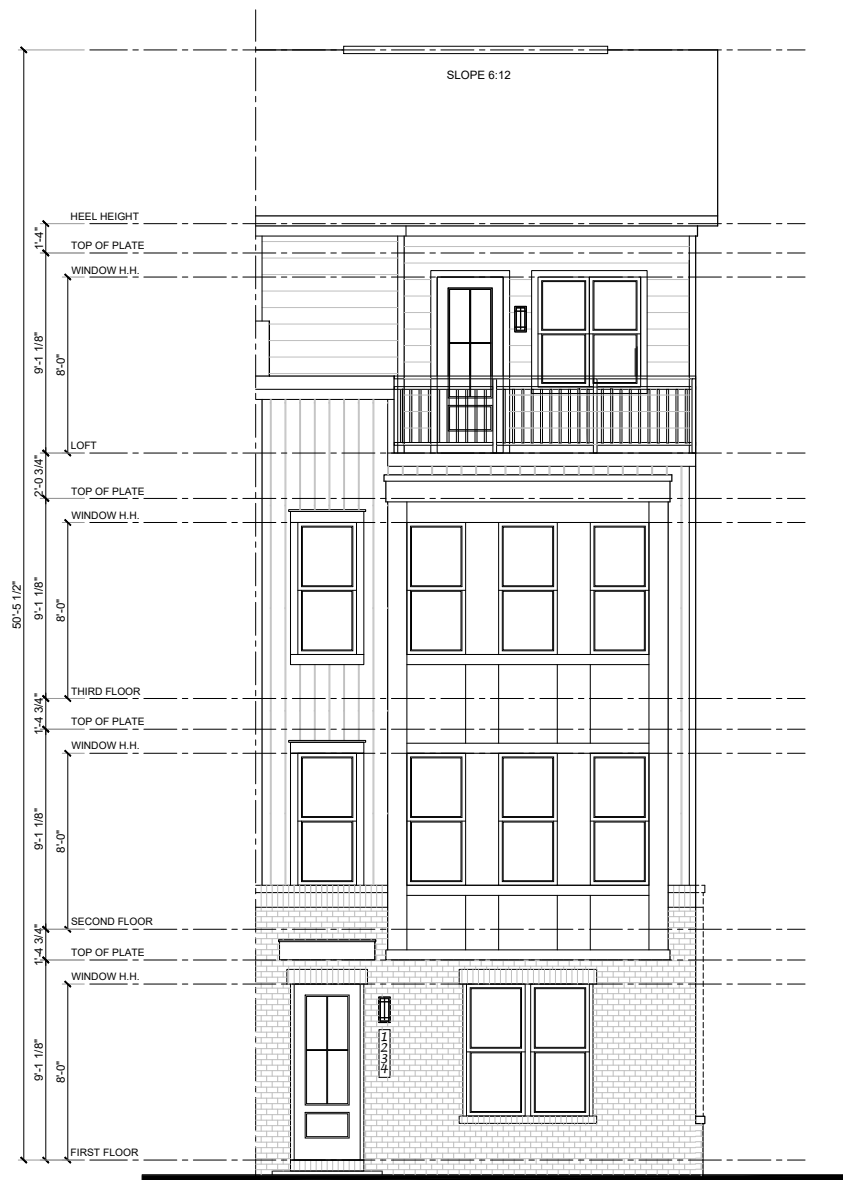
CENTRO SQUARE
BACK TO BACK 24'X52'

SCHEMATIC DESIGN
JULY 21, 2025

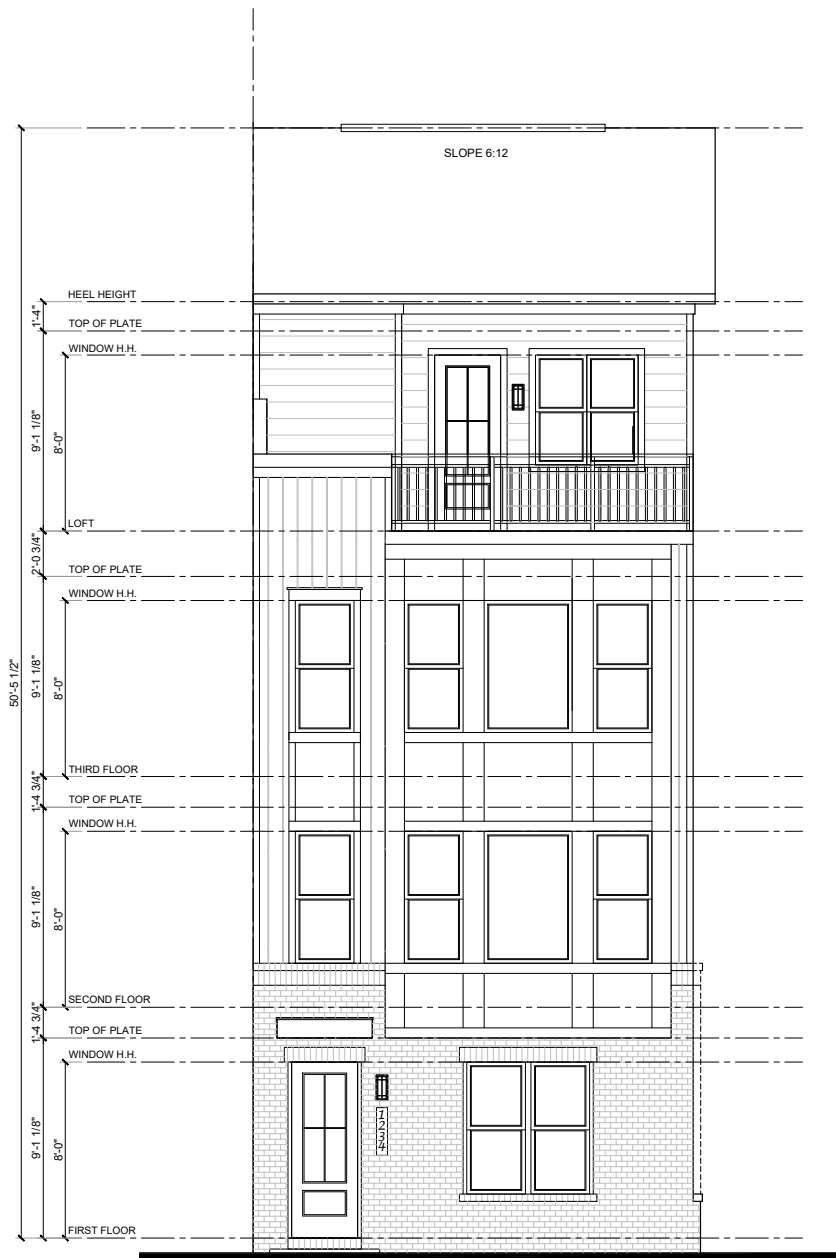


STRIP ELEVATIONS

PG 3



EXTERIOR STYLE 3



EXTERIOR STYLE 2



EXTERIOR STYLE 1



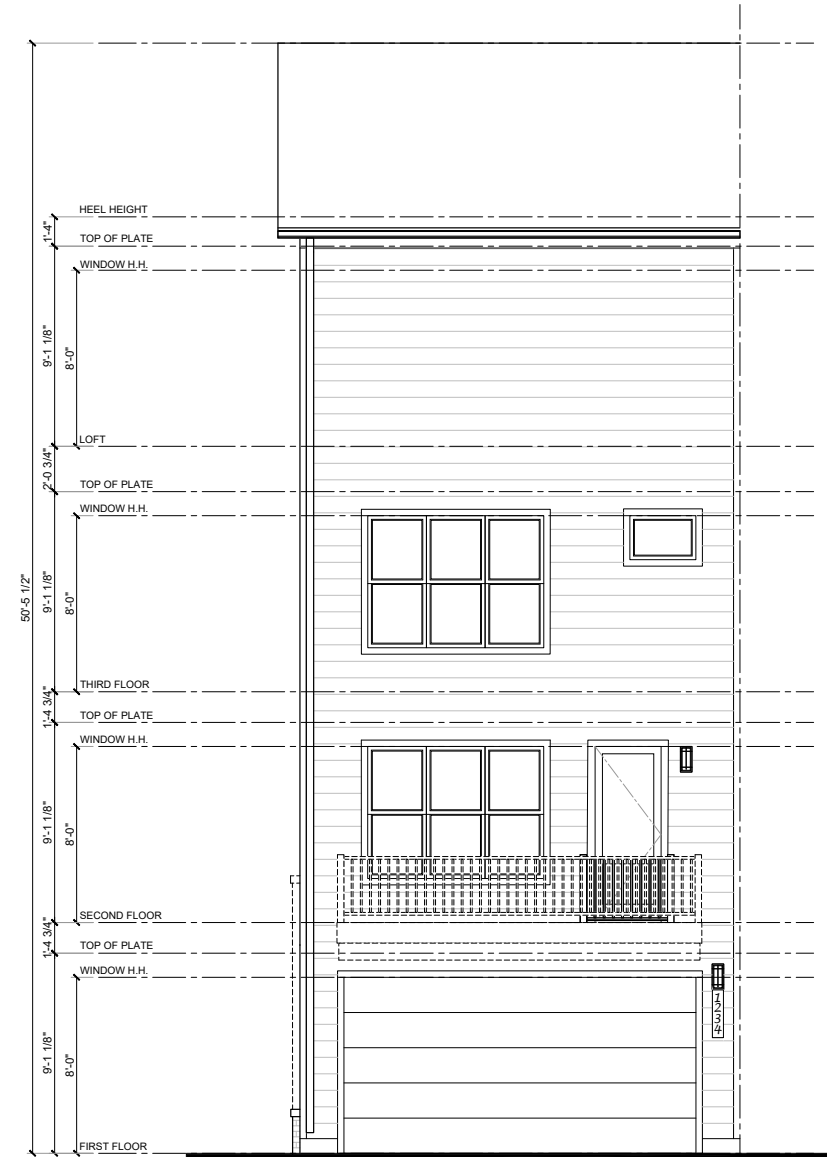
HI-VIZ END CONDITION



LOW-VIS END CONDITION



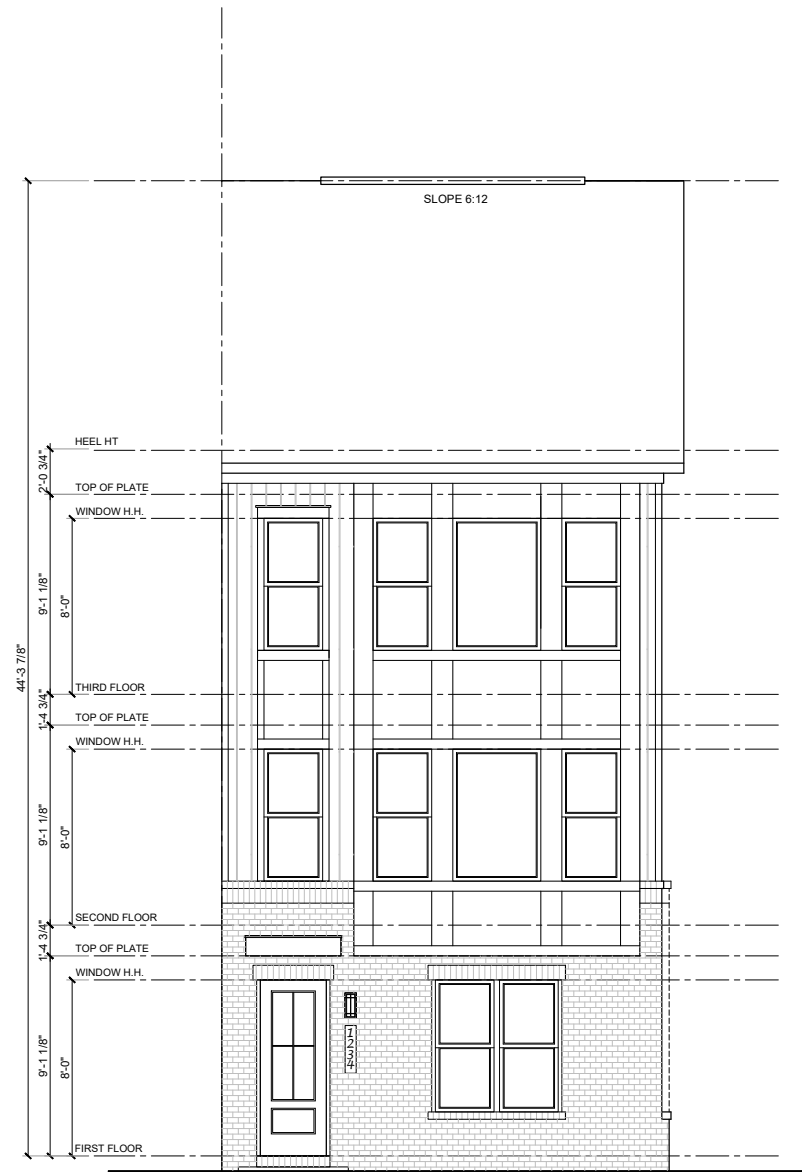
REAR ELEVATION @ OPT. LOFT BEDROOM



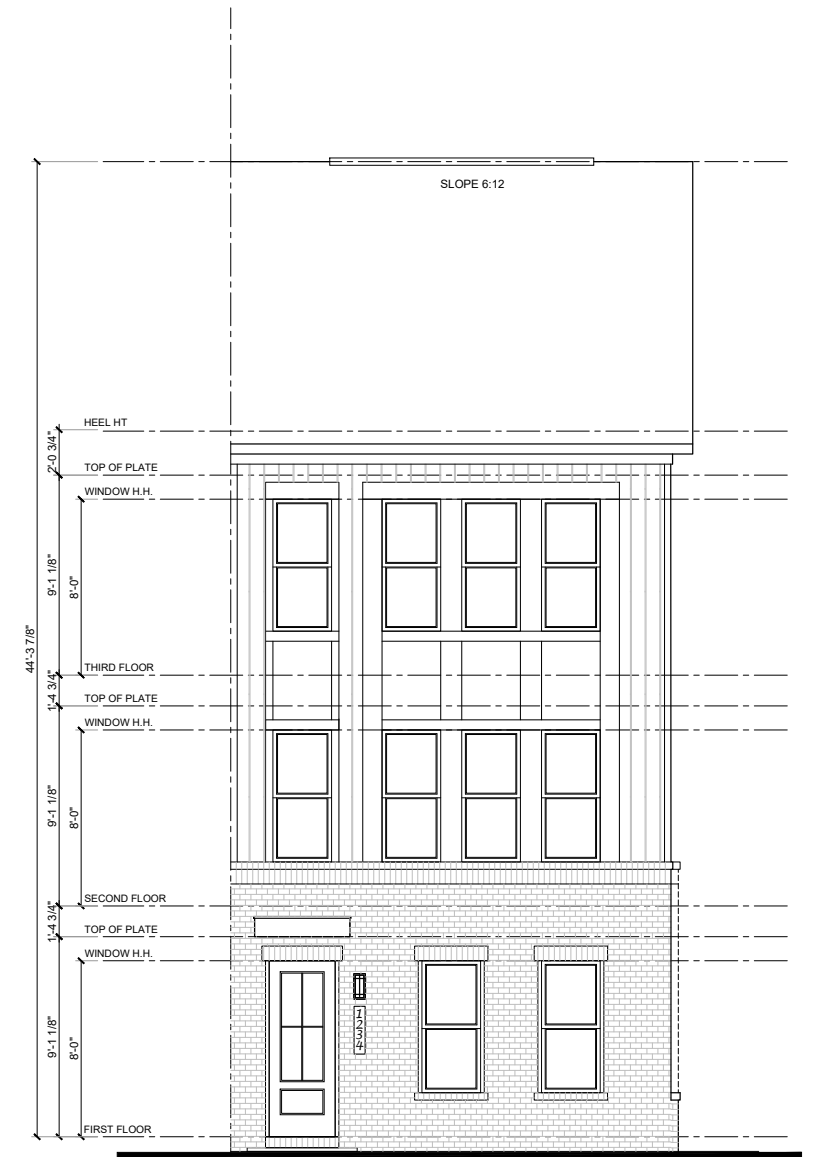
REAR ELEVATION



EXTERIOR STYLE 3



EXTERIOR STYLE 2



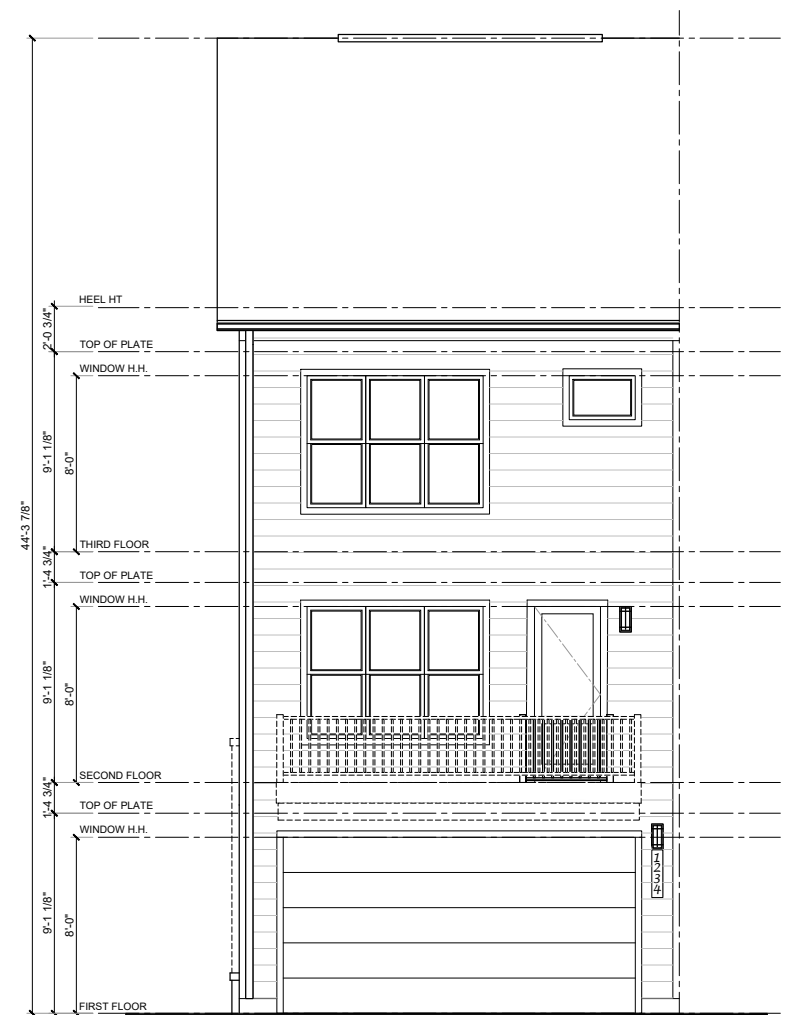
EXTERIOR STYLE 1



SIDE EXTERIOR STYLE @ HI-VIZ



SIDE EXTERIOR STYLE @ LOW-VIZ



REAR EXTERIOR STYLE

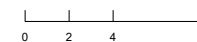


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CENTRO SQUARE

SCHEMATIC DESIGN
July 21, 2025



TOWNHOUSE 20'X42'
REAR EXTERIOR STYLES
@ 3 FLOORS
END UNIT

C-2.5



LOT 4FL-EXT STYLE-3
1/4" = 1'-0" REVERSE

LOT 4FL-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" REVERSE

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT 4FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN
HI-VIZ END

BUILDING STRIP FRONT



LOT 4FL-EXT STYLE-3
1/4" = 1'-0" REVERSE
LOW -VIZ END
BUILDING STRIP LEFT SIDE



LOT 4FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN
HI -VIZ END
BUILDING STRIP RIGHT SIDE



LOT 4FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN
HI-VIZ END

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" REVERSE

LOT 4FL-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT 4FL-EXT STYLE-3
1/4" = 1'-0" REVERSE

BUILDING STRIP REAR



LOT 3FL-EXT STYLE-3
1/4" = 1'-0" REVERSE

LOT 3FL-EXT STYLE-2
1/4" = 1'-0" PER PLAN

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" REVERSE

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT 3FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN
HI-VIZ END

3FLR BUILDING STRIP FRONT



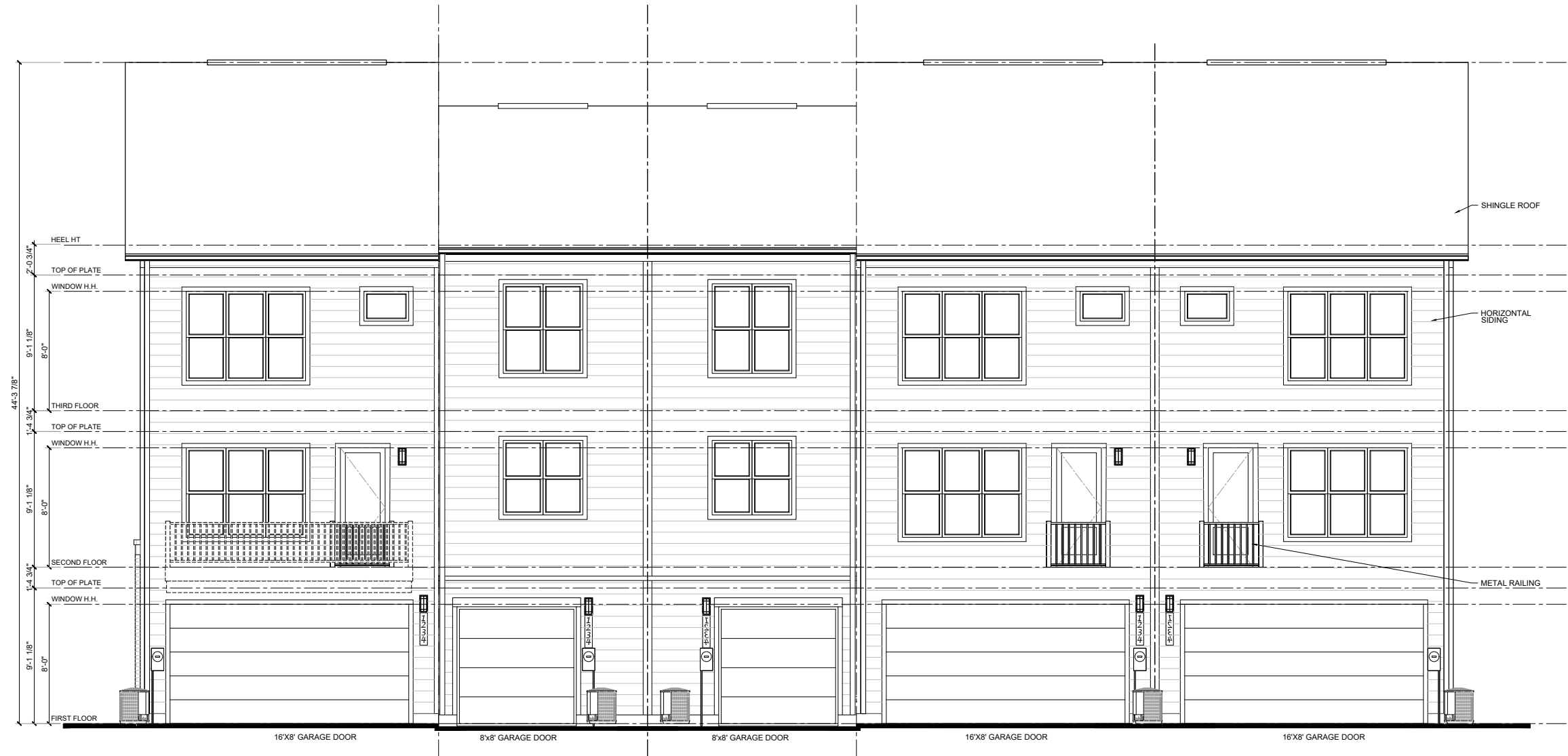
LOT 3FL-EXT STYLE-3
1/4" = 1'-0" REVERSE
LOW -VIZ END

3 FLR BUILDING STRIP LEFT SIDE



LOT 3FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN
HI -VIZ END
HI-VIZ END

3FLR BUILDING RIGHT SIDE



LOT 3FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN
HI-VIZ END

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" REVERSE

LOT 3FL-EXT STYLE-2
1/4" = 1'-0" PER PLAN

LOT 3FL-EXT STYLE-3
1/4" = 1'-0" REVERSE

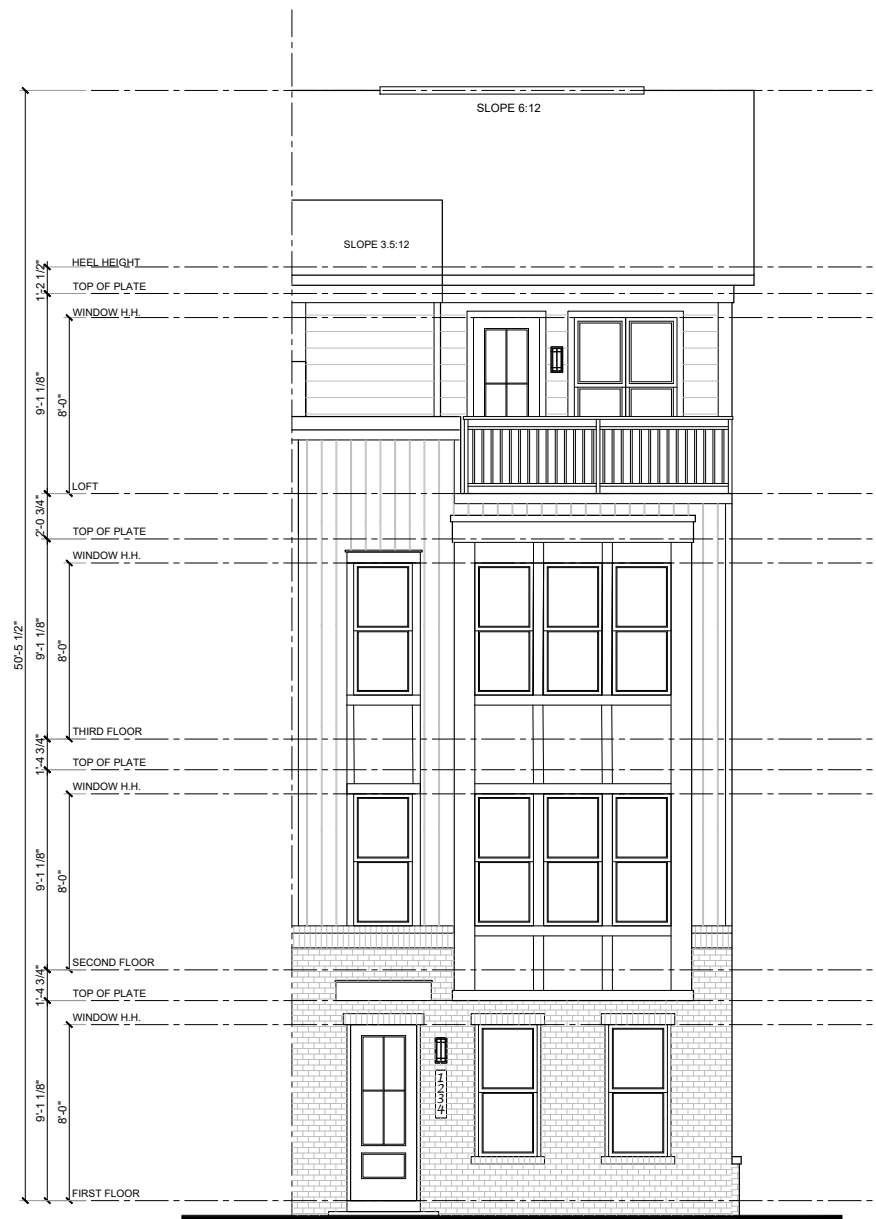
3FLR BUILDING REAR



BUILDING STRIP FRONT



EXTERIOR STYLE 3



EXTERIOR STYLE 2



EXTERIOR STYLE 1



REAR ELEVATION



SIDE EXTERIOR STYLE 1 @ HI-VIZ



SIDE EXTERIOR STYLE-1 @ LOW VIZ



SIDE EXTERIOR STYLE 2 @ HI-VIZ



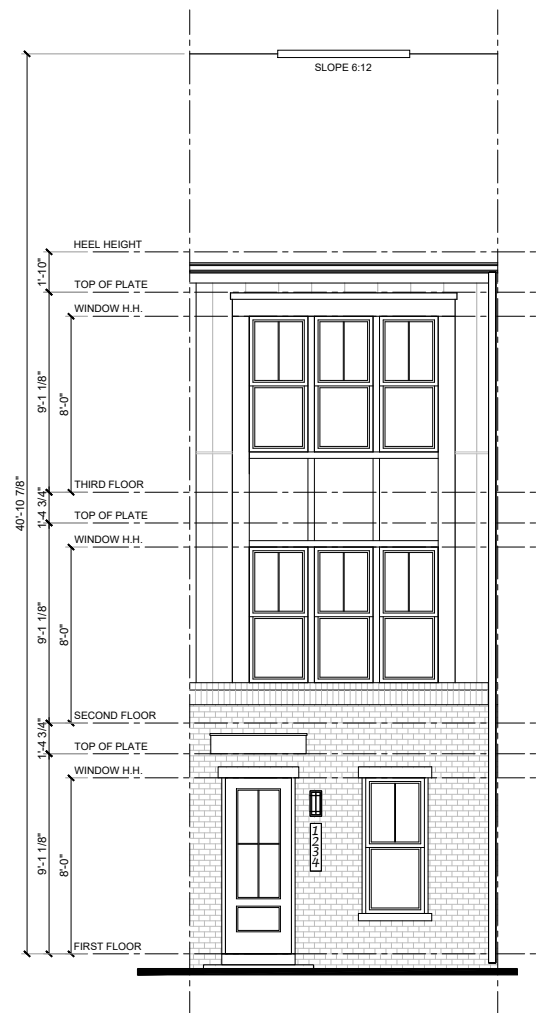
SIDE EXTERIOR STYLE-2 @ LOW VIZ



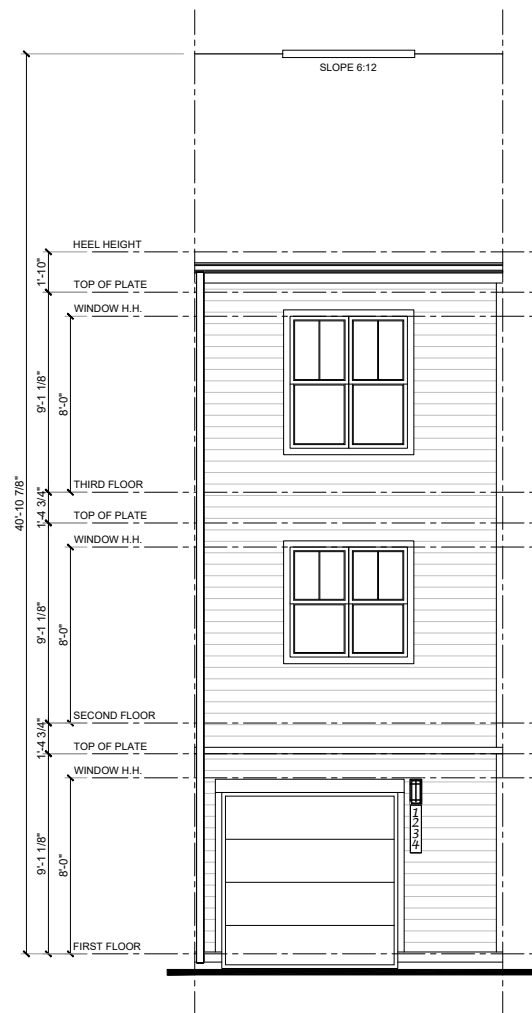
SIDE EXTERIOR STYLE 3 @ HI-VIZ



SIDE EXTERIOR STYLE-3 @ LOW VIZ



FRONT ELEVATION



REAR ELEVATION

E-FILE STAMP



LOT 3FL-EXT STYLE-3
1/4" = 1'-0" REVERSE

LOT 3FL-EXT STYLE-2
1/4" = 1'-0" PER PLAN

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" REVERSE

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT 3FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN

3FLR BUILDING STRIP FRONT

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E-FILE STAMP



LOT 3FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" REVERSE

LOT 3FL-EXT STYLE-2
1/4" = 1'-0" PER PLAN

LOT 3FL-EXT STYLE-3
1/4" = 1'-0" REVERSE

3FLR BUILDING REAR

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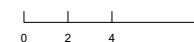


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CENTRO SQUARE
MONTGOMERY COUNTY, MD
2023684

SCHEMATIC DESIGN
July 21, 2025



TOWNHOUSE 20'X42'
STRIP ELEVATIONS
3 FLOORS

E-FILE STAMP



LOT 3FL-EXT STYLE-3
1/4" = 1'-0" REVERSE
LOW -VIZ END

3 FLR BUILDING STRIP LEFT SIDE



LOT 3FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN
HI -VIZ END

3FLR BUILDING RIGHT SIDE

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3FLR BUILDING STRIP FRONT

E-FILE STAMP



3FLR BUILDING REAR

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E-FILE STAMP



LOT 3FL-EXT STYLE-3
1/4" = 1'-0" REVERSE
LOW-VIZ END

3 FLR BUILDING STRIP LEFT SIDE



LOT 3FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN
HI-VIZ END

3FLR BUILDING RIGHT SIDE

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LOT 4FL-EXT STYLE-3
1/4" = 1'-0" REVERSE

LOT 4FL-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" REVERSE

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT 4FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN

BUILDING STRIP FRONT

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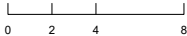


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CENTRO SQUARE
MONTGOMERY COUNTY, MD
2023684

SCHEMATIC DESIGN
July 21, 2025



TOWNHOUSE 20'X42'
STRIP ELEVATIONS
4 FLOORS

E-FILE STAMP



LOT 4FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" REVERSE

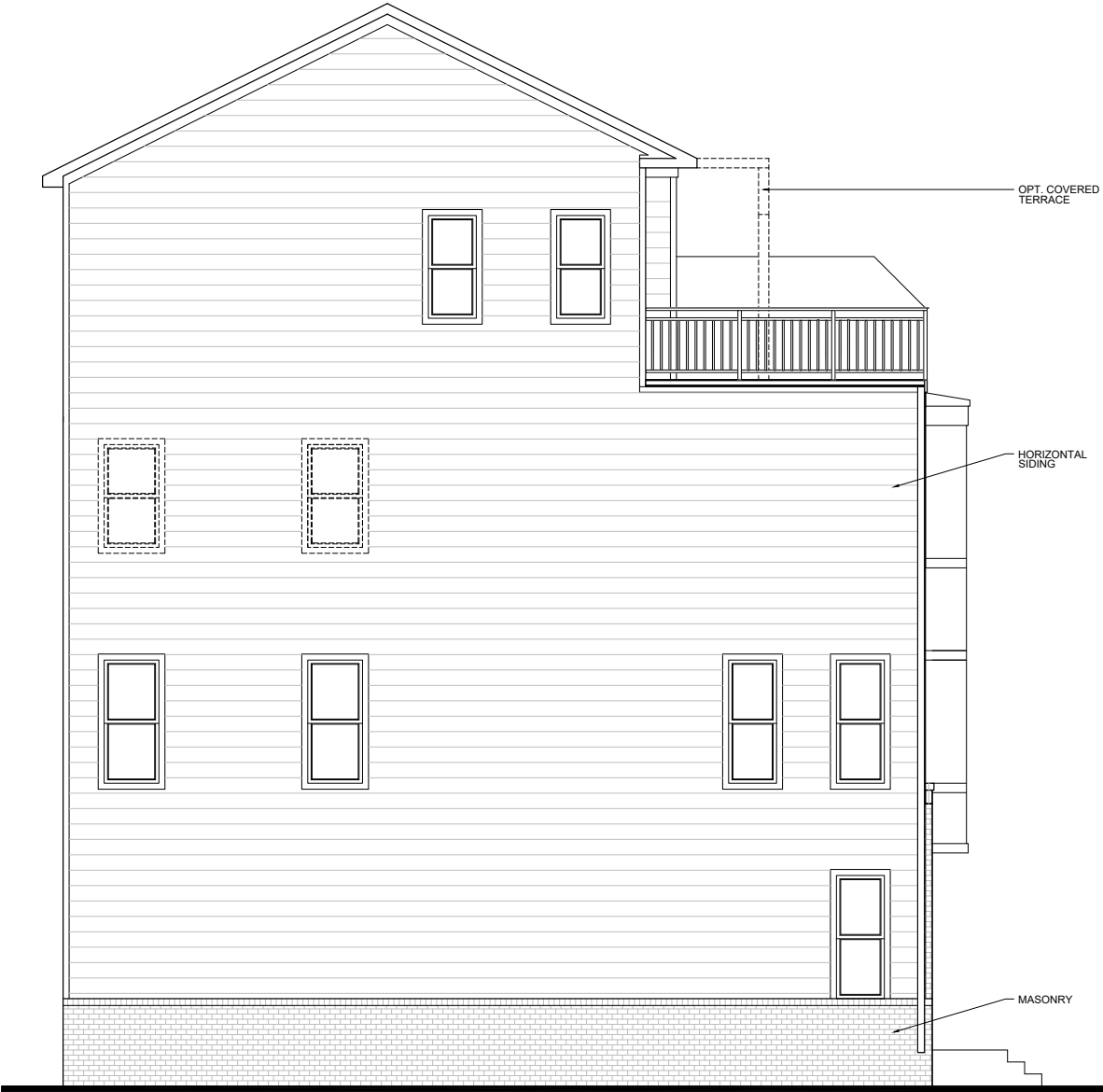
LOT 4FL-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT 4FL-EXT STYLE-3
1/4" = 1'-0" REVERSE

BUILDING STRIP REAR

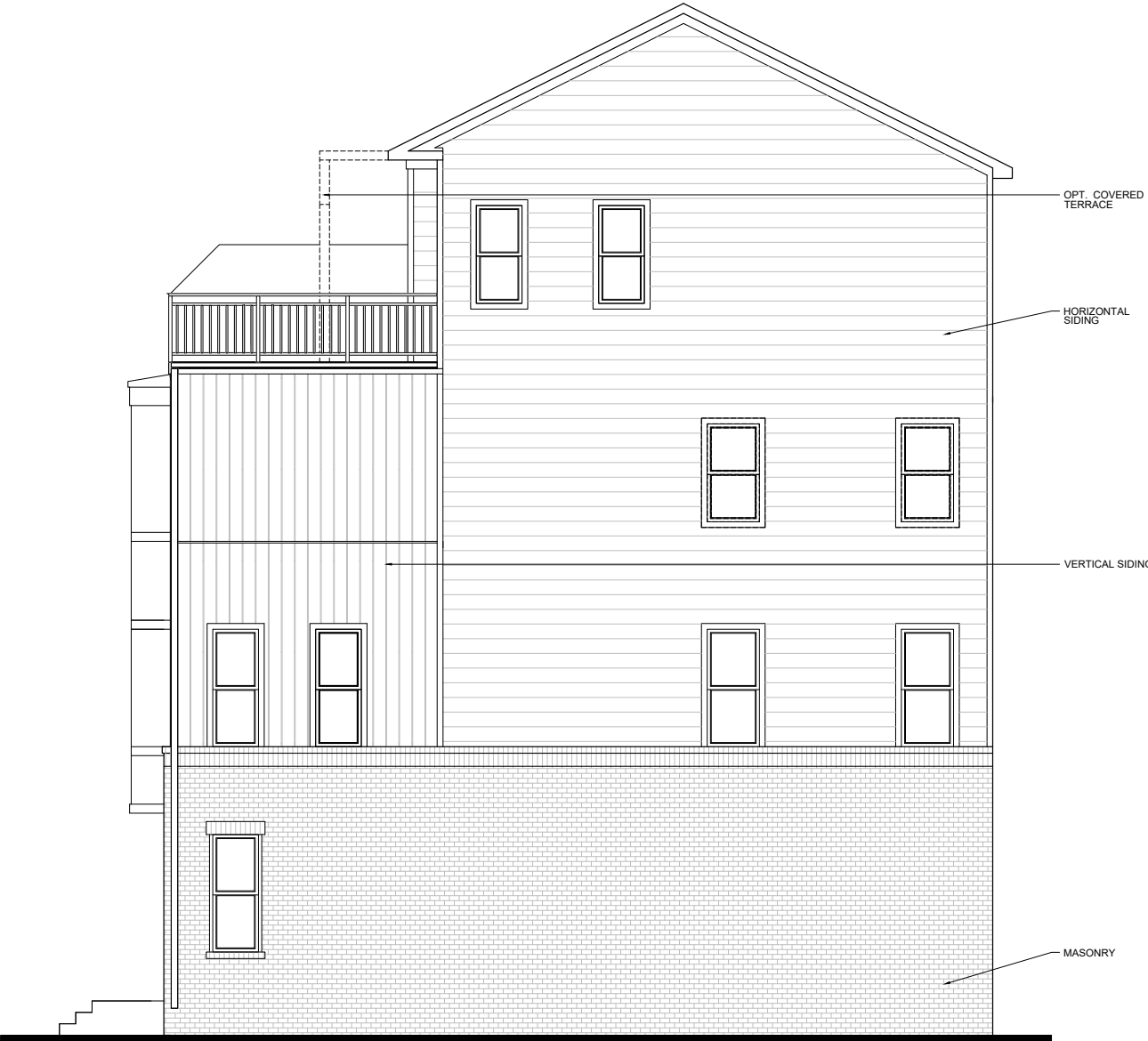
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E-FILE STAMP



LOT 4FL-EXT STYLE-3
1/4" = 1'-0" REVERSE
LOW -VIZ END

BUILDING STRIP LEFT SIDE



LOT 4FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN
HI -VIZ END

BUILDING STRIP RIGHT SIDE

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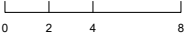


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July 21, 2025



TOWNHOUSE 20'X42'
STRIP ELEVATIONS
4 FLOORS

E-FILE STAMP



LOT 4FL-EXT STYLE-3
1/4" = 1'-0" REVERSE

LOT 4FL-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" REVERSE

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT 4FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN

BUILDING STRIP FRONT

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SCHEMATIC DESIGN
July 29, 2025

TOWNHOME STRIP ELEVATION
4 FLOOR UNITS

PG 2.0

E-FILE STAMP



LOT 4FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" REVERSE

LOT 4FL-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT 4FL-EXT STYLE-3
1/4" = 1'-0" REVERSE

BUILDING STRIP REAR

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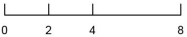


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CENTRO SQUARE

SCHEMATIC DESIGN
July 21, 2025



STRIP ELEVATIONS
4 FLOOR UNITS

E-FILE STAMP



LOT 4FL-EXT STYLE-3
1/4" = 1'-0" REVERSE
LOW -VIZ END

BUILDING STRIP LEFT SIDE



LOT 4FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN
HI -VIZ END

BUILDING STRIP RIGHT SIDE

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