



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher Conklin
Director

June 4, 2021

Mr. Marco Fuster, Planner Coordinator
Down-County Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive
Wheaton, Maryland 20902

RE: Administrative Plan No. 620200140
Carderock Springs
REVISED LETTER

Dear Mr. Fuster:

We have completed our review of the administrative plan uploaded to Eplans on April 20, 2021. A previous version of this plan was reviewed by the Development Review Committee (DRC) at its meeting on September 29, 2020. 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 Montgomery County 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.

Significant Plan Review Comments

1. Tomlinson Avenue is classified as a Secondary roadway with a 60' right-of-way and two ten-foot travel lanes. The applicant shall construct a five-foot sidewalk within the right-of-way along the site frontage as shown on the plan and cross section of Sheet AP-4.

Standard Plan Review Comments

2. The storm drain study was reviewed and is acceptable to MCDOT. No improvements are needed to the downstream public storm drain system for this plan.
3. The sight distance study has been accepted. A copy of the accepted Sight Distance Evaluation certification form is enclosed for your information and reference.

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

4. Relocation of utilities along Tomlinson Avenue to accommodate the required roadway improvements shall be the responsibility of the applicant.
5. If the proposed development will alter any existing street lights, signage 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.
6. Trees in the County rights-of-way – spacing and species are 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.
7. Provide a minimum five-foot continuous clear path (no grates) sidewalk along Tomlinson Avenue.
8. Posting of a right-of-way permit bond is a prerequisite to DPS approval of the record plat. The right-of-way permit will include, but not necessarily be limited to, the following improvements:
 - A. Grading, sidewalk and street trees along Tomlinson 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 Montgomery County Code 19-10(02) 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. The 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 administrative plan. If you have any questions or comments regarding this letter, please contact me at william.whelan@montgomerycountymd.gov or (240) 777-2173.

Sincerely,

William Whelan

William Whelan
Development Review Team
Office of Transportation Policy

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Enclosures (1)

Sight Distances

Sharepoint/transportation/director's office/development review/WhelanW/620200140 Carderock Springs – MCDOT
Review Letter REVISED 060421.docx

cc: Plan letters notebook

cc-e:	Jared Carhart	CAS Engineering
	Sam Farhadi	MCDPS RWPR
	Marie LaBaw	MCFRS