

# Attachment C

**DPS-ROW CONDITIONS OF APPROVAL**

**June 12, 2023**

**82009006A Montgomery Village Marketplace**

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

**“07-BSITE-82009006A-005.pdf V2”** uploaded on/ dated **“5/4/2023”**.

As there seems to be minimal impact to the County ROW, we do not have any comment at this point.

July 3, 2023  
Mark Etheridge, Manager  
Water Resources Review  
Montgomery County Department of Permitting Services (“DPS”)  
2425 Reedie Drive, 7<sup>th</sup> Floor  
Wheaton, Maryland 20902  
Email: [mark.etheridge@montgomerycountymd.gov](mailto:mark.etheridge@montgomerycountymd.gov)  
Phone: 240-777-6338

Tamika Graham  
Planner III  
MidCounty Planning  
The Maryland-National Capital Park &  
Planning Commission  
14th Floor  
Wheaton, Maryland 20902  
[Tamika.Graham@montgomeryplanning.org](mailto:Tamika.Graham@montgomeryplanning.org)

Willie Wainer  
Acting Director, Montgomery County  
Department of Environmental  
Protection  
2425 Reedie Drive  
4<sup>th</sup> Floor  
Wheaton, Maryland 20902  
[Willie.Wainer@montgomerycountymd.gov](mailto:Willie.Wainer@montgomerycountymd.gov)

Re: Applications No. 12009009A and No. 82009006A (the “Applications”)  
Theater Pond Retrofit  
Proposed Applications to Develop a Child Care Center  
Applicant: Ganges Gaithersburg, LLC  
“The Learning Center Montgomery Village Marketplace”  
10001 Stedwick Road, Montgomery Village, MD  
 (“Lot 31”)<sup>1</sup>

Dear Ms. Graham and Mr. Wainer:

We are advising that DPS has no objection to eliminating from the Applications’ existing conditions of approval that the Applicant must complete improvements to the Theater Pond.<sup>2</sup> DPS is in the process of reviewing the Stormwater Management Concept Plan (the “Concept Plan”). The Applicant’s Concept Plan proposes to manage stormwater quality on site and to provide safe conveyance outfall to the Theater Pond.

Thank you for your consideration.

*Mark Etheridge*

Mark Etheridge, Manager Water Resources Review  
Montgomery County Department of Permitting Services  
cc: Timothy Dugan, Esq., Applicant’s Attorney

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<sup>1</sup> Tax Account No. 09-03671261. Lot 31 is found at Record Plat No. 24110 Subdivision Record Plat Lots 30 & 31 a resubdivision of Lot 29, “Village Center Montgomery Village” Per Plat No. 24077

<sup>2</sup> Preliminary Plan Condition Page 2, Condition No. 3; and Site Plan Resolution, Pages 11-12, Para. 5.



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Rabbiah Sabbakhan  
Director

July 26, 2023

Mr. Will Newman  
Gutschick, Little and Weber, P.A.  
3909 National Dr, Suite 250  
Burtonsville, MD 20866

Re: **COMBINED STORMWATER MANAGEMENT  
CONCEPT/SITE DEVELOPMENT** for  
Montgomery Village Marketplace  
Preliminary Plan #: 12009009A  
SM File #: 289185  
Tract Size/Zone: 1.19 ac./CRT  
Total Concept Area: 0.52 ac.  
Lots/Blocks: Lot 31  
Parcel(s): N/A  
Watershed: Great Seneca Creek/Class I-P

Dear Mr. Newman:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via the use of Planter Box Micro-Bioretenion practices. Full stormwater management compliance for the project could not be provided due to site constraints, resulting in a request for a partial stormwater compliance waiver. The waiver is hereby granted.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. All stormwater management practices must comply with Water Resources Technical Policy No. 8.

This list may not be all-inclusive and may change based on available information at the time.



2425 Reedie Drive, 7<sup>th</sup> Floor, Wheaton, MD 20902 | 240-777-0311  
[www.montgomerycountymd.gov/permittingervices](http://www.montgomerycountymd.gov/permittingervices)

Mr. Newman  
July 26, 2023  
Page 2 of 2

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Elvina Newton Tryer at 240-777-6342.

Sincerely,



Mark Etheridge, Manager  
Water Resources Section  
Division of Land Development Services

MCE:ent

cc: Neil Braunstein - MNCPPC  
SM File # 289185

ESD: Required/Provided 2,442 cf / 1,120 cf  
PE: Target/Achieved: 2.2"/ 1.0"  
STRUCTURAL: n/a  
WAIVED: 1,120 cf



ESD <sub>v</sub> SUMMARY TABLE				
DEVICE #	TYPE	DRAINAGE AREA (SF)	IMPERVIOUS AREA (SF)	ESD <sub>v</sub> PROVIDED (CF)
SNM 1	M-6	2,943 SF	2,943 SF	560 CF
SNM 2	M-6	2,943 SF	2,943 SF	560 CF
TOTAL		5,886 SF	5,886 SF	1,120 CF

NOTE: TARGET ESD<sub>v</sub> (2.0') = 2,143 CF  
PROVIDED ESD<sub>v</sub> (1.0') = 1,120 CF


**SWM CONCEPT SUMMARY TABLE:**

ENGINEER CONTACT INFO: GLW, ATTN: WILL NEWMAN  
3904 NATIONAL DRIVE, SUITE 250  
BURTONSVILLE, MD 20866  
TEL: 301-421-4024

**GENERAL PROPERTY INFORMATION:**

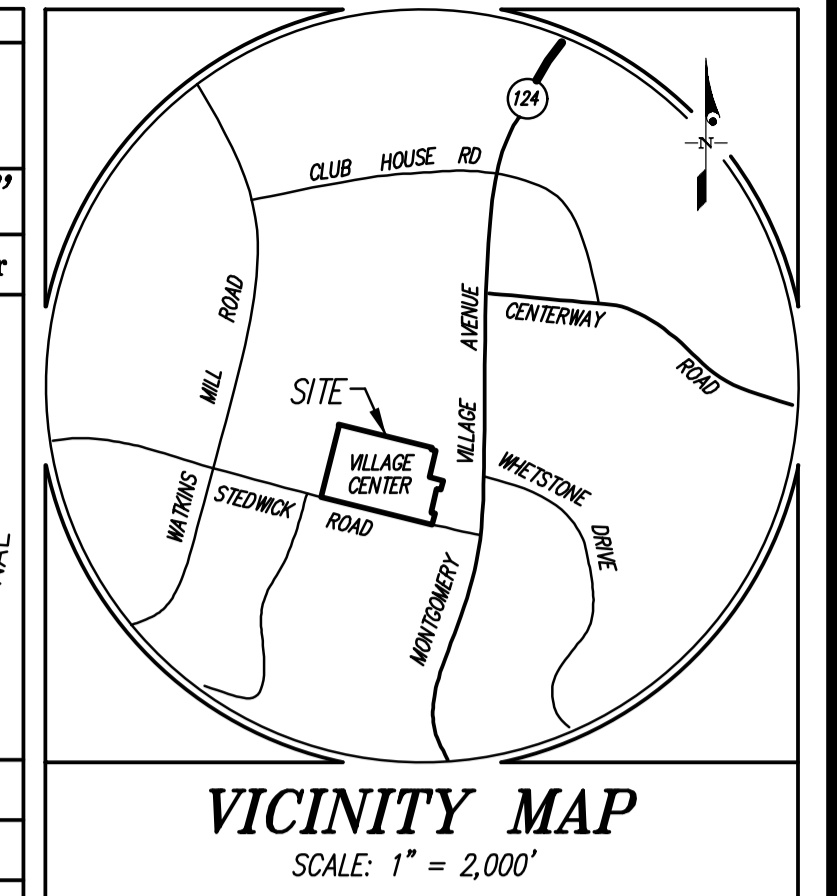
SM#: 289185  
TYPE OF CONCEPT: SITE DEVELOPMENT-STORMWATER CONCEPT COMBINED  
MGP/PC PROCESS/NO: PRELIMINARY PLAN #12004001A  
PROPERTY ADDRESS: 10001 STEDWICK ROAD, MONTGOMERY VILLAGE, MD, 20866  
PROPERTY LEGAL DESCRIPTION: LOT 31, PLAT No. 24110  
PROPERTY SIZE (AC./SF): 1.14 AC. / 152,010 SF.  
TOTAL CONCEPT AREA: 0.52 AC. / 22,600 SF.  
ZONING: CRT  
WATERSHED AND STREAM CLASS: GREAT SENEGA CREEK, I-P  
SPECIAL PROTECTION AREA: N/A  
100 YR FLOODPLAIN: N/A  
EX. % IMPERVIOUS/RE-DEVELOPMENT OR NEW DEVELOPMENT: 50.6%/RE-DEVELOPMENT  
SWM SUMMARY:  
TARGET P<sub>o</sub>/PROPOSED P<sub>o</sub>: 2.0' / 1.0'  
TARGET ESD<sub>v</sub>/PROVIDED ESD<sub>v</sub>: 2,143 CU. FT. / 1,120 CU. FT.  
ESD MEASURES: (2) MICRO BIO-RETENTION FACILITIES  
STRUCTURAL STORAGE REQUIRED/PROVIDED: NONE / NONE  
STRUCTURAL MEASURES: N/A  
MAINDER REQUEST/GL/NO/BOTH: N/A  
PROVIDED ESD<sub>v</sub> + STRUCTURAL STORAGE PROVIDED  
+ REQUESTED TO BE MAINTAINED: 1,120 CU. FT. + 0 CU. FT. = 1,120 CU. FT.  
OTHER INFORMATION: EX. SWM FACILITIES WERE PREVIOUSLY DESIGNED AND APPROVED TO MANAGE THE ULTIMATE/FULLY DEVELOPED SITE. DUE TO THE CHANGE IN SWM REGULATIONS AND EXISTING SITE CONSTRAINTS, ROOFTOP RUNOFF IS BEING TREATED TO COMPLY WITH ESD TO THE MEP.

48 Hours  
Before You Dig  
Call  
"MISS UTILITY"  
Service Protection Center



MEMBER  
ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE  
1-800-257-7777

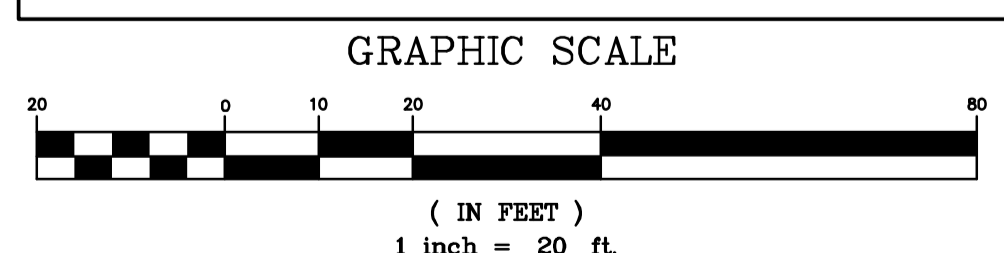
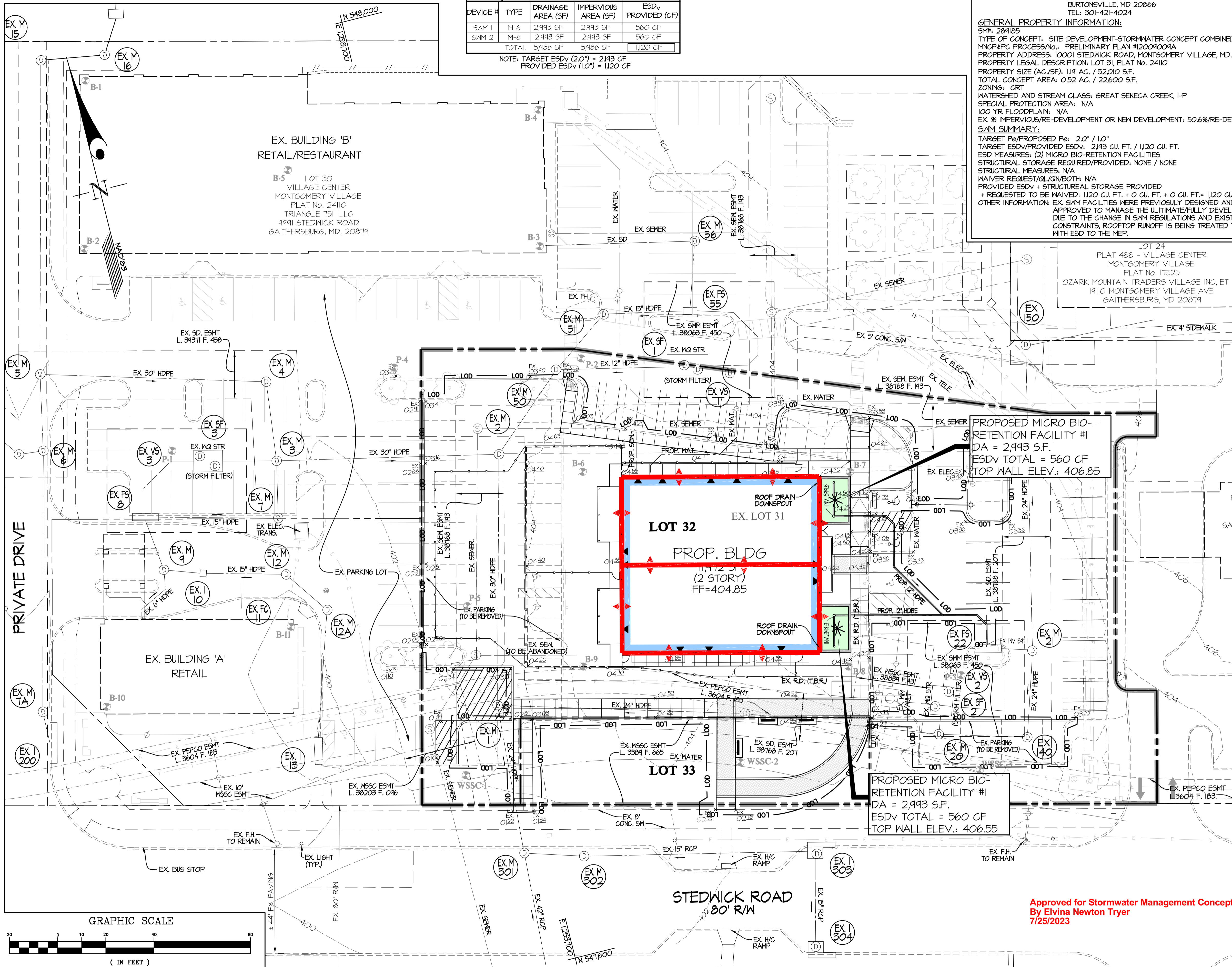


**EXISTING UTILITY NOTES**

- FOR MARKING LOCATIONS OF EXISTING UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATIONS AND ELEVATIONS OF THE UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF CLEARANCES ARE LESS THAN SPECIFIED ON THIS PLAN OR LESS THAN 12 INCHES WHEN NOT SPECIFIED, CONTACT THE ENGINEER AND THE OWNER OF THE OTHER INVOLVED UTILITY BEFORE PROCEEDING WITH CONSTRUCTION.
- FOR FIELD LOCATION OF GAS LINE SERVICES, NOTIFY WASHINGTON GAS LIGHT CO., 703-750-1000, 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.
- OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE. GUTSCHICK, LITTLE & WEBER, P.A., SHALL BE NOTIFIED IMMEDIATELY OF ANY AND ALL UTILITY INFORMATION, OMISSIONS AND ADDITIONS FOUND BY ANY CONTRACTOR.
- DUE TO THE PROXIMITY OF LIVE UNDERGROUND AND OVERHEAD UTILITIES, WE ARE NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY SUSTAINED DURING CONSTRUCTION BY ANY PERSONS, TRUCKS, TRAILERS, OR EQUIPMENT USED ON OR ADJACENT TO THE SITE.

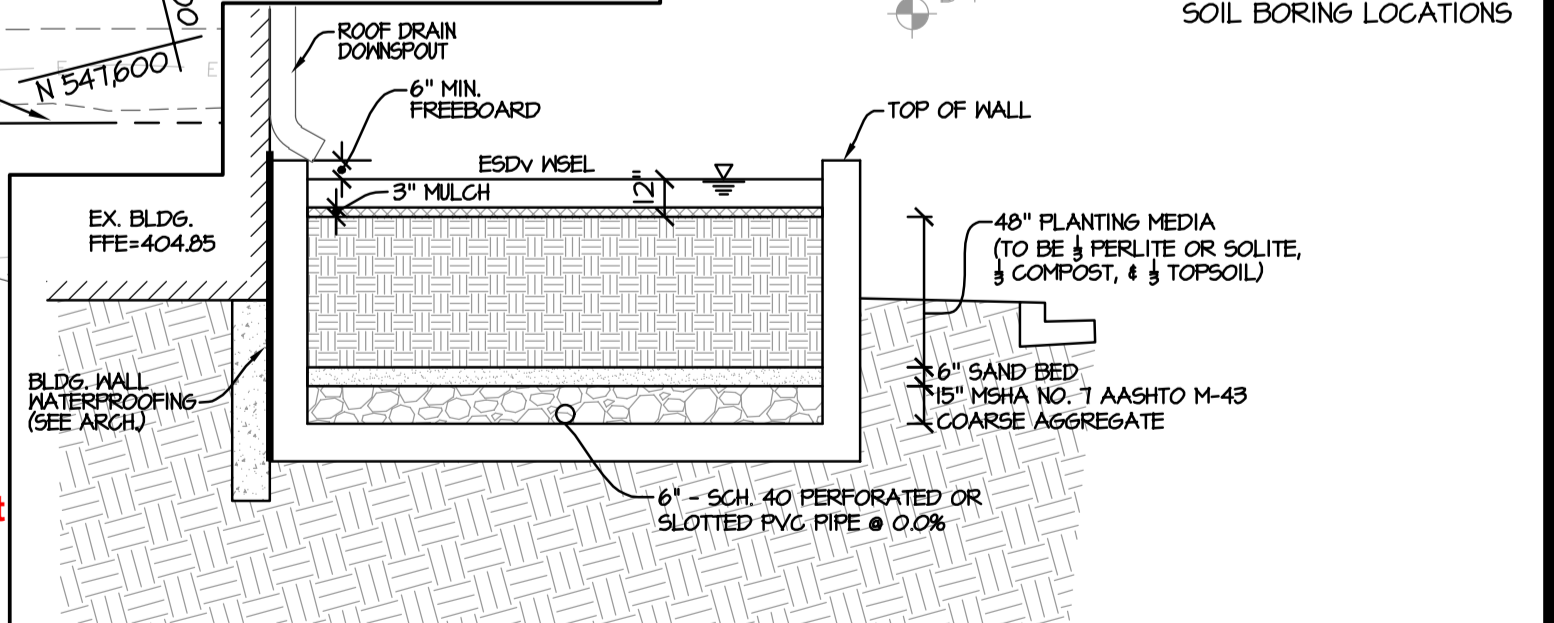
**LEGEND**

- EX. CONTOURS
- EX. CURB
- EX. SIDEWALK
- EX. ELECTRIC
- EX. GAS
- EX. TEL./COMM.
- EX. SEWER
- EX. WATER
- EX. STORM DRAIN
- PROPERTY BOUNDARY
- EX. BUILDING
- LIMIT OF DISTURBANCE
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROP. BUILDING
- PROP. MICRO BIO-RETENTION FACILITY
- PROPOSED D.A.
- SOIL BORING LOCATIONS



PROPOSED MICRO BIO-RETENTION FACILITY #1  
DA = 2,943 S.F.  
ESD<sub>v</sub> TOTAL = 560 CF  
TOP WALL ELEV.: 406.55

PROPOSED MICRO BIO-RETENTION FACILITY #1  
DA = 2,943 S.F.  
ESD<sub>v</sub> TOTAL = 560 CF  
TOP WALL ELEV.: 406.55



Approved for Stormwater Management Concept  
By Elvina Newton Tryer  
7/25/2023

**GLW**  
PLANNING | ENGINEERING | SURVEYING

3900 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM  
PHONE: 301-421-4024 | BAL: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY <b>WDN</b>				
DRAWN BY <b>WDN</b>				
CHECKED BY <b>TML</b>				
DATE	REVISION	BY	APP'R	

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 24114. EXPIRATION DATE: JANUARY 20, 2024.

*Tim Longfellow*  
TIM LONGFELLOW

PREPARED FOR:  
GANGES GAITHERSBURG LLC  
21671 BRONTE PLACE  
ASHBURN, VA, 20147  
ATTN: MANOJ GANDHI  
TEL: (703) 856-5240  
EMAIL: GANDHIMN@YAHOO.COM

SCALE: 1"=20'

DATE: JULY, 2023

ZONING: CRT-0.75  
C-0.5, R-0.25, H-75

TAX MAP - GRID: FU-341

**SITE DEVELOPMENT - STORMWATER MANAGEMENT PLAN**

**MONTGOMERY VILLAGE MARKETPLACE**  
EXISTING LOT 31, PROPOSED LOTS 32 & 33  
VILLAGE CENTER - MONTGOMERY VILLAGE  
PLAT No. 24110

GAITHERSBURG ELECTION DISTRICT No. 09  
MONTGOMERY COUNTY, MARYLAND

G. L. W. FILE NO.  
22053

SHEET  
1 OF 1





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**Department of Permitting Services  
Fire Department Access and Water Supply Comments**

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**DATE:** 26-Mar-09  
**TO:** Tim Longfellow  
Gutschick Little & Weber, PA  
**FROM:** Marie LaBaw  
**RE:** Montgomery Village Marketplace  
720080090 120090090

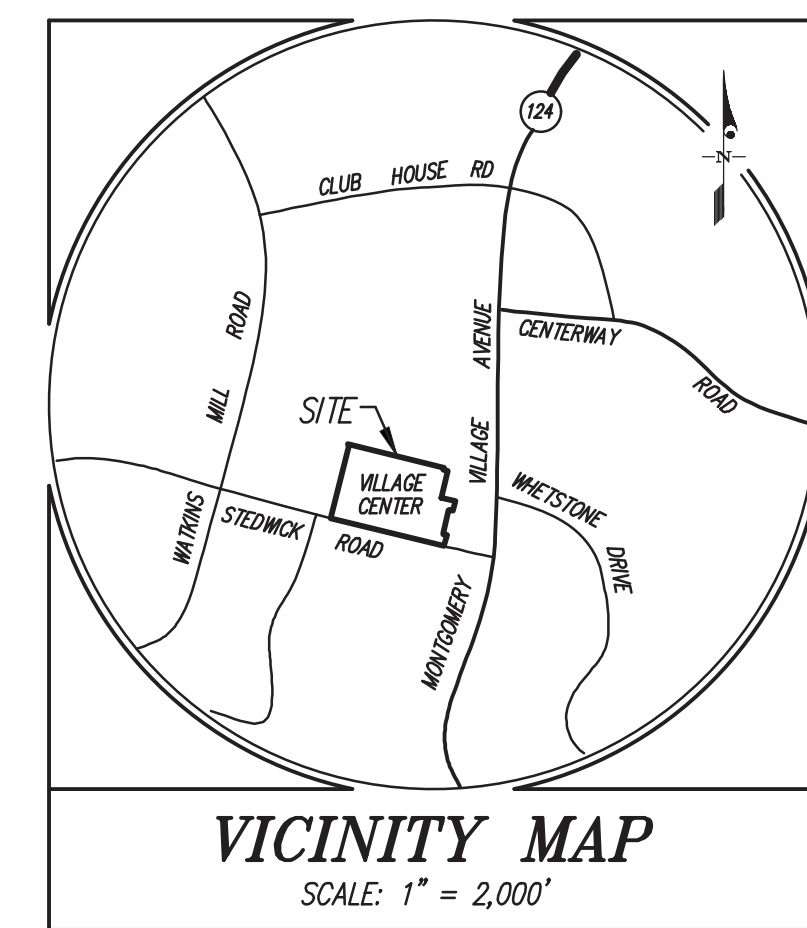
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**PLAN APPROVED**

1. Review based only upon information contained on the plan submitted **26-Mar-09**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

**\*\*\* 7/11/2023 Amendment 12009009A 82009006A \*\*\***

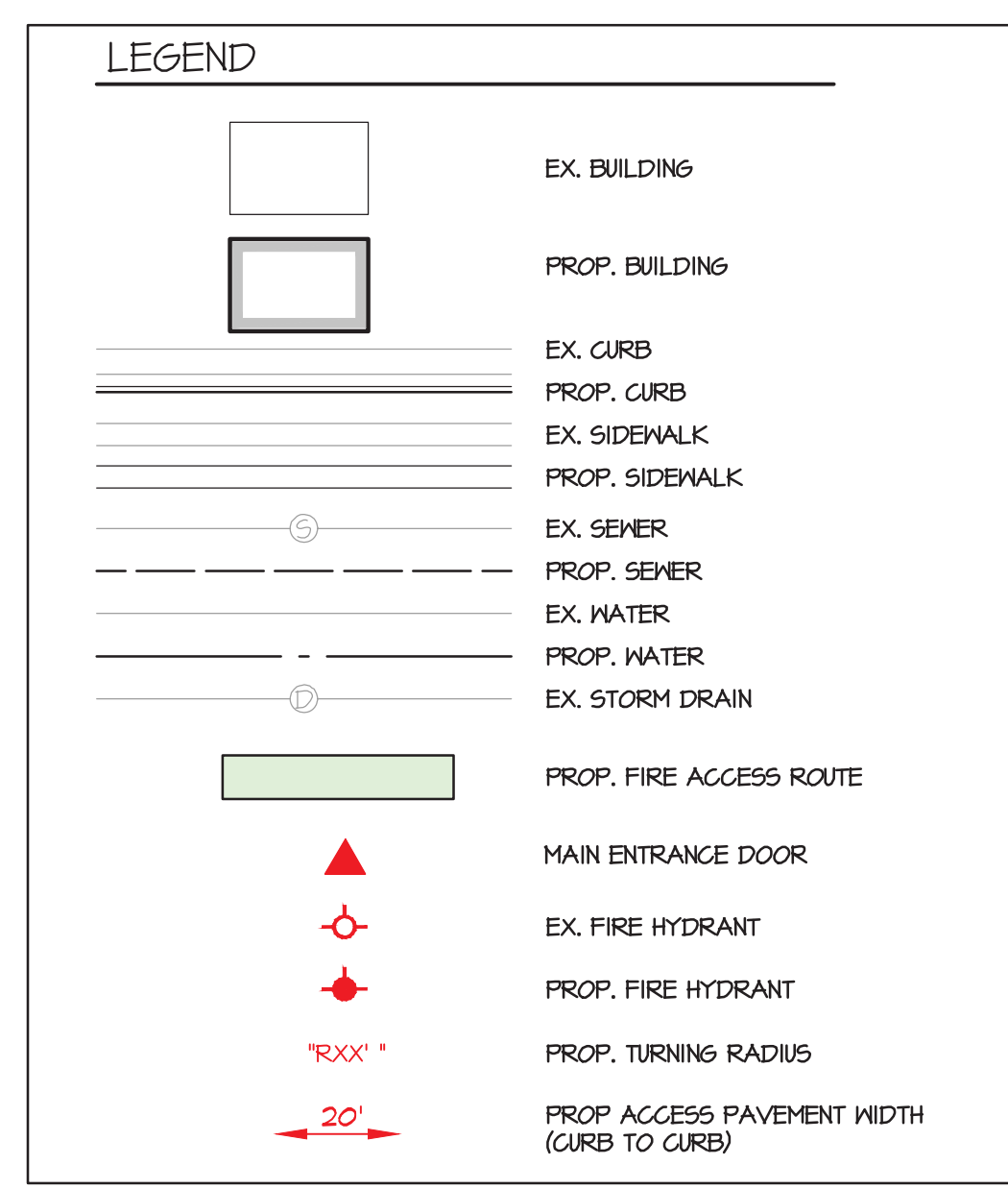




**EXISTING UTILITY NOTES**

- For marking locations of existing utilities, notify "MISS UTILITY" at 1-800-257-7777, 48 hours prior to any excavation or construction.
- Information concerning underground utilities was obtained from available records. The contractor must determine the exact locations and elevations of the utilities by digging test pits by hand at all utility crossings well in advance of trenching. If clearances are less than specified on this plan or less than 12 inches when not specified, contact the Engineer, and the owner of the other involved utility before proceeding with construction.
- For field location of gas line services, notify Washington Gas Light Co., 703-750-1000, 48 hours prior to the start of any excavation or construction.
- Omissions and/or additions of utilities found during construction shall be the sole responsibility of any contractor engaged in excavation at this site. Gutschick, Little & Weber, P.A., shall be notified immediately of any and all utility information, omissions and additions found by any contractor.
- Due to the proximity of live underground and overhead utilities, we are not responsible for any damage or injury sustained during construction by any persons, trucks, trailers, or equipment used on or adjacent to the site.

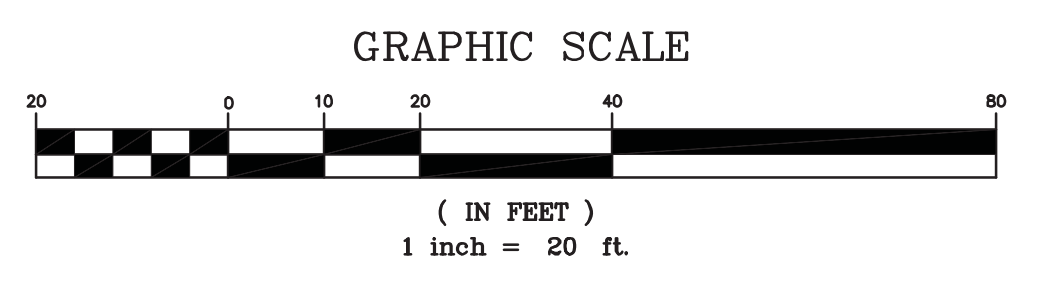
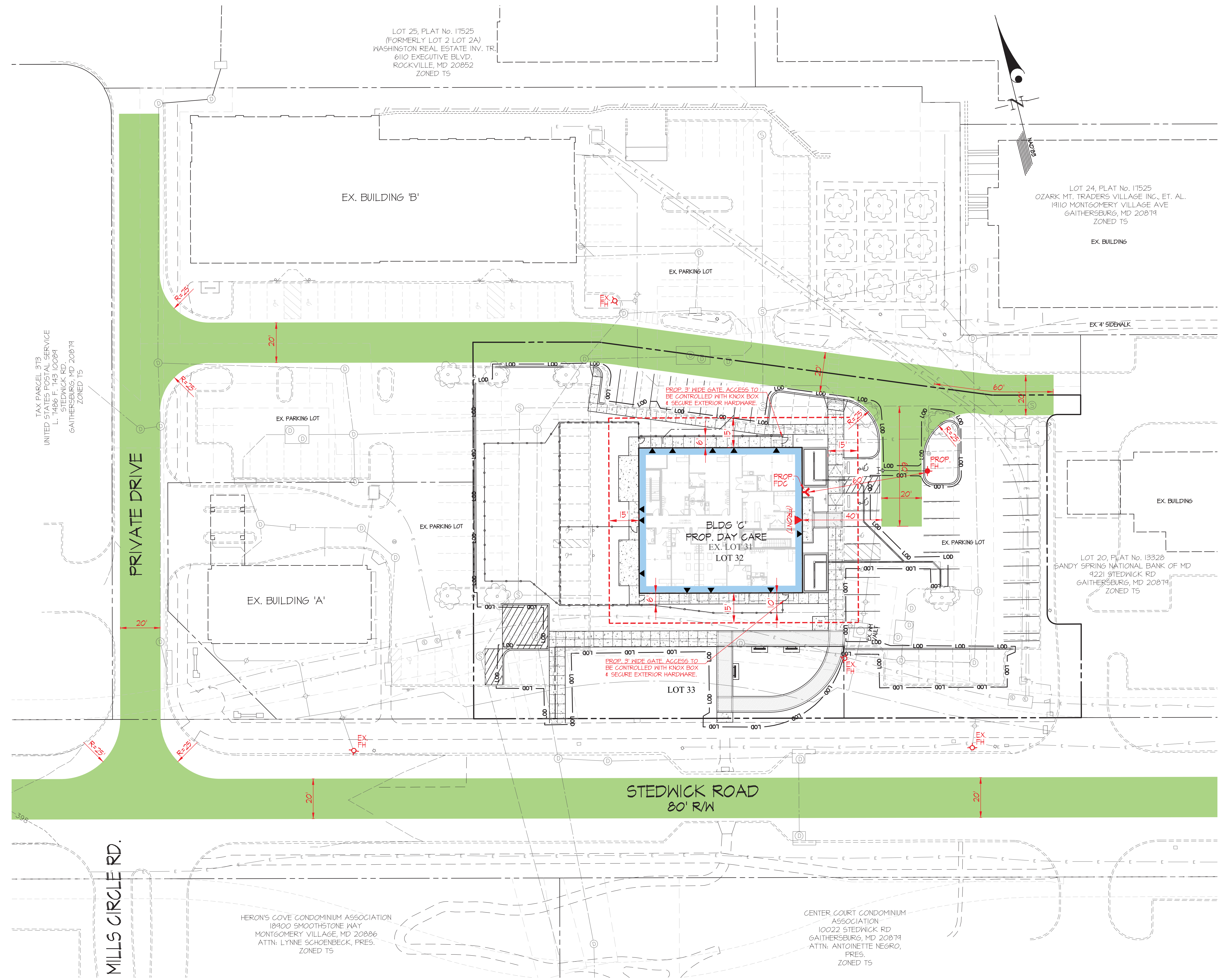
48 Hours  
**Before You Dig**  
 Call  
**"MISS UTILITY"**  
 Service Protection Center  
 MEMBER  
  
 ONE CALL SYSTEMS INTERNATIONAL  
 CALL TOLL FREE  
 1-800-257-7777



**FIRE CODE ENFORCEMENT**  
 Fire Department Access Review  
 Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.  
 BY: SAC PK: 43 DATE: 7/11/2023

**PROFESSIONAL ENGINEER'S CERTIFICATION**  
 THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE SITE PLANS HEREIN CONFORM TO THE STANDARDS OF THE ZONE, AND THE PLANNING BOARD SITE PLAN OPINION, IN ADDITION, THE SITE PLANS ARE CONSISTENT WITH THE DATA TABLE PROVIDED ON THE COVER SHEET. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 29614 EXPIRATION DATE: January 30, 2024.  
 1/5/2023 Date  
  
 Tim M. Longfellow  
 Professional Engineer  
 Gutschick, Little & Weber, P.A.

**PRELIMINARY PLAN AMENDMENT No. 12009009A**  
**SITE PLAN AMENDMENT No. 82009006A**



PREPARED FOR:  
 GANGES GAITHERSBURG LLC  
 21871 BRONITE PLACE  
 ASHBURN, VA. 20147  
 ATTN: MANOJ GANDHI  
 TEL: (703) 856-5240  
 EMAIL: GANDHIMN@YAHOO.COM

SCALE  
 1"=20'  
 ZONING  
 CRT-0.75  
 C-0.5, R-0.25,  
 H-75  
 DATE  
 JULY, 2023  
 TAX MAP - GRID  
 FU-341

**FIRE ACCESS PLAN EXHIBIT**  
**MONTGOMERY VILLAGE MARKETPLACE**  
 EXISTING LOT 31, PROPOSED LOTS 32 & 33  
 VILLAGE CENTER - MONTGOMERY VILLAGE  
 PLAT No. 24110  
 GAITHERSBURG ELECTION DISTRICT No. 09  
 MONTGOMERY COUNTY, MARYLAND  
 G. L. W. FILE No.  
 22053  
 SHEET  
 1 OF 1

**GLW**  
 PLANNING | ENGINEERING | SURVEYING  
 3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM  
 PHONE: 301-421-4024 | FAX: 301-421-1800 | DCMAVA: 301-989-2624 | FAX: 301-421-1188

DESIGNED BY	DRAWN BY	CHECKED BY	DATE	REVISION	BY	APPR.
WDN		TML				

L:\CAD\COMMON\2023\24110\24110-01\24110-01.dwg  
 7/11/2023 10:00 AM  
 TML  
 1/5/2023





DEPARTMENT OF TRANSPORTATION

Marc Elrich  
*County Executive*

Christopher R. Conklin  
*Director*

August 21, 2023

Ms. Tamika Graham, Planner III  
Midcounty Planning Division  
The Maryland-National Capital  
Park & Planning Commission (M-NCPPC)  
2425 Reddie Drive,  
Wheaton, MD 20902

RE: Preliminary Plan No. 12009009A  
Montgomery Village Marketplace  
(The Learning Experience)  
Preliminary Plan &  
Traffic Impact Study (TIS) Letter

Dear Ms. Graham:

We have completed our review of the preliminary plan uploaded on eplans dated July 25, 2023, and the revised TIS dated July 24, 2023, submitted by Wells & Associates. A previous plan was reviewed by the Development Review Committee at its June 20, 2023, meeting. We recommend approval of the plan subject to the following comments:

**Plan Review Comment**

1. 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 (MCDPS) in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.
2. Install Stop bar and refresh the existing crosswalk at the intersection of Stedwick Road and Private Drive/Mills Choice Road.
3. Refresh Stop bar and install new ladder bar crosswalk at the existing driveway between CVS pharmacy and Sandy Spring Bank.
4. **Storm Drain Analysis:** The storm drain analysis was reviewed and is acceptable. No improvements are needed to the downstream public storm drain system for this plan.
5. **Sight Distance:** The site has vehicular access onto private street; therefore, no sight distance study was required.

**Office of the Director**

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101 Monroe Street 10<sup>th</sup> Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

[www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)

*Located one block west of the Rockville Metro Station*



6. Trees in the County rights of way – spacing and species to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with MCDPS Right-of-Way Plan Review Section.
7. Permit and bond will be required as a prerequisite to MCDPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
  - a. Install Stop bar and refresh the existing crosswalk at the intersection of Stedwick Road and Private Drive/Mills Choice Road.
  - b. Refresh Stop bar and install new ladder bar crosswalk at the existing driveway between CVS pharmacy and Sandy Spring Bank.
  - c. Add Detectable Warning Surface (DWS) to the east side of the driveway ADA crossing ramp located immediately to the east of the Subject Property and the west ADA ramp at the eastern entrance to the Montgomery Village Marketplace.
  - d. Reconstruction of the east ADA ramp at the eastern entrance to the Montgomery Village Marketplace.
  - e. Enclosed storm drainage and/or engineered channel (in accordance with the MCDOT Storm Drain Design Criteria) within the County rights-of-way and all drainage easements.
  - f. Permanent monuments and property line markers, as required by Section 50.4.3(G) of the Subdivision Regulations.
8. Erosion and sediment control measures as required by Chapter 19 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 MCDPS 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 MCDPS.

#### **TIS Comments**

1. We agree with the consultant's findings for the motor vehicle, bicycle, pedestrian and transit adequacies.
2. We agree with the applicants finding that the second right turn lane on Stedwick Road approaching its intersection with Montgomery Village Avenue is no longer necessary as conditioned for Preliminary Plan No. 120090090 due to the following reason(s) as stated in the report:
  - a. As shown in the summary table, Table B1 the 2023 traffic counts are lower for each year compared, 2007, 2014 and 2019. There are 1,243 fewer vehicles traversing the intersection during the AM peak hour and 730 fewer vehicles during the PM peak hour in

2023 compared to 2007. The difference in the traffic counts may be attributable to the I-270 / Watkins Mill interchange that was not open in 2007.

3. As per the applicants finding a new traffic signal is not warranted at the Montgomery Village Avenue / Whetstone Drive intersection. We agree that this applicant is not responsible to install the signal; however, prior to this application, MCDOT determined that the traffic signal is necessary based on engineering judgement, traffic operational safety concerns and the size of the intersection, at the Montgomery Village Avenue / Whetstone Drive intersection. MCDOT is working with the Shopping Complex and Montgomery Village Foundation to install a traffic signal at the Montgomery Village Avenue / Whetstone Drive intersection.
4. Before the issuance of the first above grade building permit or right-of-way permit (whichever comes first), the following off-site improvements must be permitted and bonded:
  - a. Add Detectable Warning Surface (DWS) to the east side of the driveway ADA crossing ramp located immediately to the east of the Subject Property and the west ADA ramp at the eastern entrance to the Montgomery Village Marketplace.
  - b. Reconstruction of the east ADA ramp at the eastern entrance to the Montgomery Village Marketplace.
5. If, at the time the Applicant submits for permits to construct one of the required LATR Off-Site Improvements mentioned above, the improvement is no longer necessary or desirable, because:
  - a. It has been constructed or is under construction by another applicant or as part of a capital improvement project by a government agency; or
  - b. the applicable master plan has changed and no longer requires or suggests the improvement,then the Applicant can propose an alternative LATR Off-Site Improvement from the priority list of improvements provided in the subject Staff Report that is of similar value, and this alternative improvement, if reviewed and approved by Planning Staff, can be substituted and shown on a revised Certified Preliminary Plan.
6. Before issuance of first above-grade building permit or right-of-way permit (whichever comes first), the Applicant must make a payment of \$1,981.72 to the Montgomery County Department of Transportation Sidewalk Capital Improvements Program. The payment will be indexed to the Federal Highway Administration's National Highway Construction Cost Index from the mailing date of the Planning Board resolution to the date of application for the first above-grade building permit or right-of-way permit (whichever comes first).

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. Deepak Somarajan, our Development Review Engineer for this project at [deepak.somarajan@montgomerycountymd.gov](mailto:deepak.somarajan@montgomerycountymd.gov) or at (240) 777-2194.



Ms. Tamika Graham  
Preliminary Plan No. 12009009A  
August 21, 2023  
Page 4

Sincerely,

*Deepak Somarajan*

Deepak Somarajan, Engineer III  
Development Review  
Office of Transportation Policy

SharePoint\teams\DOT\Director's Office\Development Review\Deepak\Preliminary Plan\12009009A-Montgomery Village Marketplace\Letter\12009009A-Montgomery Village Marketplace Prelim Ltr

cc-e:	Tim Longfellow	Gutschick, Little and Weber
	Timothy Dugan	Bean, Kinney & Korman, P.C.
	Chris Kabatt	Wells + Associates Inc.
	Richard Brockmyer	MNCPPC
	Atiq Panjshiri	MCDPS RWPR
	Sam Farhadi	MCDPS RWPR
	Marie LaBaw	MCDPS Fire Dept. Access
	Mark Terry	MCDOT DTOE
	Kamal Hamud	MCDOT DTOE
	Hoang Nguyen	MCDOT DTOE
	Rebecca Torma	MCDOT OTP