



Isiah Leggett
County
Executive

Al R. Roshdiah
Director

DEPARTMENT OF TRANSPORTATION

April 16, 2018

Rhoda Hersson-Ringskog, Planner Coordinator
Area 2 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 120150040
Design Exception
Offutt Estates

Dear Ms. Hersson-Ringskog:

We have completed our review of the revised preliminary plan dated to eplans on March 28, 2018. A previous plan was reviewed by the Development Review Committee at its meeting on January 2, 2018. We recommend approval of the plan subject to the following comments:

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 in the package for record plats, storm drain, grading or paving plans, or application for access permit. This letter and all other correspondence from this department should be included in the package.

Design Exception Request

1. Design Exception for Hillery Way roadway pavement to not be centered in the right-of-way.
 - a. MCDOT **approves** the request for the roadway pavement not be centered in the right-of-way.

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178

FAX

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

Rhoda Heresson-Ringskog
Preliminary Plan No. 120150040
April 16, 2018
Page 2

Note: The existing Verizon switching box is not proposed for relocation.

Preliminary Plan Review Comments

1. This letter supersedes all comments from the previous DOT letter dated June 18, 2015.
2. The applicant will install curb and gutter along the entire length of the street. Assuming the Planning Board makes a finding to reclassify the street from secondary residential to tertiary street, provide a cross section for the street on the preliminary plan using MC-2001.01 standard.
3. Construct a hammerhead turn around at the end of the street per MCDOT design standard MC-223.01.
4. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans with Disabilities Act.
5. In accordance with Section 50-4.3(E.5.b.) of the Montgomery County Code, we recommend the Montgomery County Planning Board require the applicant to construct an off-site sidewalk along Hillery Way to connect with the sidewalk along Rockville Pike (MD 355).
6. Prior to approval of the record plat by the Department of Permitting Services, submit a completed, executed and sealed MCDOT Sight Distances Evaluation certification form, for the proposed driveway, for DPS review and approval.
7. Prior to record plat approval, obtain a perpetual access easement from lot 4 in order to build and maintain the private drive for townhomes.
8. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
9. Grade establishments for all new public streets and/or pedestrian paths must be approved prior to submission of the record plat.
10. Waiver from the Montgomery County Planning Board for lots on a private right-of-way.
11. Private common driveways and private streets shall be determined through the subdivision process as part of the Planning Board's approval of a preliminary plan. The

Rhoda Heresson-Ringskog
Preliminary Plan No. 120150040
April 16, 2018
Page 3

composition, typical section, horizontal alignment, profile, and drainage characteristics of private common driveways and private streets, beyond the public right-of-way, shall be approved by the Planning Board during their review of the preliminary plan.

12. The owner will be required to submit a recorded covenant for the operation and maintenance of private streets, storm drain systems, and/or open space areas prior to MCDPS approval of the record plat. The deed reference for this document is to be provided on the record plat.
13. Relocation of utilities along existing roads to accommodate the required roadway modifications shall be the responsibility of the applicant.
14. If the proposed development will alter any existing County-maintained street lights, 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.
15. Access and improvements along Rockville Pike (MD 355) as required by the Maryland State Highway Administration.
16. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following modifications:
 - a. Street grading, paving, curbs and gutters, sidewalks, and pedestrian ramps, storm drainage and appurtenances, stormwater management and street trees along Hillery Way per design standard MC-2001.01 (modified), provided the Planning Board approves the requested reclassification of this road from Rockville Pike (MD 355) to terminus.

Note: the public utilities Easement is to be graded on a side slope not to exceed 4:1.
 - b. Construct a hammerhead at the end of Hillery Way per standard MC-223.01.
 - c. 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.

Rhoda Hersson-Ringskog
Preliminary Plan No. 120150040
April 16, 2018
Page 4

- d. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
- e. Erosion and sediment control measures as required by Section 50-35(j) 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 DPS.
- f. Developer shall ensure final and proper completion and installation of all utility lines underground, for all new road construction.
- g. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact myself at rebecca.torma@montgomerycountymd.gov or (240) 777-2118.

Sincerely,



Rebecca Torma, Acting Manager
Development Review Team
Office of Transportation Policy

Sharepoint/transportation/directors office/development review/Rebecca/developments/white flint/120150040 Offutt Estates.docx

cc: Miry Livnat; Owner
Dean Packard; PG Associates, Inc.
Preliminary Plan folder
Preliminary Plan letters notebook

cc-e: Sam Farhadi; MCDPS RWPR
Ed Axler; M-NCPPC Area 2