



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher Conklin
Director

November 10, 2025

Mr. Jonathan Casey, Senior Planner
UpCounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive
Wheaton, MD 20902

RE: Preliminary Plan No. 120250180
Centro Square

Dear Mr. Casey:

We have completed our review of the preliminary plan uploaded to eplans on October 7, 2025. A previous version of this plans was reviewed by the Development Review Committee (DRC) at its meeting on July 15, 2025. This plan is tentatively scheduled for the December 18, 2025, Planning Board hearing We recommend approval of the plans, subject to the following comments:

Significant Plan Review Comments

1. The proposal for private streets, as shown on the preliminary plan (and documented Statement of Justification uploaded to Eplans June 18, 2025), is acceptable to this Department. The proposed private streets are not in the master plan and are not needed for general circulation. We support Planning Board approval of the private streets subject to execution and recordation of a Declaration of Restrictive Covenants (for private roads). The deed reference for this document is to be identified on the record plat.
2. Crabbs Branch Way:
 - a. Crabbs Branch Way is classified as a boulevard with an 80-foot right-of-way (ROW) per the 2023 Master Plan of Highways. The 2018 Bicycle Master Plan requires a sidepath along the applicant's property frontage. The 2024 Complete Streets Design Guide requires a minimum 6-foot tree buffer and an 8-foot sidepath and recommends an ideal 8-foot tree buffer and an 11-foot sidepath for boulevards. There are multiple transformers in the PUE, and according to the engineer, they are owned and maintained by Verizon and PEPCO, which limit the available right-of-way for frontage improvements and require modifications to the ideal cross-section. The applicant will construct the following three cross-section improvements, with transitions between each cross-section as shown on Sheet 07-SITE-820250090-SP-6,

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX
www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

from the curb along their Crabbs Branch Way frontage:

Condition 1:

- 6-foot tree buffer
- 10-foot asphalt sidepath (the outside 1' of path will be in a 12-foot, overlapping PIE/PUE)
- 1-foot maintenance buffer (entire maintenance buffer will be in a 12-foot, overlapping PIE/PUE)
- 12-foot, overlapping PIE/PUE

Condition 2:

- 8-foot tree buffer
- 11-foot asphalt sidepath (the outside 3' of path will be in a 14-foot, overlapping PIE/PUE)
- 1-foot maintenance buffer (entire maintenance buffer will be in a 14-foot, overlapping PIE/PUE)
- 14-foot, overlapping PIE/PUE

Condition 3:

- 6-foot tree buffer
- 8-foot asphalt sidepath
- 1-foot maintenance buffer

3. Any impacts and improvements to the existing bus stop on Crabbs Branch Way to incorporate the frontage improvements should be coordinated with Mr. Wayne Miller of our Division of Transit Services, RideOn bus facilities. At the ROW permit stage, the applicant must provide written proof of communication and coordination efforts with Mr. Miller, who can be contacted at 240-777-5836 or wayne.miller2@montgomerycountymd.gov.
4. The applicant shall install a high-visibility, continental crosswalk across the west leg of the southern intersection of Standish Place and Crabbs Branch Way, aligned with the existing curb ramps.

Standard Plan Review Comments

5. All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Montgomery County Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. This letter and all other correspondence from this department should be included in the package.
6. No steps, stoops, retaining walls, or other structures for the development are allowed in the County right-of-way. Additionally, doors are not permitted to swing into the County right-of-way.

7. The storm drain analysis was reviewed and is acceptable to MCDOT. No improvements are required to the downstream, county system.
8. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans with Disabilities Act.
9. In all underground utility installations, install identification tape or other "toning" device approximately two feet above the utility.
10. The applicant must submit streetlight plans that comply with MCDOT Streetlight Design Requirements at the time the ROW permit application is submitted. Installation must be completed in accordance with the approved plans. MCDPS will review and approve the location and types of streetlights as part of the ROW permitting process. Failure to meet these requirements will result in the denial of the ROW permit.
11. Trees in the County rights of way – spacing and species to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with DPS Right-of-Way Plan Review Section.
12. Erosion and sediment control measures as required by Montgomery County Code 19 and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by MCDPS.
13. Posting of a ROW permit bond is a prerequisite to MCDPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
 - a. Sidewalk, handicap ramps, street trees and street lights along Crabbs Branch Way.
 - b. Permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.
 - c. The developer shall provide street lights as described in Condition #8 above and in accordance with the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

Mr. Jonathan Casey
Preliminary Plan No. 120250180
November 10, 2025
Page 4

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact me at william.whelan@montgomerycountymd.gov or (240) 777-2173.

Sincerely,

William Whelan

William Whelan
Development Review Team
Office of Transportation Policy

[SharePoint/transportation/directors office/development review/WhelanW/120250180 Centro Square - MCDOT letter 111025.docx](#)

cc: SharePoint\Correspondence\Preliminary Plans

cc-e:	Bill Robinson	VIKA
	Sachin Kalbag	VIKA
	Justine Gonzalez-Velez	MNCP&PC
	Wayne Miller	MCDOT TSD
	Marie LaBaw	MCDPS FRS
	Sam Farhadi	MCDPS RWPR

820250090 Centro Square

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

“07-SITE-820250090-SP-4.pdf V4” uploaded on/ dated **“10/7/2025”**,
“07-SITE-820250090-SP-5.pdf V4” uploaded on/ dated **“10/7/2025”**,
“07-SITE-820250090-SP-6.pdf V4” uploaded on/ dated **“10/7/2025”** and

The followings need to be addressed prior to the certification of site plan:

1. Access points on public roads (Crabbs Branch Way):
 - a. Label the width and curb radii for access points to public streets and ensure of the minimum that will accommodate the site traffic.
 - b. Provide truck turning movement for all (especially right turn) movements accordingly.
2. Provide public sidewalk/ sidepath:
 - a. ensure/ show all sidewalks/ handicap ramps have matching receiving counterparts, are aligned and ADA connection is provided. Show/ label the existing sidewalks where connection is made.
 - b. Provide PIE/PAE where adequate ROW is not available.
 - c. Ensure positive drainage toward ROW.
 - d. In order to the sidewalks/ shared use paths handicap ramps be distinguished from vehicular travel lanes appropriate signage is needed (R5-3).
 - e. All midblock crossing locations need to be approved by MCDOT and designed accordingly.
3. Label the proposed downstream storm drain pipes (beyond the proposed connection) as private. A recorded drainage covenant before ROW permit issuance is required.
4. Ensure the existing PUE along the site frontage remains clear so it can be used by the utility companies.
5. On landscaping plan, provide street trees per approved tree species list at the required spacing and clearances.



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich
County Executive

Scott Bruton
Director

November 18, 2025

Mr. Joshua Penn
Montgomery County Planning Department
2425 Reedie Drive, 13th Floor
Wheaton, Maryland 20902

Re: Centro Square
Site Plan #820250090

Dear Mr. Penn:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above-referenced plan and recommends Approval for up to 200 units, including 30 (15%) MPDUs in the overall project, as proposed in the Site Plan, in Derwood, Maryland.

The distribution of units, between the townhouse units and two-over-two style units, has been approved by DHCA as they are shown in the site plan.

An Agreement to Build must be submitted to, reviewed, and executed by DHCA before building permits are obtained from the Department of Permitting Services (DPS). The final MPDU locations, layouts and bedroom mix will need to be approved by DHCA at the MPDU Agreement to Build stage. No more than 3 MPDUs may be clustered together unless otherwise approved by DHCA. All MPDU townhomes must provide a minimum of 3 bedrooms and 1.5 bathrooms. All two-over-twos must provide at least 2 bedrooms and 1 bathroom.

Sincerely,

Maggie Gallagher, Program Manager I
Affordable Housing Programs Section

Affordable Housing

Division of Housing
Landlord Tenant Affairs

Multifamily Housing

1401 Rockville Pike, 4th Floor • Rockville, Maryland 20852 • 240-777-0311 • 240-777-3691 FAX • www.montgomerycountymd.gov/dhca



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

October 30, 2025

Mr. William Robinson, PE
VIKA Maryland, LLC
20251 Century Boulevard, Suite 400
Germantown, Maryland 20874

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
Centro Square
Preliminary Plan #: 120250180
SM File #: 300565
Tract Size/Zone: 12.73 ac. / CRNF
Total Concept Area: 13.20 ac.
Lots/Block: N/A
Parcel(s): N062
Watershed: Upper Rock Creek
Redevelopment (Yes/No): Yes

Dear Mr. Robinson:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via the use of micro-bioretenion and underground structural filtration. The plan is requesting a partial waiver from stormwater management requirements due to site constraints. The partial waiver is hereby granted.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this project.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless



2425 Reedy Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311
www.montgomerycountymd.gov/permitting-services

Mr. William Robinson, P.E.
October 30, 2025
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specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Patrick Fitzgerald at 240-777-6362; Patrick.fitzgerald@montgomerycountymd.gov.

Sincerely,



Mark Etheridge, Manager
Water Resources Section
Division of Land Development Services

cc: Neil Braunstein
SM File # 300565

ESD: Required/Provided 59,032 c.f. / 21,362 c.f.
PE: Target/Achieved: 1.81" / 0.65"
STRUCTURAL: 9,743 c.f.
WAIVED: 27,927 c.f.



**Department of Permitting Services
Fire Department Access and Water Supply Comments**

DATE: 20-Oct-25
TO: William D Robinson
VIKA, Inc
FROM: Marie LaBaw
RE: Centro Square
820250090

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **20-Oct-25**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

***** According to the applicant, the proposed four story townhouses meet the conditions laid out in Montgomery County Code Interpretation/Policy No. BCP 25-01, dated June 13, 2025. If those conditions are not met, applicant shall submit a FD access plan amendment showing FDC(s) as needed to meet code. *****

***** Applicant shall submit fire lane order for legal recordation when new private street is named and address numbers are assigned to new buildings *****



Department of Permitting Services Division of Commercial Building Construction

2425 Reedie Drive, 7th Floor, Wheaton, MD 20902

CODE INTERPRETATION/POLICY

Code/Year IBC 2021 Edition & ER 13-24	Section of Code 903.3.1.2	Title of Code Section/Subsection/Policy NFPA 13R Sprinkler Systems
Statement/Background of Issue: <p>Montgomery County is currently under the 2021 International Building Code (IBC) as adopted under Executive Regulation (ER) 13-24, effective December 10, 2024; superseding the previous adoption of the 2018 edition of the IBC under ER 31-19. There is a significant code change from the 2018 IBC to the 2021 IBC in regard to Section 903.3.1.2 NFPA 13R sprinkler systems, and the criteria for which an NFPA 13R sprinkler system is permitted to be installed.</p> <p>Section 903.3.1.2 in the 2018 IBC permits an NFPA 13R sprinkler system to be installed in Group R occupancies up to and including four stories in height in buildings not exceeding 60 feet in height above grade plane. It also indicates that Group R occupancies constructed in accordance with Section 510.2 and 510.4 are to be measured from the horizontal assembly creating separate buildings. Section 903.3.1.2 changed in the 2021 edition of the IBC to allow the installation of an NFPA 13R sprinkler system in Group R occupancies where the Group R occupancy meets all of the following conditions:</p> <ol style="list-style-type: none">1. Four stories or fewer above grade plane.2. The floor level of the highest story is 30 feet (9144 mm) or less above the lowest level of fire department vehicle access.3. The floor level of the lowest story is 30 feet (9144 mm) or less below the lowest level of fire department vehicle access. <p>The 2021 IBC also indicates the number of stories of Group R occupancies constructed in accordance with Section 510.2 and 510.4 shall be measured from grade plane.</p> <p>This code change reduces the maximum building height where an NFPA 13R sprinkler system is permitted; and the story height measuring point has been changed to grade plane where the podium provisions of Section 510 are applied. These changes address concerns of unsprinklered attic areas of combustible construction being at a higher and more difficult level for the fire department to reach or defend; as well as, provide a single scoping limit for both standpipes and NFPA 13 sprinkler systems with the more restrictive 30 ft maximum height limitation.</p> <p>Four story townhouses fall under the scope of the IBC per Section 101.2. Because of this, Section 903.3.1.2 is applicable to four story townhouses; and although the concerns surrounding the code change would not be applicable, an NFPA 13 sprinkler system may be required under the 2021 IBC.</p>		
Division Interpretation/Policy: <p>Automatic sprinkler systems in one- and two-family dwellings and townhouses up to and including three stories in height shall be permitted to be installed in accordance with NFPA 13D or 13R. Automatic sprinkler systems in one- and two-family dwellings and townhouses four stories in height in buildings not exceeding 60 feet in height above grade plane shall be permitted to be installed throughout in accordance with NFPA 13R. A fire department connection is not required for a townhouse, or one- and two-family dwellings. An NFPA 13R sprinkler system is intended as a life safety system and will continue to be permitted in four story townhouses as stipulated. This does not apply to use groups R-1 or R-2 as defined in the Montgomery County Building Code.</p>		
Interpretation/Policy No. BCP 25-01	Date June 13, 2025	Division Chief John Catlett <i>John D. Catlett</i>
		Fire Marshal Pastora Warnick <i>Pastora Warnick</i>



MONTGOMERY COUNTY FIRE AND RESCUE SERVICE

Date: 10/10/2025

Fire Lane Establishment Order

Pursuant to Section 22-33, Montgomery County Code, 1971, as amended, you are hereby notified that a Fire Lane has been established as described in this order. You are hereby ordered to post fire lane signs and paint curbs/pavement as identified below. When signs or paint work has been completed, this order will authorize the enforcement of this Fire Lane by appropriate police or fire officials. Compliance with this order must be achieved within 30 days of receipt when any of the following conditions are met:

- One or more structures addressed from the subject road are occupied;
- The road or accessway is available for use and at least one building permit for an address on the subject road has been issued; or
- The road or accessway is necessary fire department access.

LOCATION: 7501-7515 Standish Place, 7519 Standish Place,
7529 Standish Place and 7609-7623 Standish
Place, along Private Streets A, B and C

Delineate all areas where indicated by signs and/or paint.

- ☐ **SIGNS** -- (See attached diagram for location of sign placement)



(Red letters on white background)

Signs must be posted so that it is not possible to park a vehicle without being in sight of a sign. Signs may be no further apart than 100 feet.

- ☐ **PAINT** -- (See attached diagram when painting is required)

Paint must be traffic yellow with lines of sufficient width to be readily identifiable/readable by motor vehicle operators.

Signature of Order Writer/I.D. #

Cc: Fire Code Enforcement Section
Attachment: Fire Lane Diagram

FIRE LANE ESTABLISHMENT FORM

BUILDING OR SUBDIVISION NAME: Centro SquareFIRE LANE LOCATION/ADDRESS: 7501-7515 Standish Place, 7519 Standish Place,
7529 Standish Place and 7609-7623 Standish
Place along Private Streets A, B and C

See attached drawing for designated fire lanes:

I have received the drawing and instructions for installing the designated fire lanes on property not owned by state or local government.

NAME AND TITLE OF PROPERTY REPRESENTATIVENAME: Gio Esposito TITLE: Land Entitlements ManagerSIGNATURE: Giovanni Esposito

Digitally signed by Giovanni Esposito
 DN: C=US, E=gio.esposito@tripointehomes.com, O=Tri
 Pointe Homes, OU=DC Metro, CN=Giovanni Esposito
 Reason: I am approving this document
 Date: 2025.10.10 14:06:37-0400

Tri Pointe HomesPHONE: 301.803.4984 DATE: October 10, 2025

ADDRESS (where processed order will be mailed):

12435 Park Potomac Avenue, Suite 600. Potomac, MD 20854

The designated fire lanes are the minimum necessary for fire/rescue access and are in accordance with Section 22-33 of the Fire Safety Code.

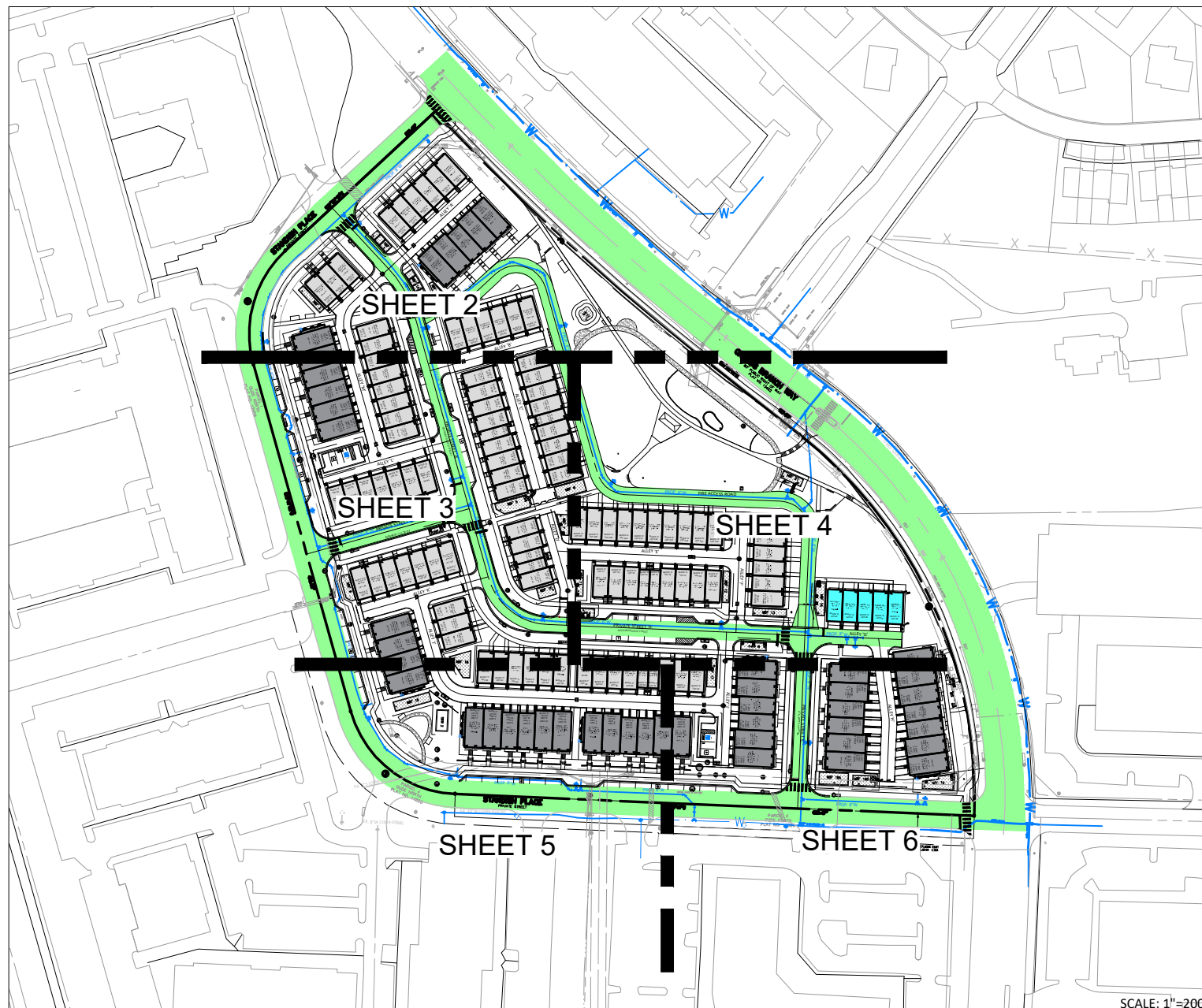
NAME: _____ SIGNATURE: _____

STA.#: _____ I.D.#: _____ DATE: _____

Comments: _____

Fire Lane Installed Per Order

NAME: _____ DATE: _____



LEGEND

- FIRE VEHICLE ACCESS PATH
- PROPOSED DOOR LOCATIONS
- FIRE HYDRANT
- PROPOSED WATER LINE
- FIRE LANE SIGN/DIRECTION

CENTRO SQUARE

MONTGOMERY COUNTY, MARYLAND
WSSC MAP: 220NW07 AND 221NW07
TAX MAP: GS341 AND GS342

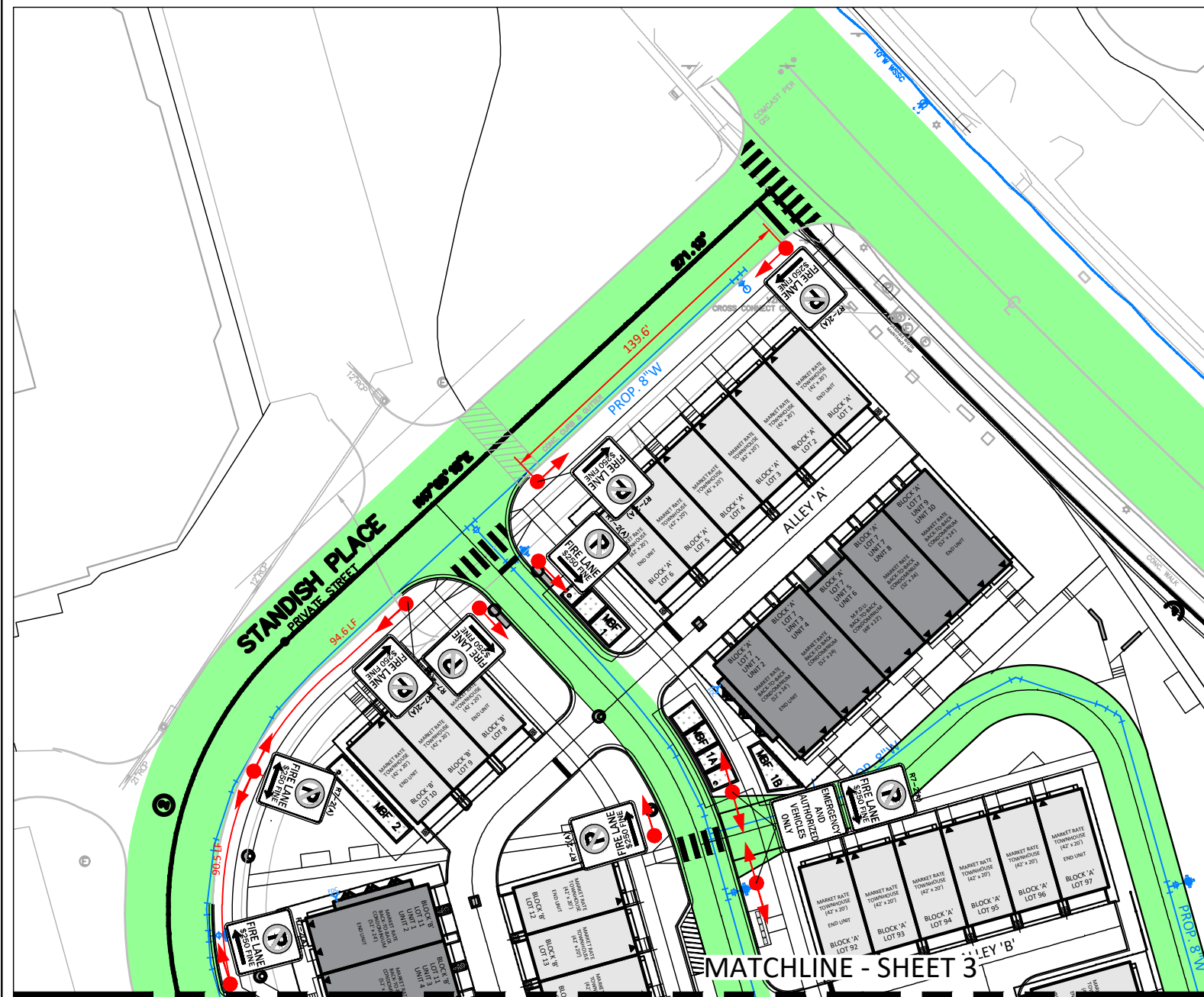
SUBMISSION: JUNE, 2025

FIRE LANE ESTABLISHMENT ORDER

PAGE 1 of 6



VIKA MARYLAND, LLC ■
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■
SURVEYORS ■ SUSTAINABLE DESIGN ■
20251 CENTURY BOULEVARD SUITE 400 ■
GERMANTOWN, MD 20874 ■
(301)916-4100 ■ FAX (301)916-2262 ■
WWW.VIKA.COM ■



LEGEND

- FIRE VEHICLE ACCESS PATH
- PROPOSED DOOR LOCATIONS
- FIRE HYDRANT
- PROPOSED WATER LINE
- FIRE LANE SIGN/DIRECTION



CENTRO SQUARE

MONTGOMERY COUNTY, MARYLAND
WSSC MAP: 220NW07 AND 221NW07
TAX MAP: GS341 AND GS342

SUBMISSION: JUNE, 2025

FIRE LANE ESTABLISHMENT ORDER

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CENTRO SQUARE
 MONTGOMERY COUNTY, MARYLAND
 WSSC MAP: 220NW07 AND 221NW07
 TAX MAP: GS341 AND GS342

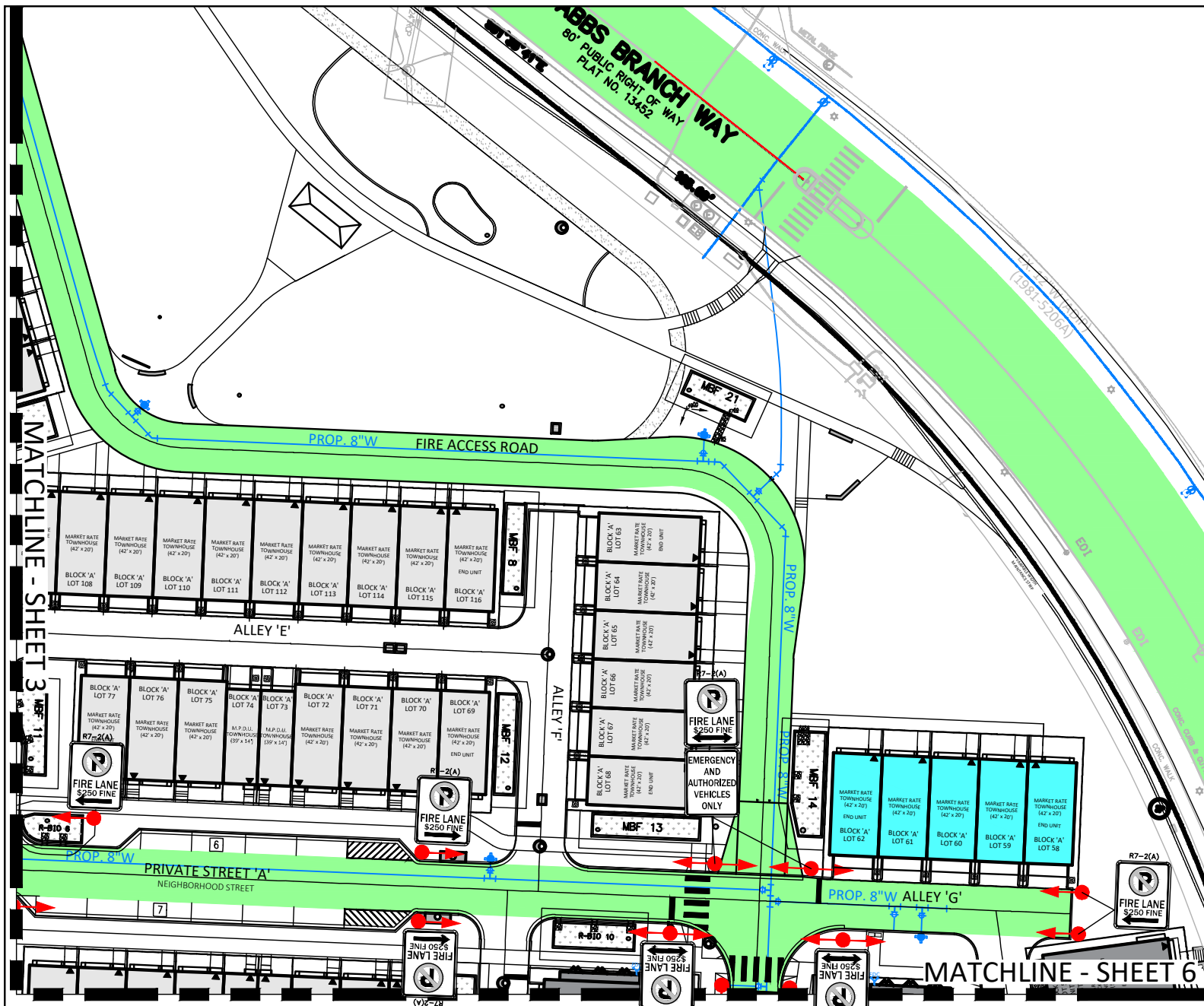
SUBMISSION: JUNE, 2025

FIRE LANE ESTABLISHMENT ORDER

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LEGEND

- FIRE VEHICLE ACCESS PATH
- PROPOSED DOOR LOCATIONS
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- FIRE LANE SIGN/DIRECTION



CENTRO SQUARE

MONTGOMERY COUNTY, MARYLAND
WSSC MAP: 220NW07 AND 221NW07
TAX MAP: GS341 AND GS342

SUBMISSION: JUNE, 2025

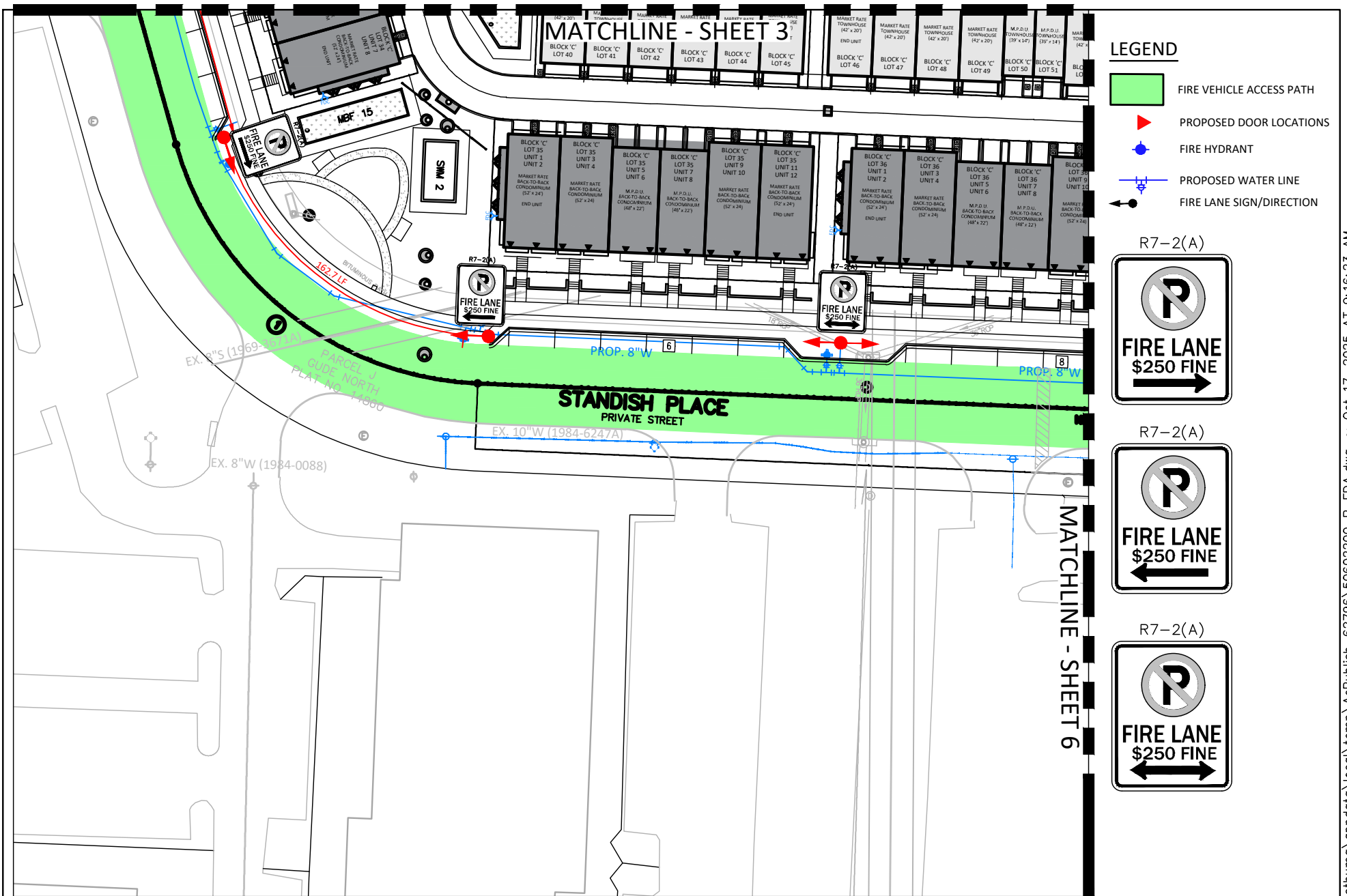
FIRE LANE ESTABLISHMENT ORDER

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WSSC MAP: 220NW07 AND 221NW07
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FIRE LANE ESTABLISHMENT ORDER

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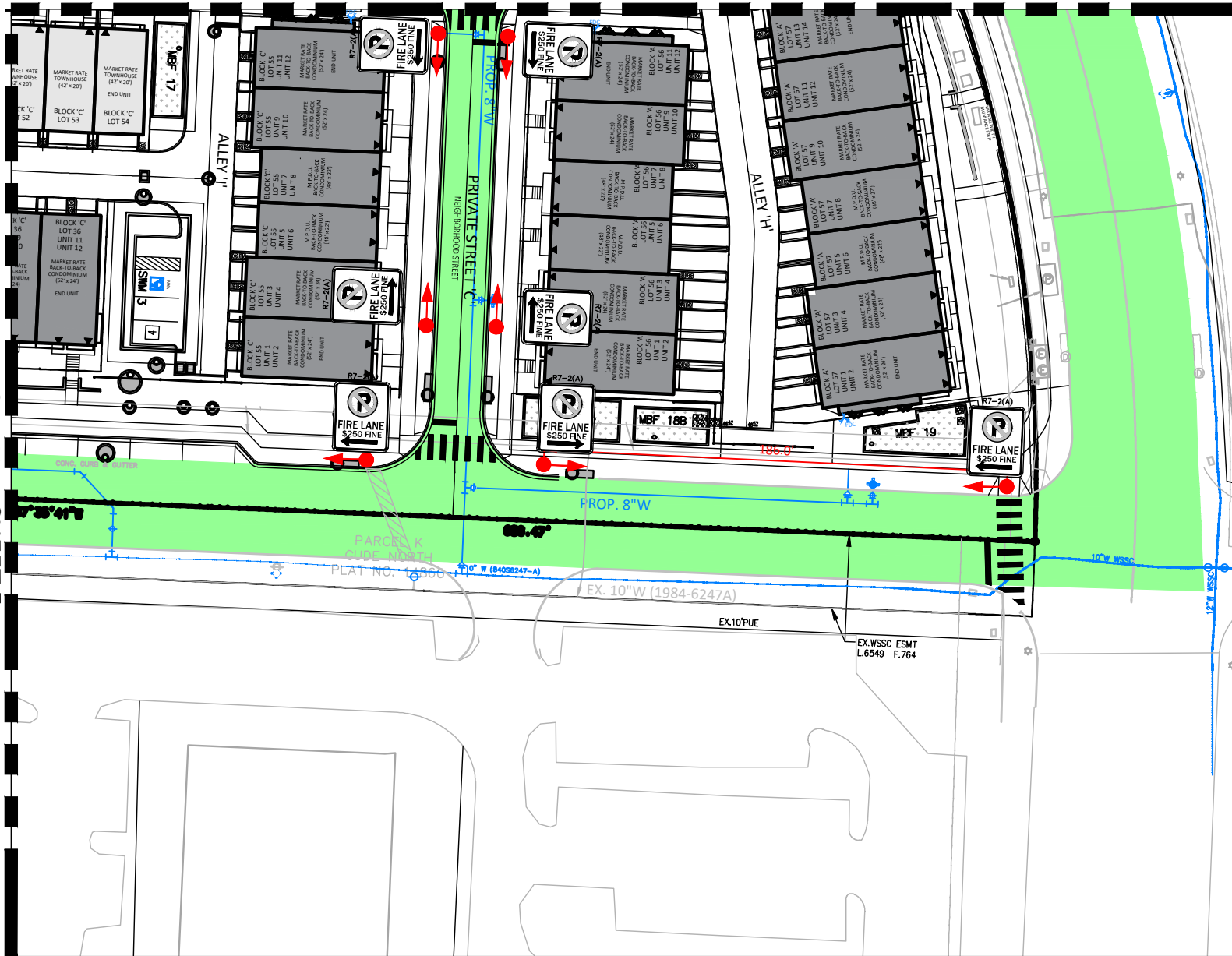


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MATCHLINE - SHEET 4

MATCHLINE - SHEET 5



LEGEND

- FIRE VEHICLE ACCESS PATH
- PROPOSED DOOR LOCATIONS
- FIRE HYDRANT
- PROPOSED WATER LINE
- FIRE LANE SIGN/DIRECTION

R7-2(A)



R7-2(A)



R7-2(A)



CENTRO SQUARE

MONTGOMERY COUNTY, MARYLAND
WSSC MAP: 220NW07 AND 221NW07
TAX MAP: GS341 AND GS342

SUBMISSION: JUNE, 2025

FIRE LANE ESTABLISHMENT ORDER

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