



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

March 8, 2023

Ms. Alexandra Duprey, Regulatory Planner II
UpCounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive
Wheaton, MD 20902

Revised

RE: Preliminary Plan No. 120230010
Hillcrest Property

Dear Ms. Duprey:

We have completed our review of the preliminary plan uploaded to eplans on October 31, 2022. A previous version of the plans was reviewed by the Development Review Committee at its August 30, 2022, meeting. This letter supersedes the previous letter dated November 29, 2022. We recommend approval of the plans subject to the following comments:

Significant Plan Review Comments

1. Hillcrest Avenue is classified as Town Center Street. Per the Master Plan of Highways and Transitways the minimum required right-of-way (ROW) is 70-foot. We recommend the applicant dedicate to conform to the master plan.
2. MCDOT's November 29, 2022 letter stated the following:

*We **do not agree** with the Applicant's proposed roadway cross section for Hillcrest Road frontage as shown in the plan. The certified preliminary plan shall reflect the following proposed interim frontage improvements from edge of property line to the relocated edge of curb:*

- *2-foot minimum maintenance buffer*

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX
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Located one block west of the Rockville Metro Station

- 8-foot sidewalk
- 8-foot Grass Strip which would be converted to an ultimate cross section in future which would include 2-foot pedestrian/bike buffer with a 6-foot bike lane
- 6-foot tree panel buffer

The applicant has since changed the cross section along their street frontage. Per the cross section shown on the preliminary plan sheet #2 of 5 that is uploaded to eplans on March 3, 2023, the applicant is providing the cross section listed above. MCDOT continues to agree with this cross section.

1. MCDOT's November 29, 2022 letter stated the following:

Sight Distance: *The sight distance does not meet the minimum 200-feet required. We **do not approve** the sight distance since the sight distance is obstructed by proposed street parking. We do not agree with the street parking as proposed. Prior to the Certified Preliminary Plan, the sight distance at the driveway shall be revised to meet the minimum requirements based on the interim roadway cross section as per the above comment.*

The applicant has revised the cross section to pull the curb out in the preliminary plan sheet 2 of 5 that was uploaded to eplans on March 2, 2023. This new location of the curb allows for the applicant to meet sight distance. Therefore, MCDOT approves the sight distance with this preliminary plan. The form is enclosed with this letter.

2. **Storm Drain Study:** The revised storm drain analysis dated November 15, 2022, was reviewed and is acceptable to MCDOT. The distance to the nearest public storm drain system from study point 1 is 2,150-feet. Therefore, no improvements are needed to the downstream public storm drain system for this plan.
3. Pedestrian ramps and crosswalk along west leg of Hillcrest Avenue intersection will be reviewed and completed during the signing and marking stage.

Standard Comments

1. All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Department of Permitting Services (DPS) in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department. Prior to certified preliminary plan the stormwater management in the right-of-way must be approved by DPS.

2. Design all vehicular access points and alleys to be at-grade with sidewalk, dropping down to street level between the sidewalk and roadway.
3. Forest Conservation Easements are NOT ALLOWED to overlap any easement.
4. Stop sign locations, crosswalks and markings will be reviewed and completed during the signing and marking stage at the permit stage.
5. No steps, stoops, balconies or retaining walls for the development are allowed in county right-of-way. No door swings into county ROW.
6. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
7. 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.
8. If the proposed development will alter any existing streetlights, replacement of signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
9. Permit and bond will be required as a prerequisite to MCDPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
 - a. Curbs and gutters, lawn panel, sidewalk, handicap ramps, storm drainage and appurtenances, and street trees along Hillcrest Avenue.
 - b. Permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.
 - c. Erosion and sediment control measures as required by Chapter 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 the DPS.
 - d. Enclosed storm drainage and/or engineered channel (in accordance with the MCDOT Storm Drain Design Criteria) within the County rights-of-way and all drainage easements.
 - e. Developer shall provide streetlights in accordance with the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

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Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Ms. Brenda Pardo for this project at (240) 777-7170 or at brenda.pardo@montgomerycountymd.gov.

Sincerely,

Rebecca Torma

Rebecca Torma, Manager
Development Review Team
Office to Transportation Policy

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cc: Correspondence folder FY 2023

cc-e:	Brandon Fritz	Kim Engineering
	Mark Terry	MCDOT DTEO
	Atiq Panjshiri	MCDPS RWPR
	Sam Farhadi	MCDPS RWPR
	Brenda Pardo	MCDOT OTP