

ATTACHMENT 2



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

December 22, 2021

Mr. Luis Estrada, Planner Coordinator
MidCounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive
Wheaton, Maryland 20902

RE: Mandatory Referral No. MR2022009
Additions to William Tyler Page ES

Dear Mr. Estrada:

We have completed our review of the revised Mandatory Referral Plan dated January 12, 2021. Based on our review, we have the following comments:

Significant Comments

1. Tamarack Road is classified as a Primary Residential Street (P-11) with 2 travel lanes. The minimum right-of-way (ROW) of Tamarack Road per the Master Plan of Highways and Transitways is 70-feet. The existing ROW on Tamarack Road per plat #7039 is 70-feet. Thus, additional dedication is not required.
2. The applicant shall be responsible to widen the sidewalk to 6-foot-wide along the entire property frontage on Tamarack Road. Show transitions to existing sidewalks to the north and south.
3. Upgrade pedestrian facilities as necessary at adjacent intersections to comply with current ADA standards.
4. Design all access points to be at-grade with the sidewalk, dropping down to street level between the sidewalk and roadway.

Plan Review Comments

1. **Storm Drain Analysis:**
 - a. If any portion of the subject site drains to an existing storm drain system maintained by Montgomery County, submit storm drain and/or flood plain studies, with computations, for review and approval by Department of Permitting Services (DPS) at or before the Permit

Office of the Director

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www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

Stage. Analyze the capacity of the existing downstream public storm drain system and the impact of the post-development ten (10) year storm runoff on same. If the proposed subdivision drains to an existing closed section street, include spread computations in the impact analysis.

- b. The limits of the floodplain and the building restriction lines are to be shown on the plan where applicable. The floodplain is to be dimensioned from the property line.
2. Submit a completed, executed MCDOT Sight Distances Evaluation certification form, for all existing and proposed site entrances onto County-maintained roads, for our review and approval by Department of Permitting Services (DPS) at or before the Permit Stage. Profile of all intersection and driveways should meet sight distance requirements.
3. If you have any pedestrian safety concerns at the William Tyler Page Elementary School, please contact Mr. John Hoobler of our Division of Traffic Engineering at 240-777-2192 or john.hoobler@montgomerycountymd.gov.
4. If the proposed development will alter any existing street lights, replacement of 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.
5. Forest Conservation Easements are not allowed to overlap any easement.
6. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.

If you have any questions or comments regarding this letter, please contact myself for this project, at (240) 777-7170 or at brenda.pardo@montgomerycountymd.gov.

Sincerely,

Brenda M. Pardo

Brenda M. Pardo, Engineer III
Development Review Team
Office to Transportation Policy

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cc:e: Correspondence folder FY 2021

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MCDOT DTEO
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MCDOT OTP