

MONTGOMERY PLANNING DEPARTMENT
 100 WASHINGTON CENTER, SUITE 200
 ROCKVILLE, MD 20850
 (301) 771-7000
APPROVAL
Carrie Sanders 04/14/21

DEPARTMENT OF TRANSPORTATION
 100 WASHINGTON CENTER, SUITE 200
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PLANNING DEPARTMENT USE ONLY (E-PLANS)

Dear Ms. Graham:

We have completed our review of the revised preliminary plan submitted to us on April 21, 2020. A previous version of this plan was reviewed by the Development Review Committee (DRC) at its meeting on March 12, 2020. We recommend approval of the plan subject to the following comments:

All Planning Board Options 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 plan, storm drain, grading or paving plans, or application for access permit. The letter and all other correspondence from the department should be included in the package.

Design Exceptions

1. All: Modification of Center-Side Road Section - Branchhouse Pike (2.1): The applicant is proposing to modify MCDOT Standard No. MC-2003.2.1.2 from a 40-foot to a 35-foot right-of-way by placing more sidewalk within the right-of-way as follows:
 - 1-foot P.U.E. (containing 1-foot sidewalk and 1-foot P.U.E.)
 - 1-foot sidewalk
 - 1-foot driveway management/strip panel
 - 1-foot parking
 - Two 11-foot travel lanes
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28. Times in the County rights of way - spacing and species are to be in accordance with the applicable MCDOT standards. Tree planting within the public right of way must be coordinated with DPS right-of-way tree removal.

29. Posting of a right-of-way permit bond is a prerequisite to DPS approval of the record plan. The right-of-way permit will include, but not necessarily be limited to, the following requirements:

- A. Street grading, paving, curbs, gutters, storm drain & appurtenances, sidewalks, handicap ramps, and street trees along Stonebridge Place and Public Street C.
- B. Paving, curbs, gutters, storm drain & appurtenances, sidewalks, handicap ramps, and street trees along Towson Road.
- C. Two-way separated bike lanes, storm drain & appurtenances, sidewalks, handicap ramps, and street trees along Towson Road.
- D. Permanent monuments and property line markers, as required in Section 59-4-3.03 of the Subdivision Regulations.
- E. Erosion and sediment control measures as required by Montgomery County Code 19-2002 and on-site stormwater management where applicable that be provided by the Developer (as required by the County) at each location deemed necessary by the Department of Permitting Services (DPS) and will comply with the 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 the DPS.
- F. The developer shall provide street lights in accordance with the specifications, requirements, and standards provided by the MCDOT Division of Traffic Engineering and Operations.

Thank you for the opportunity to review the preliminary plan. If you have any questions or comments regarding the letter, please contact me at carrie.sanders@montgomerycountymd.gov or (301) 777-2171.

Sincerely,
William Whelan
 Development Review Team
 Office of Transportation Policy

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Enclosures (1)

- a. Sign Distances
- b. One letter notebook
- c. Robert Metzner WILCO
 Kelly Lavetti Sofco
 Brandon Hinz Sofco
 Barbara Smith Linneman and Bachler, LLP
 Patrick Reed HKS/PMC
 Robert Smith Linneman and Bachler, LLP
 Chris Van Alstyne HKS/PMC
 Sarah Baehner MCDOT CES
 Beth Demott MCDOT CES
 Sam Farwell MCDOT CES
 Matt Hill MCDOT DFD
 Vincent Ho MCDOT DFD
 Karim Hammad MCDOT TRD

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