

820170130 Bloom MV

Contact: Sam Farhadi at 240 777-6333

We have reviewed site and landscape plans files uploaded on/ dated “9/1/2017”.

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

1. Public sidewalks:
 - a. Label as ADA compliant;
 - b. Ensure at the “all” intersection with public roads, “all” proposed and existing receiving ramps are shown clearly and proper connections/ramps are provided;
 - c. Sidewalk connectivity issue needs to be addressed at all intersections (such as sheet 21);
 - d. Correct the text overlap in the legend on sheet 9 and where applicable.
2. Clearly label the internal roads as private.
3. Remove all proposed pavement/ parking markings in public ROW.
4. Street trees are spaced too close together (35’ on average), however, 50’ spacing is needed. No legend for the street trees were provided. Please use approved species. More species diversity (than provided two) for the proposed 100 trees is needed (preferably four or five). Please ensure there are no OH wires to enable the planting of a large maturing tree.
5. Contact Commuter Services regarding the exact locations of bikeshare stations in Areas I and IV. CSS located the bikeshare station shown in Area I/Parcel E on Detailed Site Plan Area 1 (SP-07). However, we were not able to locate the bikeshare station in Area IV. If the project is proceeding as one phase, we will need to see the location of both bikeshare locations. Both locations will need to be reviewed to determine if they meet bikeshare siting criteria. Please contact Commuter Services regarding the exact locations of bikeshare stations in both Areas.

The following needs to be condition of the certified of site plan:

1. Private streets to be built to tertiary roadway structural standards at minimum.