

DPS-ROW CONDITIONS OF APPROVAL**December 18, 2020****820210030 The Flats at Knowles Station**

Contact: Sam Farhadi at 240 777-6333

We have reviewed site and landscape plans files:

“07-SITE-820210030-004.pdf V6” uploaded on/ dated “12/15/2020”,
“08-LL-820210030-006.pdf V4” uploaded on/ dated “12/15/2020”.

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

1. All road pavement changes need to be approved by MCDOT and this approval is subject to any changes thereof.
2. Provide public sidewalk:
 - a. to ADA standards (minimum five feet wide) and label it accordingly;
 - b. use ADA compliant cover for manholes/ vaults within sidewalk where possible;
 - c. provide a 2' minimum flat landing area for and next to the parking area as well as connection to the sidewalk.
3. Proposed street trees and vegetations:
 - a. All non-tree vegetations in ROW need to comply with MC-704.01, please label accordingly;
 - b. As the proposed street trees are in the grass panel, please remove proposed tree pit labels;
 - c. The two proposed street trees where parking is proposed need to be approved minor species.