



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher Conklin
Director

February 16, 2024

Mr. Phillip Estes, Planner III
Upcounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive
Wheaton, MD 20902

RE: Preliminary Plan No. 11995042E
Clarksburg Town Center
REVISED LETTER

Dear Mr. Estes:

This letter replaces MCDOT's Preliminary Plan letter dated December 23, 2023.

We have completed our review of the amended preliminary plan uploaded to eplans on November 7, 2023. A previous version of the plan was reviewed by the Development Review Committee (DRC) at its meeting on July 18, 2023. We recommend approval of the plans subject to the following comments:

Significant Plan Review Comments

1. The following condition was included in the June 25, 2015, MCDOT review letter for Preliminary Plan No. 11995042B:

6. Our records indicate we received an amended Traffic Signal Warrant Study for the intersection of Stringtown Road with General Store Drive/St. Clair Road on June 4, 2015. This study was prepared in response to our May 7, 2010, letter on the earlier Traffic Signal Warrant Study for that location. This study has been forwarded for review by our Division of Traffic Engineering and Operations; final decisions will be made at or before the permit stage. If the traffic signal is found to be warranted, it should be constructed in conjunction with the improvements on Stringtown Road at the applicants' expense.

MCDOT-DTEO has reviewed the Traffic Signal Warrant Study and determined that the signal is warranted. The time period in the previous condition has since passed. Therefore, we are modifying the timing of the traffic signal installation. The applicant will be responsible for the installation of a traffic signal at this intersection prior to issuance of the first building permit. Prior to certified site plan, the applicant will need to submit the traffic control signal plans. Please contact

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX
www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

Mr. Kamal Hamud of our Transportation Systems Engineering Team at (240) 777-2190 or at kamal.hamud@montgomerycountymd.gov for proper executing procedures. All costs associated with such improvements shall be the responsibility of the applicant.

2. The applicant entered into a Road Construction Participation Agreement, dated June 25, 2015, which included payment of up to Three Million Two Hundred Thousand and 00/100s Dollars (\$3,200,000.00) for improvements along the project's Clarksburg Road frontage from Frederick Road (MD 355) to Snowden Farm Parkway. The County shall invoice the applicant for the outstanding balance, to be paid prior to issuance of the first building permit. Please contact Mr. Eric Willis, MCDOT Engineering Services Manager, at 240-777-7255 or eric.willis@montgomerycountymd.gov for proper executing procedures.

Standard Plan Review Comments

3. 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.
4. In all underground utility installations, install identification tape or other "toning" device approximately two feet above the utility.
5. If the proposed development will alter any existing streetlights, 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.
6. 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 MCDPS.
7. Posting of a ROW permit bond is a prerequisite to MCDPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
 - a. Traffic signal at the intersection of Stringtown Road with General Store Drive/St. Clair Road.
 - b. Permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.

Mr. Phillip Estes
Preliminary Plan No. 11995042E
February 16, 2024
Page 3

Thank you for the opportunity to review this preliminary 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

[SharePoint/transportation/directors_office/development_review/WhelanW/11995042E Clarksburg Town Center - MCDOT Review Letter 021624 docx](#)

cc: Correspondence folder FY 2024

cc-e:	Keith Bennett	GLW
	Tim Longfellow	GLW
	Sandra Pereira	MNCP&PC
	Mark Terry	MCDOT DTEO
	Kutty Menon	MCDOT DTEO
	Kamal Hamud	MCDOT DTEO
	Eric Willis	MCDOT DTE
	Sam Farhadi	MCDPS RWPR

82007022I Clarksburg Town Center

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

“07-RSITE-W-82007022I-002.pdf” uploaded on/ dated **“4/12/2023”** and
“07-RSITE-W-82007022I-004.pdf” uploaded on/ dated **“4/12/2023”**and

The following needs to be addressed prior to the certification of site plan:

1. Remove all proposed pavement markings and signage on public streets from the site plan or provide a note indicating they are for reference only and will be finalized at ROW permit under signing and marking plan.
Aside from the above, it seems there is minimal impact proposed to the County ROW. As such, we have no further comment at this point.



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

January 17, 2024

Mr. Timothy Longfellow, P.E.
Gutschick, Little & Weber, P.A.
3909 National Drive, Suite 250
Burtonsville, MD 20866

Re: **REVISED FINAL WATER QUALITY
PLAN/SITE DEVELOPMENT MANAGEMENT
PLAN** for
Clarksburg Town Center West Side
Preliminary Plan #: 11995042E, 91994004D
Site Plan : 82007022I
SM File #: 204464
Tract Size/Zone: 33.36 Acres
Total Concept Area: 33.36 Acres
Lots/Block: 1-88 in Block B; A, BB, CC, GG
Parcel(s): Q-R, A-H, AA, DD, J-M,E,G, H, P-V
Watershed: Little Seneca Creek

Dear Mr. Longfellow:

Based on a review by the Department of Permitting Services Review Staff, the Revised Final Water Quality Plan/Site Development Plan for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via the use of Environmental Site Design and existing Structural elements. This approval is for the elements of the Water Quality Plan for which MCDPS has lead agency responsibility and does not include limits on imperviousness or stream buffer encroachments. This is a revision for the previously approved Water Quality Plan, dated June 23, 2015.

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. Provide safe non-erosive outfalls for all stormwater management and storm drain outfalls. Flow velocities are not to exceed three feet per second at the end of the rip-rap section.
3. An engineered sediment control plan must be submitted for this development.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
5. Landscaping in areas located within the stormwater management easement which are shown on the approved Landscape Plan as part of the approved Site Plan are illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water



2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311
www.montgomerycountymd.gov/permittingservices

Mr. Timothy Longfellow, P.E.
January 24, 2024
Page 2 of 2

Management plans by the Montgomery County Department of Permitting Services, Water Resources Section.

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

The performance goals for the Water Quality Plan that were established at the pre-application meeting still apply. They are as follows:

1. Protect the streams and aquatic habitat.
2. Maintain the natural on-site stream channels.
3. Minimize storm flow run off increases.
4. Minimize increases to ambient water temperatures.
5. Minimize sediment loading.
6. Maintain stream base flows.
7. Protect springs, seeps, and wetlands.
8. Minimize Nutrient loading.
9. Control insecticides, pesticides, and toxic substances.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**. A stream monitoring fee for the site area and a BMP monitoring fee for the disturbed area is required for the areas of the site located in the Special Protection Area.

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 Andrew Kohler at 240-777-6275.

Sincerely,



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

cc: Neil Braunstein
SM File # 204464

ESD: Required/Provided 77623 cf / 79572 cf
PE: Target/Achieved: 2"/2"
STRUCTURAL: 82416 cf
WAIVED: N/A cf



Department of Permitting Services
Fire Department Access and Water Supply Comments

DATE: 17-Jan-24
TO: Tim Longfellow
Gutschick Little & Weber, PA
FROM: Marie LaBaw
RE: Clarksburg Town Center
82007022I

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **17-Jan-24** .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.

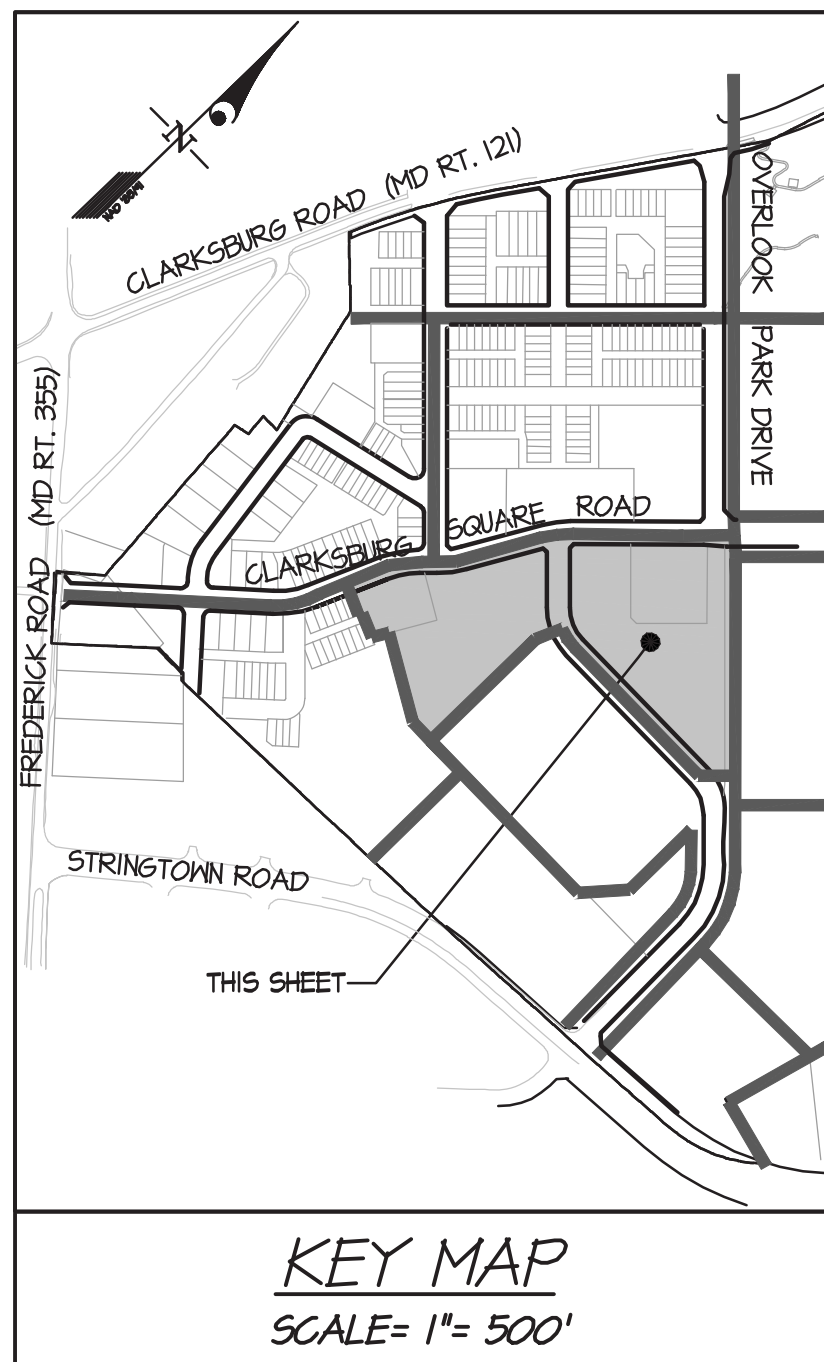
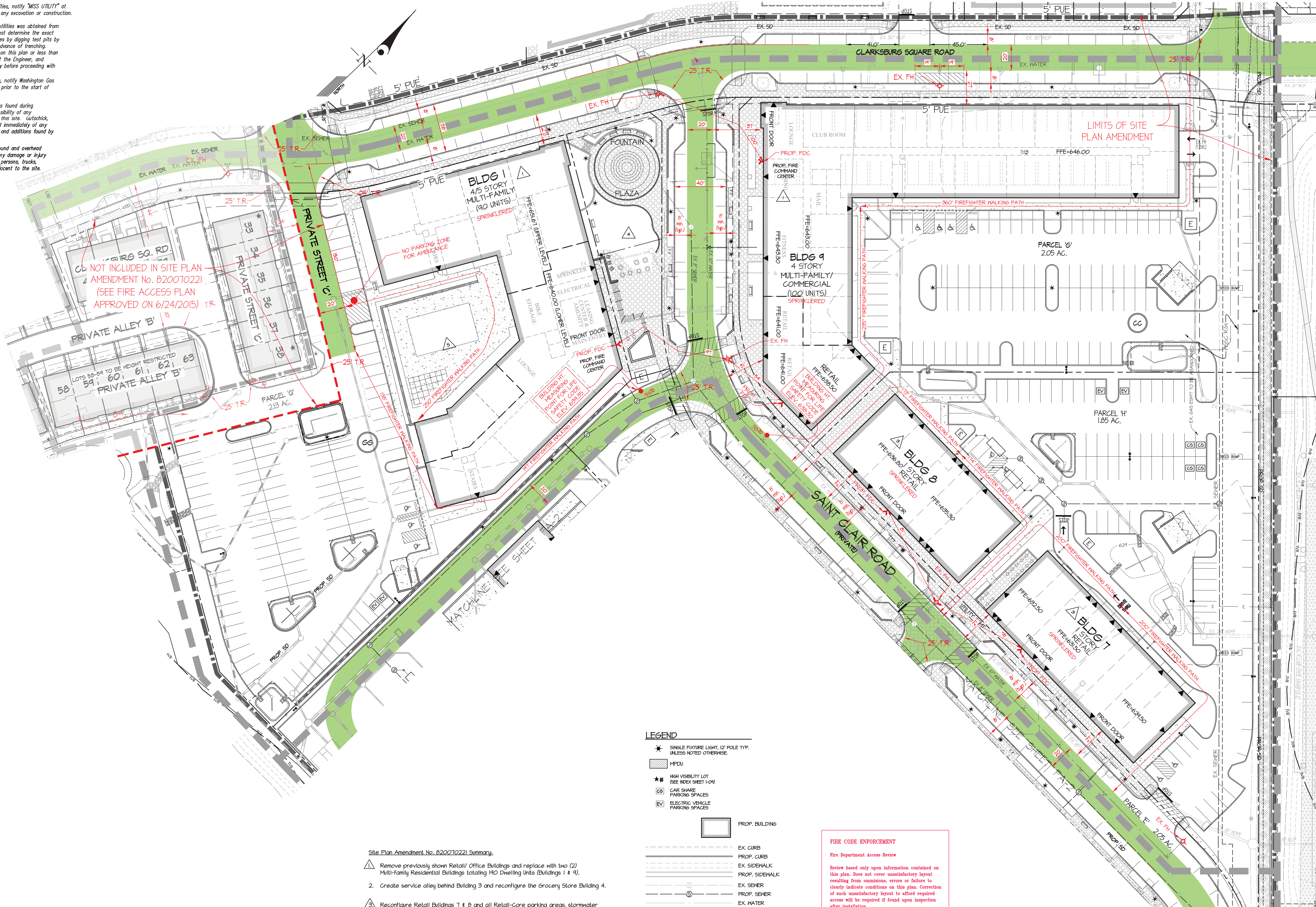
48 Hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center

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. (Outschock, 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.



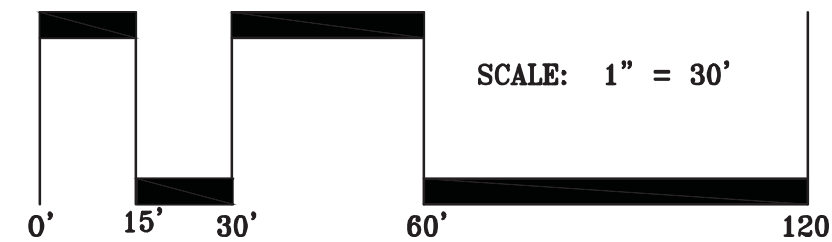
Site Plan Amendment No. 820070221 Summary:

- Remove previously shown Retail/ Office Buildings and replace with two (2) Multi-Family Residential Buildings totaling 190 Dwelling Units (Buildings 1 & 4).
- Create service alley behind Building 3 and reconfigure the Grocery Store Building 4.
- Reconfigure Retail Buildings 7 & 8 and all Retail-Core parking areas, stormwater management facilities, retaining walls and trash enclosures.
- Update Splash Fountain Plaza and affected Clarksburg Square Road and Saint Clair Road streetscapes/ handscapes. Update all Mixed-use Retail-Core landscaping, lighting and signage.
- Provide private on-site recreational facilities for Retail-Core Multi-family apartment units.
- Reflect new lot pattern for Mixed-Use Retail-Core as shown on Preliminary Plan.

LEGEND

- * SINGLE FIXTURE LIGHT, 12' POLE TYP. UNLESS NOTED OTHERWISE.
- MPCU
- ## HIGH VISIBILITY LOT (SEE INDEX SHEET 1-04)
- CS CAR SHARE PARKING SPACES
- EV ELECTRIC VEHICLE PARKING SPACES
- PROP. BUILDING
- EX CURB
- PROP. CURB
- EX SIDEWALK
- PROP. SIDEWALK
- EX SEWER
- PROP. SEWER
- EX WATER
- PROP. WATER
- EX STORM DRAIN
- PROP. STORM DRAIN
- PROP. FIRE ACCESS
- PROP. FIRE HYDRANT
- PROP. 25' TURNING RADIUS
- PROP. PAVEMENT WIDTH (FOG TO FOG)

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: S.M.C. PM: 43 DATE: 1/17/2024



DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval No. 820070221, including Approval Conditions, Development Program, and Certified Site Plan.
Developer's Name: CTC DEVELOPMENT INC. Kathryn L. Kubit, Contact Person
Address: 1355 Beverly Road, Suite 240, McLean, Virginia 22101
Phone: 703-734-9730
Signature: Kathryn L. Kubit, Manager

PRELIMINARY PLAN No. 11995042E & SITE PLAN AMENDMENT No. 820070221

GLW
PLANNING | ENGINEERING | SURVEYING
3509 NATIONAL DRIVE | SUITE 200 | BURTONSVILLE, MD 20886 | GLWPA.COM
PHONE: 301-421-4024 | FAX: 410-880-1801 | DCA/VA: 301-488-0224 | FAX: 301-421-4188

DESIGNED BY	KAB			
DRAWN BY	KAB			
CHECKED BY	6/4/14	REVISED PER MCFR COMMENTS	RLG	KAF
TML	4/10/15	REVISED PER MNCPPC COMMENTS		
DATE		REVISION	BY	APPR.

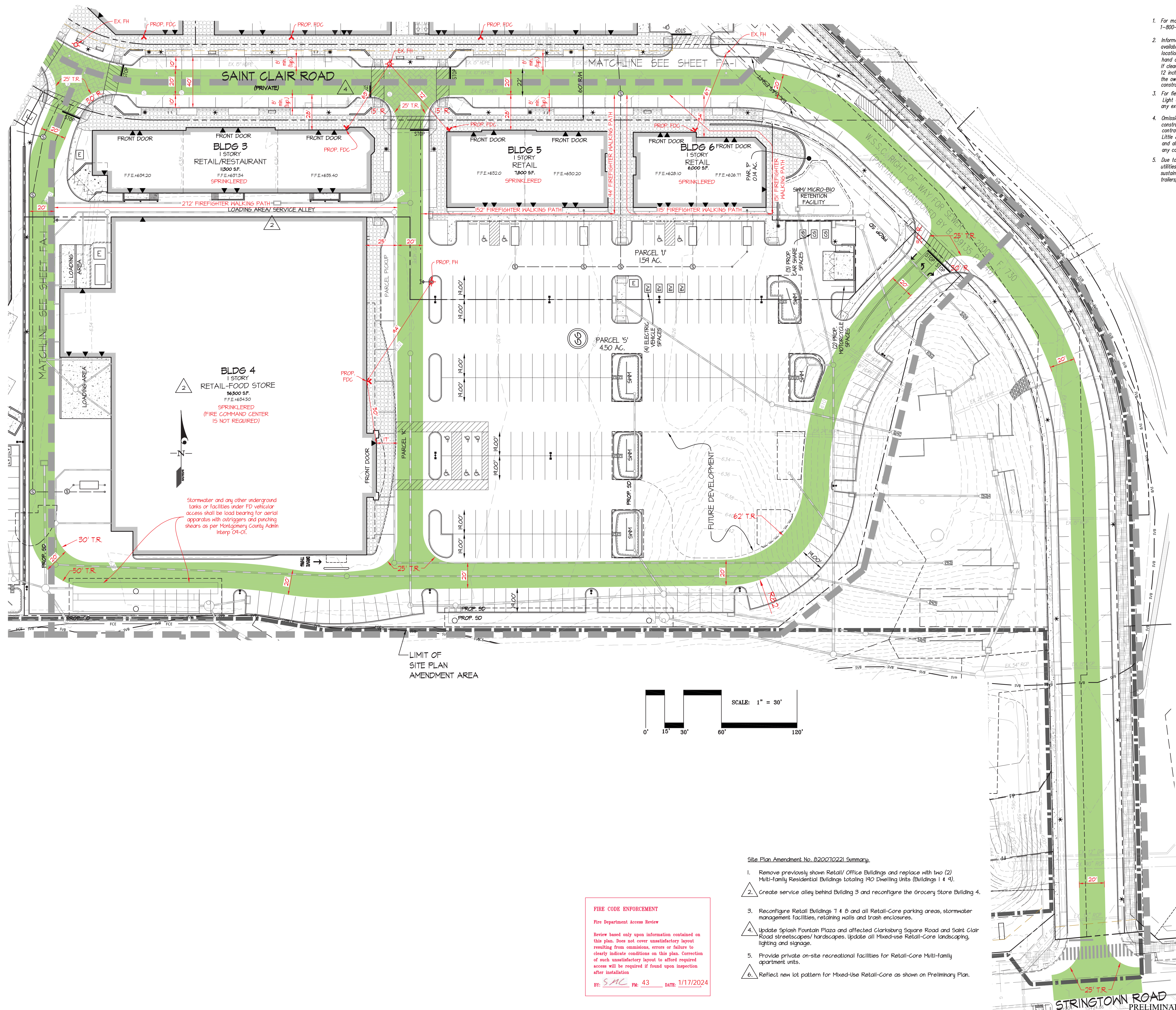
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 24914
EXPIRATION DATE: JANUARY 20, 2026

PREPARED FOR:
CTC RETAIL, L.C.
c/o ELM STREET DEVELOPMENT
1355 BEVERLY ROAD, SUITE 240
MCLEAN, VIRGINIA 22101
ATTN: KATHRYN L. KUBIT
703-734-9730

SCALE	1"=30'
DATE	JAN. 2024

ZONING	RMX-2
TAX MAP - GRID	EW-42

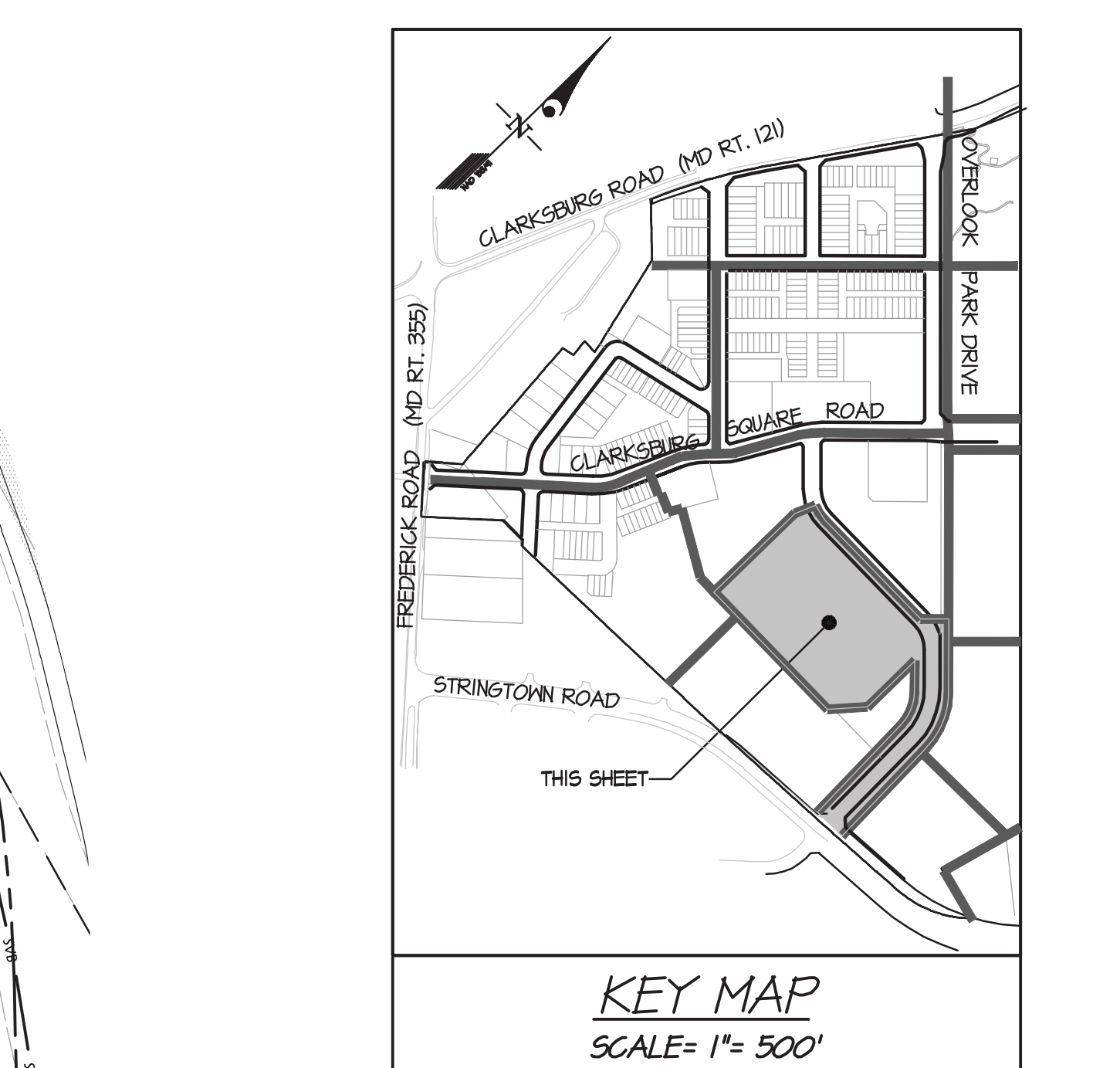
FIRE ACCESS SITE PLAN
CLARKSBURG TOWN CENTER
CLARKSBURG ELECTION DISTRICT No. 02
MONTGOMERY COUNTY, MARYLAND



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

MEMBER
 ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE
1-800-257-7777



- LEGEND**
- ★ SINGLE FIXTURE LIGHT, 12" POLE TYP. UNLESS NOTED OTHERWISE.
 - MPDU
 - ★ HIGH VISIBILITY LOT (SEE INDEX SHEET I-04)
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 - EV ELECTRIC VEHICLE PARKING SPACES
 - PROP. BUILDING
 - EX. CURB
 - PROP. CURB
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 - PROP. SIDEWALK
 - EX. SEWER
 - PROP. SEWER
 - EX. WATER
 - PROP. WATER
 - EX. STORM DRAIN
 - PROP. STORM DRAIN
 - PROP. FIRE ACCESS
 - PROP. FIRE HYDRANT
 - "XX" T.R.
 - 20' PROP. PAVEMENT WIDTH (FOG TO FOG)
 - SITE PLAN LIMITS

- Site Plan Amendment No. 820070221 Summary:**
- Remove previously shown Retail/ Office Buildings and replace with two (2) Multi-Family Residential Buildings totaling 140 Dwelling Units (Buildings 1 & 4).
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GLW
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 3509 NATIONAL DRIVE | SUITE 200 | BURTONSVILLE, MD 20886 | GLWPA.COM
 PHONE: 301-421-4024 | FAX: 410-880-1800 | DCKVA: 301-488-0224 | FAX: 301-421-4188

DESIGNED BY	KAB			
DRAWN BY	KAB			
CHECKED BY	6/4/14	REVISOR	RLG	KAF
TML	4/10/15	DATE		
REVISION		BY	APPR.	

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 1355 BEVERLY ROAD, SUITE 240
 McLEAN, VIRGINIA 22101
 ATTN: KATHRYN L. KUBIT
 703-734-9730

SCALE	1"=30'
ZONING	RMX-2
DATE	JAN. 2024
TAX MAP - GRID	EW-42

FIRE ACCESS SITE PLAN
CLARKSBURG TOWN CENTER
 CLARKSBURG ELECTION DISTRICT No. 02
 MONTGOMERY COUNTY, MARYLAND

G. L. W. FILE No. 22074
 SHEET FA-2 OF 2



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich
County Executive

Scott Bruton
Director

December 19, 2023

Mr. Phillip Estes
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Clarksburg Town Center
Site Plan Amendment # 820070221

Dear Mr. Estes:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plan and recommends Approval for the 190 total units including 23 (12.7% of overall development) MPDUs in Clarksburg, Maryland. DHCA understands that this site plan is part of a mixed commercial and residential development providing a retail core for Clarksburg Town Center. The Clarksburg Town Center development has provided 139 MPDUs thus far out of 1,106 total units (12.6% MPDUs). The additional 190 units, including 23 MPDUs, to be constructed will bring the total units provided to 1,296, of which 162 are MPDUs (12.5%).

An Amended Agreement to Build must be submitted to DHCA before building permits are obtained from the Department of Permitting Services (DPS). The final MPDU locations, layouts and bedroom mix will need to be approved by DHCA at the MPDU Agreement to Build stage.

Sincerely,

A handwritten signature in blue ink that reads "Maggie Gallagher".

Maggie Gallagher, Program Manager I
Affordable Housing Programs Section

Affordable Housing

Division of Housing
Landlord Tenant Affairs

Multifamily Housing

1401 Rockville Pike, 4th Floor • Rockville, Maryland 20852 • 240-777-0311 • 240-777-3691 FAX • www.montgomerycountymd.gov/dhca

montgomerycountymd.gov/311



240-773-3556 TTY