





## LMA H-156 RESOLUTION 20-850

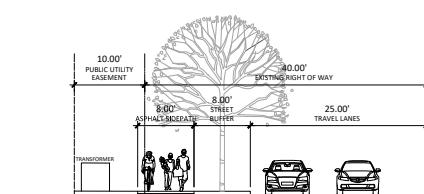
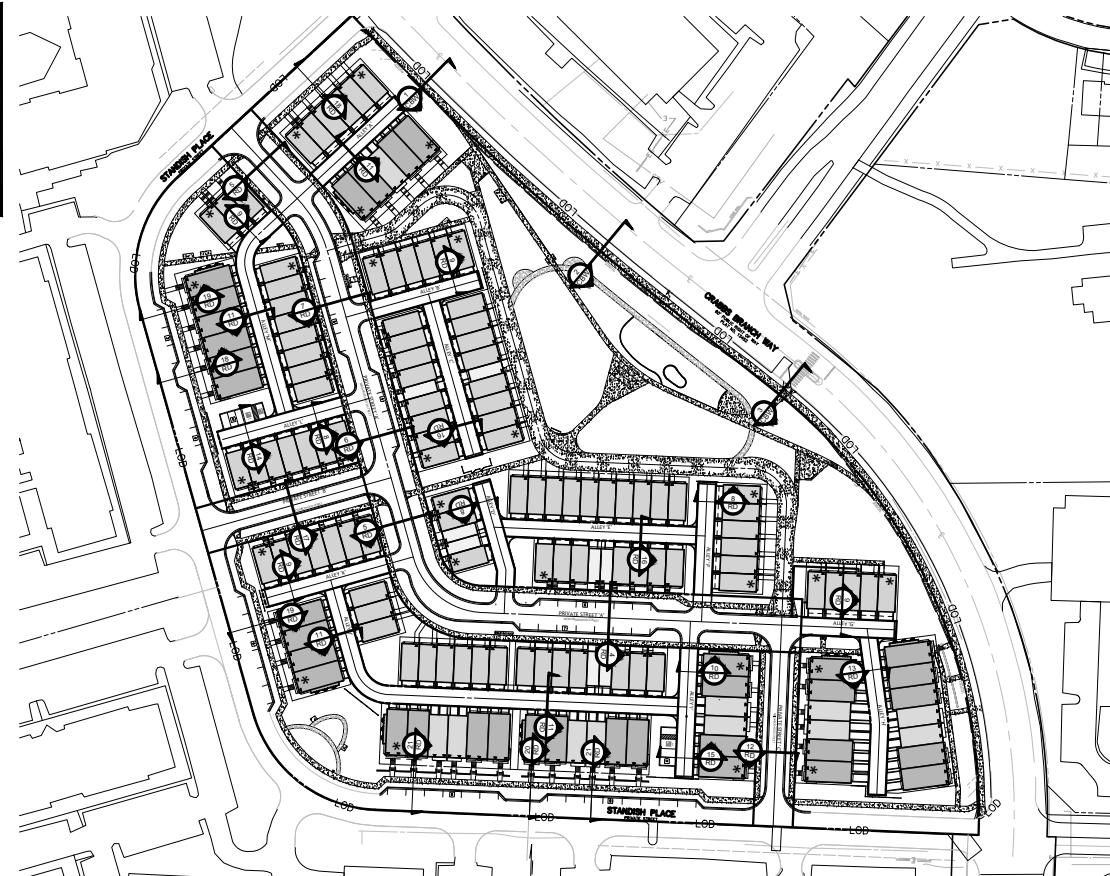
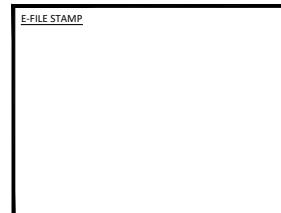
<p>Resolution No.: 20-850 Introduced: June 10, 2025 Adopted: June 17, 2025</p> <p><b>COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND SITTING AS THE DISTRICT COUNCIL FOR THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN MONTGOMERY COUNTY, MARYLAND</b></p> <p><b>Lead Sponsor: Council</b></p> <p><b>SUBJECT:</b> Application No. H-156 for Amendment to the Zoning Ordinance Map, Patrick L. Nock, Esq., Plaintiff &amp; Trustee, Esq., Attorney for the Applicant, TriPointe Homes DC Metro Inc., OPINION AND RESOLUTION ON APPLICATION, LMS Account No. 02722811</p> <p><b>OPINION:</b></p> <p>TriPointe Homes DC Metro Inc. (TriPointe or Applicant) submitted Local Map Amendment (LMA) Application No. H-156 for Amendment to the Zoning Ordinance Map, Patrick L. Nock, Esq., Plaintiff &amp; Trustee, Esq., Attorney for the Applicant, TriPointe Homes DC Metro Inc., OPINION AND RESOLUTION ON APPLICATION, LMS Account No. 02722811</p> <p>According to the Staff Report, the proposed project, "Shady Grove Place" is in the Crabs Branch Office Park District in the 2021 Study "Glove" Master Site Area Plan (Master Plan). The Master Plan notes that the Crabs Branch Office Park is an office park with a broad array of technology, biotechnology, industrial, flex, and office uses in the 100-acre area (p. 64). The Master Plan confirmed the Moderate Industrial (M-2, H-50') Zone or similar zone is the most appropriate for the proposed project. The Master Plan notes that residential development was not specifically recommended or addressed for properties in the office park.</p> <p>According to Staff, although the Master Plan does not provide property-specific recommendations, the Project advances the Master Plan's broader vision for the Shady Grove area as a mixed-use and pedestrian-oriented community with a variety of uses, including office, retail, and a sense of place that is complemented with amenities and mobility options (p. 13). This vision is achieved by the redevelopment's proposed varying housing typologies, internal network of private areas to support the proposed mixed-use development, and the proposed 60-foot-wide arterial park area that will serve as an amenity for the future residents and surrounding community members. (d) Staff analysis is that the Master Plan envisions the future of the Shady Grove Metro Station as a vibrant, mixed-use, and pedestrian-oriented community with unique spaces, distinctive architecture, and a sense of place that is complemented by public facilities and amenities, and new mobility options (p. 1). The Project conforms with the Master Plan's overall vision of creating a mix of residential uses within a walkable neighborhood footprint.</p> <p>Regarding the County's "General Plan," Thirteenth Montgomery 2050, which is the County's long-range planning document, the proposed project is consistent with the County's vision for the area, which is aligned with two of the General Plan's overarching objectives - promoting compact growth along corridors and diversifying and adding to the housing stock (Exhibit 27, p. 23). Staff further noted that the proposed project is consistent with the County's vision for the area.</p> <p>Page 13 of the General Plan states, "Montgomery County has an insufficient supply of housing. The current supply does not meet the needs of current or future households. A significant mismatch of supply and demand exists, where demand exceeds supply, raising the price of housing for both rental and those who want to own their home."</p> <p>The proposed redevelopment would provide up to 210 additional dwelling units to Montgomery County. The proposed project is consistent with the County's vision for the area, which is aligned with the primary recommendation of the Housing chapter is to encourage the production of more housing to better match supply with demand (p. 132). Another key recommendation is to "Promote compact growth along corridors and diversify and add to the housing stock" which the development achieves through the use of unit types (townhouses and two-over-two) and a neighborhood scale, which will be refined during subsequent regulatory reviews.</p> <p>Specific policies the Application addresses from the Housing for All chapter include:</p> <ul style="list-style-type: none"> <li>• Expand opportunities to increase residential density, especially along major corridors and in locations where additional housing can assist in the development of Complete Communities</li> </ul> <p>A. allow development of mixed-use centers and communities at a range of densities and heights flexible enough to respond to various settings</p> <p>B. allow flexibility or uses for a mix; and</p> <p><b>Subject Property:</b></p> <p>The subject property is comprised of approximately 13.86 net acres total and recorded as Parcel D in the "Gable North" Subdivision among the Land Records of Montgomery County, Maryland (the "Land Records") at Plat No. 1398. The current zoning is IM-2, H-50' and the Applicant is requesting to change the zone to CRNF-1.25, C-0, R-1.25, H-60' (Exhibit 1, Exhibit 27, p. 7, T24).</p> <p>The record demonstrates that the Property is currently developed with four office buildings that range from one to three stories in height and include surface parking lot with 649 spaces. These office buildings are used by various tenants such as FedEx, an insurance company, a data center, an engineering firm, an insurance agency, among others. According to the Maryland State Department of Assessments and Taxation ("SDAT") records, the existing office complex was built in 1989 and 1990. The record also demonstrates that the office buildings are angled away and setback from the roadway (Crabs Branch Way and Standish Place), with the surface parking located between the buildings and the street on all sides. The Property's current vehicular access is provided via four east/cars of Standish Place. (d) p.10.</p> <p><b>Surrounding Area:</b></p> <p>The surrounding area is characterized as a "Planned" Zoning classification, meaning that the development proposed by the Plaintiff in the Zoning Zone B (FPZ) will be compatible with the property directly impacted by the Plaintiff's project that are directly impacted from the boundaries of the surrounding area. Once delineated, the surrounding area is "characterized" to compare the compatibility of the development proposed by the Plaintiff with the surrounding area.</p> <p>The Hearing Examiner agreed with the Staff-defined surrounding areas, which was also accepted by the Applicant's expert, that the neighborhood is Indiana Drive and the homes that front onto Indiana Drive to the west and east, East Guide Drive to the south, and the Metro Rail to the north. The proposed development is located in the Indiana Drive area, which is a mix of office and retail uses, including a gas station, a bank, and a few restaurants. The surrounding area is a mix of office and surface parking lots, with the buildings angled away from the roadway (Crabs Branch Way and Standish Place), with the surface parking located between the buildings and the street on all sides. The Property's current vehicular access is provided via four east/cars of Standish Place. (d) p.10.</p> <p><b>Proposed Development:</b></p> <p>TriPointe seeks to have the property rezoned for the purpose of redeveloping the existing suburban office complex and surface parking lot into a new residential community with up to 210 dwelling units, constructed within a single plot. According to Staff, at this time, the dwelling unit types are anticipated to be two-over-tow and rear-loaded townhouses, with the final unit mix to be determined by the Staff. The proposed development will be located on the property, which is located in the northern and southern portions of the Property along Standish Place, and the townhouses are interior to the site. (Exhibit 27, p. 12). The Applicant's proposed plans are outlined in detail in</p> <p>Page 2 Resolution No.: 20-850</p> <p>Facilitate the development of a variety of housing types in every part of the county but especially in areas near transit, employment, and educational opportunities (p. 132) (Exhibit 27, p. 23 - 24)</p> <p>The District Council agrees and finds that the proposed development conforms with the 2006 Study. The Sector Plan, which was also subject to the 2021 Master Site Area Plan. In addition, the proposed development is consistent with the 2021 Study "Glove" Master Site Area Plan (MPDU) where currently exist. The Property is adjacent to many industrial employment establishments, creating a central and desirable location for housing approximately one mile south of the Shady Grove Metro Station. The proposed development is consistent with the County's vision for the area, which is aligned with the primary recommendation of the Housing chapter is to encourage the production of more housing to better match supply with demand (p. 132). Another key recommendation is to "Promote compact growth along corridors and diversify and add to the housing stock" which the development achieves through the use of unit types (townhouses and two-over-two) and a neighborhood scale, which will be refined during subsequent regulatory reviews.</p> <p><b>Applicability of a Floating Zone (Section 59.5.1.3):</b></p> <p>Section 59.5.1.3 of the Zoning Ordinance has some specific applicability requirements. A Floating zone must not be approved for property that is in an Agricultural or Rural Residential Zone. This provision does not apply because the subject property is not in an agricultural or rural residential zone. Similarly this provision does not apply because the applicable Master Plan did not recommend a Floating Zone. Therefore, the specific requirements and prerequisites outlined in Section 59.5.1.3.c. of the Zoning Ordinance are not applicable.</p> <p><b>Compatibility:</b></p> <p>Several sections of the Zoning Ordinance require the District Council to decide whether the FPZ is compatible with adjacent uses and the surrounding area. The Hearing Examiner found that the FPZ would be compatible with both adjacent properties and the surrounding area. Based on this record, the District Council finds that the proposed development is compatible with the surrounding area.</p> <p>Based on this record, the District Council agrees with the Hearing Examiner's recommendation - agreeing with Staff - that the Project will transform the aging office park and mixed-use surface parking lot into a high-end residential community with a mix of modern, compact, tree-lined street blocks. The new street grid, proposed perimeter landscaping, and marginally sized dwelling units fronting along Standish Place will promote walkability and appurtenant uses. The proposed development will be located in the Indiana Drive area, which is a mix of office and surface parking lots, with the buildings angled away from the roadway (Crabs Branch Way and Standish Place), with the surface parking located between the buildings and the street on all sides. The proposed development will be located on the property, which is located in the northern and southern portions of the Property along Standish Place, and the townhouses are interior to the site. (Exhibit 27, p. 12). The Applicant's proposed plans are outlined in detail in</p> <p>Page 3 Resolution No.: 20-850</p> <p>The application must satisfy the intent and standards of the proposed zone and, to the extent the Hearing Examiner finds it necessary to ensure compatibility, meet other applicable requirements of this Chapter. Zoning Ordinance, § 59.7.2.1.E.1.c. The intent of the Floating Zone requires the applicant to "provide protection for the surrounding area by encouraging the creation of new development and existing neighborhoods through limits on applicability, density, and uses" and "providing development standards and general compatibility standards to protect the character of adjacent properties." (d) Section 59.5.1.2.C.1 and 2</p> <p><b>Criteria for Approval:</b></p> <p>To approve an LMA, the District Council must find that the proposal will meet the standards required by the Zoning Ordinance and that it will be consistent with the coordinated and systematic development of the Regional District. See, <i>Md. Land Use Act</i>, §211-11(a) and (b). While many of the interdependent factors for the proposed development are not specifically addressed in the Zoning Ordinance, there are various standards, or "Necessary Findings," that the Council must make to approve the application. See, <i>Zoning Ordinance</i>, §59.7.2.1.E. These standards incorporate the requirements of the Master Plan, including the following:</p> <ol style="list-style-type: none"> <li>1. The development must provide a minimum of 15 percent (15%) Moderately Priced Dwelling Units (MPDU) as proposed by the Montgomery County Department of Housing and Community Affairs (MCHCA), consistent with the requirements of Chapter 25.</li> <li>2. The development must provide at least 10 percent (10%) of the site area as open space, including open space areas for use (public and private) between Common and Public Open Space.</li> <li>3. The Central Park open space, identified illustratively on the FPZ, must be made accessible to the public. The form, size, design, and programming of the Central Park will be determined at time of Site Plan.</li> <li>4. Vehicular access to the Site will be limited to Standish Place.</li> </ol> <p><b>Conformance with the Master Plan:</b></p> <p>Applicant's expert witness, Mr. Michael Goodman, a Civil Engineer and Executive Vice President of Vika Maryland, testified on Applicant's behalf that the property is located within the 2006 Study Grove Sector Plan, which was also subject to the 2021 Master Site Area Plan. T-89. This is confirmed by Technical Staff. (Exhibit 27, p. 20-21).</p> <p><b>Section 59.7.2.1.E.2.a. of the Zoning Ordinance requires the District Council to find that the FPZ "substantially conforms with the recommendations of the applicable master plan, general plan, and other applicable County plans." Section 59.7.2.1.E.2.b requires the FPZ to be "in the public interest," which includes the protection of the public interest in the use of the land and the protection of the public interest consistent with the coordinated and systematic development in the Regional District under State Law. Section 59.7.2.1.E.2 requires the application to satisfy the intent of Floating Zones. The intent of Floating Zones incorporates compliance with the applicable master plan. <i>Zoning Ordinance</i>, §59.4.1.A.1.</b></p> <p><b>Section 59.7.2.1.E.2 requires that an applicant demonstrate that traffic generated from the proposed development "does not exceed the critical link volume or volume/capacity ratio standard as applicable under the Planning Board's Local Area Transportation Review (LATR) process." The applicant demonstrates an ability to mitigate such adverse impacts. "The adequacy of other facilities is up to the Council's determination that an application will be "in the public interest." The "in the public interest" determination is made by the Council in its discretion, based on the information as requested and subject to the specifications and requirements of the Floating Zone." (Exhibit 27, p. 25, provided that the Applicant files an executed Declaration of Compliance with the Zoning Ordinance, §59.7.2.1.E.2.b. and the Council has received a copy of the Declaration of Compliance, the Council may then make a determination that the application is in balance with and supported by the existing and planned infrastructure... <i>Zoning Ordinance</i>, §59.7.2.1.E.2.b.)</b></p> <p><b>Section 59.7.2.1.E.2.b of the Zoning Ordinance remained in Sections 59.5.2.A.1 and 2 and 59.5.1.C.2 of the Zoning Ordinance has already been addressed. The balance of those (Section 59.5.1.2) are:</b></p> <p><b>Section 59.5.1.2.A.3. Implement comprehensive planning objectives by:</b></p> <p><b>Section 59.7.2.1.E.2 requires that an applicant demonstrate that traffic generated from the proposed development "does not exceed the critical link volume or volume/capacity ratio standard as applicable under the Planning Board's Local Area Transportation Review (LATR) process." The applicant demonstrates an ability to mitigate such adverse impacts. "The adequacy of other facilities is up to the Council's determination that an application will be "in the public interest." The "in the public interest" determination is made by the Council in its discretion, based on the information as requested and subject to the specifications and requirements of the Floating Zone." (Exhibit 27, p. 25, provided that the Applicant files an executed Declaration of Compliance with the Zoning Ordinance, §59.7.2.1.E.2.b. and the Council has received a copy of the Declaration of Compliance, the Council may then make a determination that the application is in balance with and supported by the existing and planned infrastructure... <i>Zoning Ordinance</i>, §59.7.2.1.E.2.b.)</b></p> <p><b>Section 59.7.2.1.E.2.b of the Zoning Ordinance remained in Sections 59.5.2.A.1 and 2 and 59.5.1.C.2 of the Zoning Ordinance has already been addressed. The balance of the Floating Zone intent clauses are discussed here.</b></p> <p>According to the Staff Report, the proposed development will be finalized and reviewed by the Montgomery County Planning Board at the time of subsequent Preliminary Plan and Site Plan review. The Project will conform to the Development Standards for the CRNF-1.25, C-0, R-1.25, H-60' Zone. (Exhibit 27, p. 29)</p> <p><b>Requirements of Article 59.6:</b></p> <p>Article 59.6 of the Zoning Ordinance contains general development standards for most developments. These standards regulate the number and design of parking spaces, drive aisles, landscaping, lighting and public and private open space. Based on the undepicted evidence at this point, the developer will not be required to provide any additional parking spaces for a traffic study. The District Council agrees with the Hearing Examiner that the Property is currently located in a Moderate Industrial (MI) zone, which is a non-residential base zone. Accordingly, there are no prerequisites for this application. (Hearing Examiner Report p. 35).</p> <p><b>Uses and Building Types Permitted (Section 59.5.1.3):</b></p> <p>Section 59.5.1.3 of the Zoning Ordinance limits the land uses allowed in the Commercial/Residential Floating Zone (CRNF). In order to be allowed in the CRNF, Multi-unit living is permitted in the CRNF Zone and this standard is met. Any building type is allowed in the Commercial/Residential Floating Zone; thus, the multi-family buildings are permitted in the requested zone.</p> <p><b>Development Standards for CRNF-1.25, C-0, R-1.25, H-60' Zone (Section 59.5.1.3.C):</b></p> <p>*Subsection A *Subsection B</p> <p><b>Page 4 Resolution No.: 20-850</b></p> <p>According to the Staff Report, the proposed development will be finalized and reviewed by the Montgomery County Planning Board at the time of subsequent Preliminary Plan and Site Plan review. The Project will conform to the Development Standards for the CRNF-1.25, C-0, R-1.25, H-60' Zone. (Exhibit 27, p. 29)</p> <p><b>Page 5 Resolution No.: 20-850</b></p> <p>Facilitate the development of a variety of housing types in every part of the county but especially in areas near transit, employment, and educational opportunities (p. 132) (Exhibit 27, p. 23 - 24)</p> <p>The District Council agrees and finds that the proposed development conforms with the 2006 Study. The Sector Plan, which was also subject to the 2021 Master Site Area Plan. In addition, the proposed development is consistent with the 2021 Study "Glove" Master Site Area Plan (MPDU) where currently exist. The Property is adjacent to many industrial employment establishments, creating a central and desirable location for housing approximately one mile south of the Shady Grove Metro Station. The proposed development is consistent with the County's vision for the area, which is aligned with the primary recommendation of the Housing chapter is to encourage the production of more housing to better match supply with demand (p. 132). Another key recommendation is to "Promote compact growth along corridors and diversify and add to the housing stock" which the development achieves through the use of unit types (townhouses and two-over-two) and a neighborhood scale, which will be refined during subsequent regulatory reviews.</p> <p><b>Page 6 Resolution No.: 20-850</b></p> <p><b>Adequacy of Public Facilities/Public Interest</b></p> <p>The District Council must also find that public facilities will be adequate to serve the FPZ.<sup>4</sup></p> <p><b>Page 9 Resolution No.: 20-850</b></p> <p>According to Staff, the design of the development will be finalized and reviewed by the Montgomery County Planning Board at the time of subsequent Preliminary Plan and Site Plan review. The Project will conform to the Development Standards for the CRNF-1.25, C-0, R-1.25, H-60' Zone. (Exhibit 27, p. 29)</p> <p><b>Page 10 Resolution No.: 20-850</b></p> <p>This is a correct copy of Council action.</p> <p><b>Page 11 Resolution No.: 20-850</b></p> <p>The Hearing Examiner found that the FPZ meets this standard because the Project, among other things, "capitalizes on the Project's convenient and transit-accessible location to increase the amount of housing available in an area with the infrastructure to support it. The Project represents efficient and sustainable land use by reducing an automobile dependency that is consistent with the County's vision for the area." (Hearing Examiner Report p. 19)</p> <p>The District Council agrees and finds that the application meets this intent of the Floating Zones.</p> <p><b>Page 12 Resolution No.: 20-850</b></p> <p><b>Section 5.1.2.B. Encourage the appropriate use of land by:</b></p> <ol style="list-style-type: none"> <li>1. providing flexible applicability to respond to changing economic, demographic, and planning trends that occur between comprehensive District or Sectional Map Amendments;</li> <li>2. allowing various uses, building types, and densities as determined by the size and base zone to serve a diverse and evolving population;</li> <li>3. ensuring that development satisfies basic sustainability requirements, including open space standards and environmental protection and mitigation; and</li> </ol> <p>The District Council finds that the proposed development meets this intent. The record demonstrates that the proposed development supports the County's objective of providing a range of housing types, including affordable housing near a major transit facility that will improve the environment and will not overburden public facilities with vehicle trips. The proposed residential uses are in balance with and are supported by the existing planning infrastructure and applicable zoning laws. The proposed development and planning trends are supported by the 2006 Study, which was approved after the Master Plan. The Project meets the intent of the CRNF Floating Zone to serve a diverse and evolving population with mixed-use types and a neighborhood scale, which is consistent with the County's vision for the area.</p> <p><b>Page 13 Resolution No.: 20-850</b></p> <p><b>Section 5.1.2.C. Provide mixed-use development that is compatible with adjacent development.</b></p> <p>The FPZ uses the proximity to the Shady Grove metro station to accomplish the County's goal of increasing housing near mass transit and seeks to improve this project transition the surrounding neighborhood through the provision of public open space. This standard has been met.</p> <p><b>Page 14 Resolution No.: 20-850</b></p> <p><b>1. The proposed density is based on the base zone and on the size of the tract as required in Division 2.2 through Division 5.5. Any density bonus required under Chapter 254 may be added to the density allowed under Division 5.2 through Division 5.5 and included in the units per acre or FAR of the zone required.</b></p> <p>According to Staff, no density bonus (MPDU or otherwise) is proposed as part of the Project. The Project is located in the Indiana Drive area, which is a non-residential base zone for the current IM-2, H-50' zone, including the height. The Project will comply with (1) for the maximum allowable residential density of 1.25 FAR and (2) the maximum 60-foot height of the proposed CRNF-1.25, C-0, R-1.25, H-60' Floating Zone. (Exhibit 27, p. 25)</p> <p><b>3. Non-Residential Base Zone - When requesting a Floating zone for a property with a non-residential base zone there are no prerequisites for an application.</b></p> <p>Staff correctly noted that the Hearing Examiner found that the Property is currently located in a Moderate Industrial (MI) zone, which is a non-residential base zone. Accordingly, there are no prerequisites for this application. (Hearing Examiner Report p. 35).</p> <p><b>Page 15 Resolution No.: 20-850</b></p> <p><b>Page 16 Resolution No.: 20-850</b></p> <p><b>Page 17 Resolution No.: 20-850</b></p> <p><b>Page 18 Resolution No.: 20-850</b></p> <p><b>Page 19 Resolution No.: 20-850</b></p> <p><b>Page 20 Resolution No.: 20-850</b></p> <p><b>Page 21 Resolution No.: 20-850</b></p> <p><b>Page 22 Resolution No.: 20-850</b></p> <p><b>Page 23 Resolution No.: 20-850</b></p> <p><b>Page 24 Resolution No.: 20-850</b></p> <p><b>Page 25 Resolution No.: 20-850</b></p> <p><b>Page 26 Resolution No.: 20-850</b></p> <p><b>Page 27 Resolution No.: 20-850</b></p> <p><b>Page 28 Resolution No.: 20-850</b></p> <p><b>Page 29 Resolution No.: 20-850</b></p> <p><b>Page 30 Resolution No.: 20-850</b></p> <p><b>Page 31 Resolution No.: 20-850</b></p> <p><b>Page 32 Resolution No.: 20-850</b></p> <p><b>Page 33 Resolution No.: 20-850</b></p> <p><b>Page 34 Resolution No.: 20-850</b></p> <p><b>Page 35 Resolution No.: 20-850</b></p> <p><b>Page 36 Resolution No.: 20-850</b></p> <p><b>Page 37 Resolution No.: 20-850</b></p> <p><b>Page 38 Resolution No.: 20-850</b></p> <p><b>Page 39 Resolution No.: 20-850</b></p> <p><b>Page 40 Resolution No.: 20-850</b></p> <p><b>Page 41 Resolution No.: 20-850</b></p> <p><b>Page 42 Resolution No.: 20-850</b></p> <p><b>Page 43 Resolution No.: 20-850</b></p> <p><b>Page 44 Resolution No.: 20-850</b></p> <p><b>Page 45 Resolution No.: 20-850</b></p> <p><b>Page 46 Resolution No.: 20-850</b></p> <p><b>Page 47 Resolution No.: 20-850</b></p> <p><b>Page 48 Resolution No.: 20-850</b></p> <p><b>Page 49 Resolution No.: 20-850</b></p> <p><b>Page 50 Resolution No.: 20-850</b></p> <p><b>Page 51 Resolution No.: 20-850</b></p> <p><b>Page 52 Resolution No.: 20-850</b></p> <p><b>Page 53 Resolution No.: 20-850</b></p> <p><b>Page 54 Resolution No.: 20-850</b></p> <p><b>Page 55 Resolution No.: 20-850</b></p> <p><b>Page 56 Resolution No.: 20-850</b></p> <p><b>Page 57 Resolution No.: 20-850</b></p> <p><b>Page 58 Resolution No.: 20-850</b></p> <p><b>Page 59 Resolution No.: 20-850</b></p> <p><b>Page 60 Resolution No.: 20-850</b></p> <p><b>Page 61 Resolution No.: 20-850</b></p> <p><b>Page 62 Resolution No.: 20-850</b></p> <p><b>Page 63 Resolution No.: 20-850</b></p> <p><b>Page 64 Resolution No.: 20-850</b></p> <p><b>Page 65 Resolution No.: 20-850</b></p> <p><b>Page 66 Resolution No.: 20-850</b></p> <p><b>Page 67 Resolution No.: 20-850</b></p> <p><b>Page 68 Resolution No.: 20-850</b></p> <p><b>Page 69 Resolution No.: 20-850</b></p> <p><b>Page 70 Resolution No.: 20-850</b></p> <p><b>Page 71 Resolution No.: 20-850</b></p> <p><b>Page 72 Resolution No.: 20-850</b></p> <p><b>Page 73 Resolution No.: 20-850</b></p> <p><b>Page 74 Resolution No.: 20-850</b></p> <p><b>Page 75 Resolution No.: 20-850</b></p> <p><b>Page 76 Resolution No.: 20-850</b></p> <p><b>Page 77 Resolution No.: 20-850</b></p> <p><b>Page 78 Resolution No.: 20-850</b></p> <p><b>Page 79 Resolution No.: 20-850</b></p> <p><b>Page 80 Resolution No.: 20-850</b></p> <p><b>Page 81 Resolution No.: 20-850</b></p> <p><b>Page 82 Resolution No.: 20-850</b></p> <p><b>Page 83 Resolution No.: 20-850</b></p> <p><b>Page 84 Resolution No.: 20-850</b></p> <p><b>Page 85 Resolution No.: 20-850</b></p> <p><b>Page 86 Resolution No.: 20-850</b></p> <p><b>Page 87 Resolution No.: 20-850</b></p> <p><b>Page 88 Resolution No.: 20-850</b></p> <p><b>Page 89 Resolution No.: 20-850</b></p> <p>&lt;</p>
--



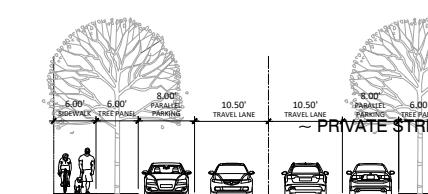




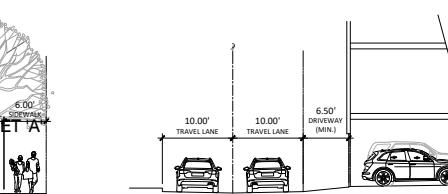




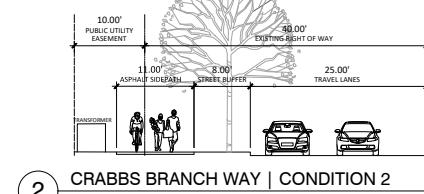
1 CRABBS BRANCH WAY | CONDITION 1  
1" = 10' ~ CRABBS BRANCH WAY P-50602-ROAD-09



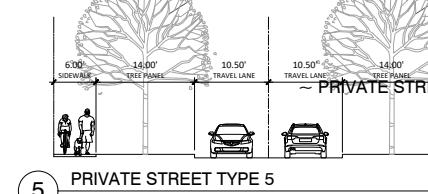
4 PRIVATE STREET TYPE 4  
1" = 10' P-50602-ROAD-15



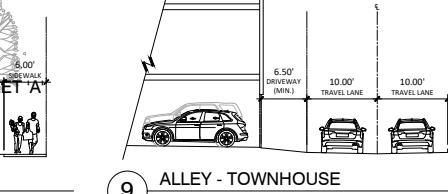
8 ALLEY - TOWNHOUSE ~ ALLEY 'D', 'F' & 'L'  
1" = 10' P-50602-ROAD-8



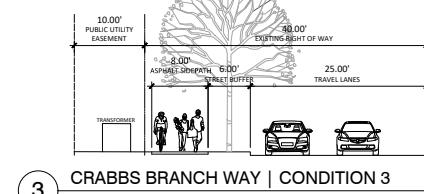
2 CRABBS BRANCH WAY | CONDITION 2  
1" = 10' ~ CRABBS BRANCH WAY P-50602-ROAD-12



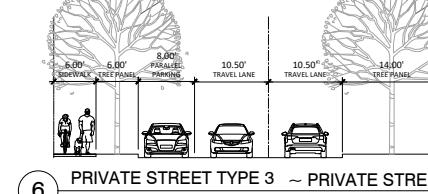
5 PRIVATE STREET TYPE 5  
1" = 10' P-50602-ROAD-04



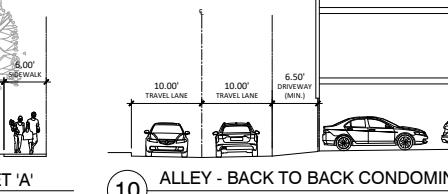
9 ALLEY - TOWNHOUSE  
~ ALLEY 'B', 'G', 'M' & 'K'  
1" = 10' P-50602-ROAD-19



3 CRABBS BRANCH WAY | CONDITION 3  
1" = 10' ~ CRABBS BRANCH WAY P-50602-ROAD-13



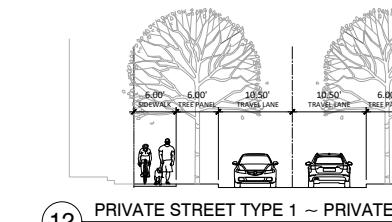
6 PRIVATE STREET TYPE 3 ~ PRIVATE STREET 'A'  
1" = 10' P-50602-ROAD-03



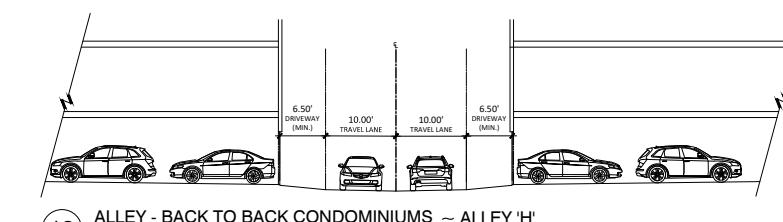
10 ALLEY - BACK TO BACK CONDOMINIUMS ~ ALLEY 'I'  
1" = 10' P-50602-ROAD-20

#### NOT FOR CONSTRUCTION

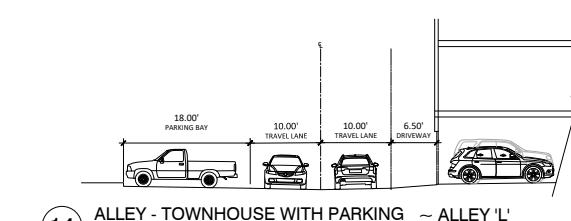
"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO [www.call811.com](http://www.call811.com) or <http://www.digby.net> FOR LOCATION OF ANY WORK IN THIS VICINITY." The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located prior to any excavation. The excavator is responsible for compliance with requirements of Chapter 52A of the Montgomery County Code.



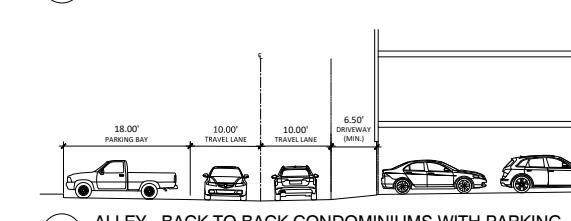
12 PRIVATE STREET TYPE 1 ~ PRIVATE STREET 'C'  
1" = 10' P-50602-ROAD-01



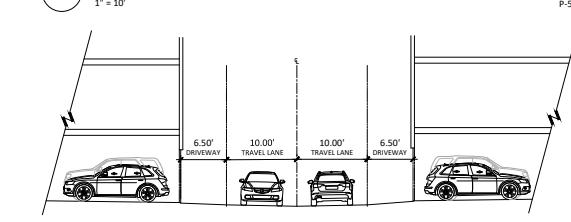
13 ALLEY - BACK TO BACK CONDOMINIUMS ~ ALLEY 'H'  
1" = 10' P-50602-ROAD-14



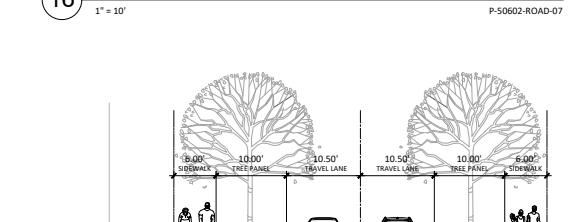
14 ALLEY - TOWNHOUSE WITH PARKING ~ ALLEY 'L'  
1" = 10' P-50602-ROAD-18



15 ALLEY - BACK TO BACK CONDOMINIUMS WITH PARKING ~ ALLEY 'L'  
1" = 10' P-50602-ROAD-05



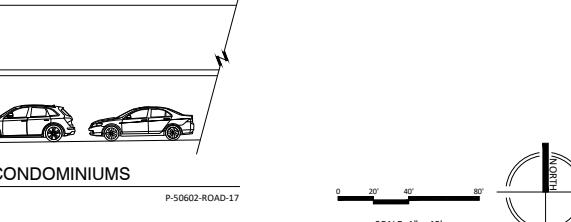
16 ALLEY - TOWNHOUSE AND TOWNHOUSE ~ ALLEY 'C' & 'E'  
1" = 10' P-50602-ROAD-07



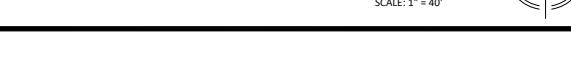
17 PRIVATE STREET TYPE 1 ~ PRIVATE STREET 'B'  
1" = 10' P-50602-ROAD-10



18 STANDISH PLACE ~ STANDISH PL  
1" = 10' P-50602-ROAD-11



19 STANDISH PLACE - WITH PARKING ~ STANDISH PL  
1" = 10' P-50602-ROAD-21



20 STANDISH PLACE ~ STANDISH PL  
1" = 10' P-50602-ROAD-22



21 STANDISH PLACE - WITH PARKING ~ STANDISH PL  
1" = 10' P-50602-ROAD-23

**VIKA**  
VIKA MARYLAND, LLC  
20251 Century Blvd., Suite 400  
Germantown, MD 20874  
301.916.4100 | [vika.com](http://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) 983-4832

ATTORNEY:  
LERCH, EARLY & BREWER, CHTD.  
7600 WISCONSIN AVE., SUITE 700  
BETHESDA, MD, 20814  
CONTACT: PATRICK O'NEIL  
(301) 986-1300  
poneil@lerchearly.com

CIVIL ENGINEER:  
VIKA MARYLAND, LLC  
20251 CENTURY BLVD.  
SUITE 400  
GERMANTOWN, MD 20874  
(301) 916-4100  
ESRA SOYUTAN, ASLA, PLA  
LEED AP ND  
soyutan@vika.com

LANDSCAPE ARCHITECT:  
VIKA MARYLAND, LLC  
20251 CENTURY BLVD.  
SUITE 400  
GERMANTOWN, MD 20874  
(301) 916-4100  
SACHIN KALBIG, AICP  
kalbig@vika.com

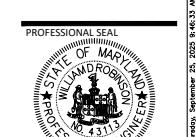
PLANNING:  
VIKA MARYLAND, LLC  
20251 CENTURY BLVD.  
SUITE 400  
GERMANTOWN, MD 20874  
(301) 916-4100  
SACHIN KALBIG, AICP  
kalbig@vika.com

REVISIONS DATE  
\_\_\_\_\_

#### CENTRO SQUARE

4TH ELECTION DISTRICT  
MONTGOMERY COUNTY,  
MARYLAND  
WSSC GRID: 220NW07 &  
221NW07  
TAX MAP: GS341 & GS342  
120250180

#### SECTIONS



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME, AND THAT I AM A  
DULY AUTHORIZED AGENT OF VIKA MARYLAND, LLC  
TO SIGN THIS DOCUMENT. THESE DOCUMENTS  
WERE WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC  
AND VIKA MARYLAND, LLC IS THE SOLE OWNER OF THE  
DRAWINGS, PLANS, AND SPECIFICATIONS. THESE PLANS OR DRAWINGS  
MAY BE USED FOR CONSTRUCTION PURPOSES  
ONLY.

THE INFORMATION, DESIGN AND CONTENT OF THESE  
DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA  
MARYLAND, LLC AND ARE THE EXCLUSIVE PROPERTY OF  
VIKA MARYLAND, LLC. THESE DRAWINGS AND DOCUMENTS  
CANNOT BE COPIED, DIGITALLY CONVERTED, MODIFIED OR USED  
FOR ANY OTHER PURPOSES. VIKA MARYLAND, LLC  
RESERVES THE RIGHT TO PURSUE ALL LEGAL  
ACTION NECESSARY TO ENFORCE VIKA MARYLAND, LLC'S  
RIGHTS IN THESE DRAWINGS AND DOCUMENTS.

EXPIRATION DATE: 12/31/2024

© 2020 VIKA MARYLAND, LLC

DRAWN BY: KP  
DESIGNED BY: KP  
DATE ISSUED:

VIKA  
PROJECT 50602  
DRAWING NO. PP-7

SHEET NO. 1

12435 PARK POTOMAC AVE., SUITE 600  
POTOMAC, MD 20854