

820210080 Northpark at Montrose Phase 1

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We have reviewed site and landscape plans files that were uploaded on/ dated “4/19/2021”,

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

1. The acceptability of followings will be decided at the time of ROW permit when sufficient details are provided:
 - a. bicycle parking in ROW;
 - b. bike station and specialty pavement at the intersection of Northpark Drive and Montrose Pkwy (public or private);
 - c. non-standard sidewalk grading/ construction of Northpark Drive;
 - d. widening of Montrose Pkwy side path toward the street trees.
2. At Northpark Drive and Private Street B, remove the parking that interferes with intersection operation.
3. Access points on public roads and intersections:
 - a. Provide truck turning movement for all (especially right turn) movements and ensure of minimum curb radii that will accommodate the traffic.
 - b. Driveway/ intersection aprons should not cross the site frontage.
 - c. Label no truck access for Montrose Pkwy clearly.
4. Provide public sidewalk:
 - a. Provide flat landing areas where parking is proposed.
 - b. Ensure all sidewalk, handicap ramps and minimum of 1’ of maintenance strip are contained in PIE;
 - c. label existing infrastructure where proposed handicap sidewalks/ ramps connect.
5. Chokers to meet DPS criteria.

And the following needs to be a condition of the certified site plan:

1. All comments of the MCDOT approval letter for the preliminary plan 120200140 dated July 9, 2020 remain in effect unless specifically modified below:
 - a. Condition 5: All proposed SWM locations within ROW need to meet MCDOT requirements with details to be worked out at the time of ROW permit.
 - b. Condition 6: Traffic signal installation;
 - c. Condition 8: Montrose Pkwy breezeway construction;
 - d. Condition 9: Pro-rata contribution for Jefferson Street bike facility;
 - e. Condition 12: Storm drain upgrade;
 - f. Condition 13: MCDOT Commuter Services Section comments;
 - g. Condition 14 and 30C: Undergrounding utilities and two-way separated bike lanes along Towne Road;
 - h. Condition 16: Special Taxing District tax payment.