

81995045G 9800 Medical Center Drive

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We have reviewed site and landscape plans files that were uploaded on/ dated “5/7/2021”.

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

1. Darnestown Road at this location is County maintained, please clarify on the plan and remove the state designation.
2. Access points on public roads:
 - a. Label the curb radii for access points. Ensure of minimum curb radii that will accommodate the site traffic;
 - b. Provide truck turning movement for all (especially right turn) movements. If a specific movement is restricted that needs to be clarified on the site plan.
3. Provide public sidewalk:
 - a. Public and private sidewalks when adjacent each other need to have the physical limits of maintenance provided or PIE/ ROW for the additional sidewalk is needed. This needs to be specified on the plans clearly.
 - b. All proposed brick pavement sections should be per CR 16-931 and MC-111.02 (provide a label accordingly). MCDPS would need to review and approve non-standard sidewalk pavement and streetscape. Once approved, a maintenance and liability covenant would be required.
 - c. Show and label PIE along the site frontage.
 - d. Show/ label the existing sidewalks/ ramps where connection is made.
 - e. Provide of at-grade crossing at driveways.
4. Provide downstream storm drain analysis for the current site plan.
5. Proposed street trees:
 - a. Need to be approved street tree species list at the designated spacing;
 - b. Silva Cells details for street trees need to approved at ROW permit so they can be included in the above maintenance and liability covenant.

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

1. MCDOT Commuter Services Section comments:

The project is located in the Red SSP Area and the Greater Shady Grove TMD. The project proposes to develop 93,560 gsf. A project with greater than 40,000 gsf must submit a Project-Based Level 3 Results Plan. The Plan must be submitted to and approved by MCDOT prior to issuance of any building permit by DPS. A Level 3 Results Plan requires commitment by the owner/applicant to achieve a base NADMS that is 5% higher than the District’s goal (12.5 % transit for employees and 25% for residents) as well as related commuting goals at the project. A Project-based Level 3 Results Plan must include Project-based TDM Action Plan components and the following:

- Independent Monitoring (to determine whether the project is meeting its goals)
- Addition and/or Substitution of Strategies (if strategies initially selected by the owner/applicant do not result in the project achieving its goals after 6 years, revisions to the plan may be required)
- Additional Funding Commitment (if strategies selected by owner/applicant do not result in achievement of goals by 6 years after final occupancy, increased funding by the owner for existing or new TDM strategies. Additional increases in funding may be required to if goals are not met after 8 years)
- Performance Incentives (owner/applicant may be eligible for incentives for continued achievement of goals over multiple years).