



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Al R. Roshdiah
Director

May 9, 2018

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

RE: Wildwood Manor Shopping Center
Preliminary Plan No. 11989271C

Dear Ms. Hersson-Ringskog:

We have completed our review of the revised preliminary plan dated November 20, 2017 and reviewed by the Development Review Committee at its meeting on April 24, 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.

1. We defer to the Maryland State Highway Administration for access and improvements along Old Georgetown Road (MD 187).
2. The storm drainage study is **incomplete**. Analyze the capacity of the existing downstream public storm drain system on Berkshire Drive and the impact of the post-development ten (10) year storm runoff on same. Include inlet spread computations in the impact analysis.
3. Upgrade the existing, concrete sidewalk on Berkshire Drive to five feet in width, and assure compliance with the Americans with Disabilities Act.
4. Relocation of any existing utilities, if necessary, is the responsibility of the applicant.
5. If the proposed development will alter any existing 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.

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6. MCDOT defers to MNCP&PC and MCDPS for access and improvements to the private, on-site driveways (including alignment, profile, typical section, drainage, maintenance and liability, etc.).
7. We recommend that the applicant coordinate with Mr. Matt Johnson of our Transportation Engineering Section regarding bikeways along Old Georgetown Road (MD 187). Mr. Johnson can be reached at 240-777-7237 or matt.johnson@montgomerycountymd.gov.
8. If the proposed development will alter or impact any existing County maintained transportation system management component (i.e., traffic signals, signal poles, handboxes, surveillance cameras, etc.) or communication component (i.e., traffic signal interconnect, fiber optic lines, etc.), please contact Mr. Kamal Hamud of our Transportation Systems Engineering Team at (240) 777-8761 or kamal.hamud@montgomerycountymd.gov for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
9. Coordinate with Nikkia Carver to coordinate improvements to the RideOn bus facilities in the vicinity of this project. Ms. Carver can be reached at 240-777-5836 or nikkia.carver@montgomerycountymd.gov.
10. 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 improvements:
 - a. Five-foot wide, concrete sidewalk per Comment #3 of this letter.
 - b. Enclosed storm drainage, including additional storm drainage, paving, curb, gutter and street trees, if needed, as a result of the future review of the downstream, storm drain capacity and impact analysis per Comment #2 of this letter, is to be designed in accordance with the MCDOT Storm Drain Design Criteria within County rights-of-way and all drainage easements.
 - c. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
 - d. 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 the DPS.

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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 William Whelan, our Development Review Area Engineer for this project at william.whelan@montgomerycountymd.gov or (240) 777-2173.

Sincerely,



Rebecca Torma, Acting Manager
Development Review Team

SharePoint/DOT/DevelopmentReview/WhelanW/11989271C Wildwood Manor Shopping Center - MCDOT final plan review ltr 050918.docx

cc: Alvin Aubinoe Wildwood Medical Center
Brian Donnelly Macris, Hendricks & Glascock
Soo Lee-Cho Miller, Miller & Canby
Preliminary Plan folder
Preliminary Plan letters notebook

cc-e: Sam Farhadi MCDPS RWPR
Marie LaBaw MCDPS FRS
Matt Johnson MCDOT DTE
Nikkia Carver MCDOT DTS
Kamal Hamud MCDOT DTEO
William Whelan MCDOT OTP

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