

**DPS-ROW CONDITIONS OF APPROVAL****May 10, 2021****820200160 Creekside at Cabin Branch**

Contact: Sam Farhadi at 240 777-6333

We have reviewed site and landscape plans files that were uploaded on/ dated “5/6/2021”,

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

1. Access points on public roads:
  - a. Driveway apron should not cross the frontage;
  - b. Provide minimum of 20’ between TH driveways or amended soil panel is needed. Amended soil panels need to be labeled clearly on the plans.
  - c. Label the driveway standard that is used for all driveways and modifications on the site plan.
  - d. Provide sight distance analysis based on the tree species provided (where less than 10’ exists between the tree and driveways).
2. Provide truck turning movement:
  - a. for all non-standard turnarounds and modify as needed so that do not overtop the curb into the green area. Accordingly, the truck apron has to be labeled and associated details need to be provided.
  - b. For the enlarged median island cul-de-sac.
3. Provide public sidewalk:
  - a. to ADA standards (minimum five feet wide) and label it accordingly;
  - b. Need dual ramps at intersections if crossing at both directions are planned;
4. Label public storm drain easements along with dimensions.
5. Private streets to be built to the corresponding public road classification standards per County Code 50.4.3.E.4.c.
6. Proposes street, on landscaping plans:
  - a. Provide approved major species street trees at designated spaces.
  - b. All non-woody landscaping in ROW need to follow MC-704.01.
  - c. where less than 10’ exists between the tree and driveways:
    - i. Provide 600cf minimum soil volume between the driveways for the street trees and specify if amended soil panel under the driveways are needed. It needs to be delineated clearly on the landscape plan.
    - ii. Provide root barrier at sidewalk;
    - iii. Try to pick an approved upright species; please reach out with any questions.