



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

March 25, 2021

Ms. Grace Bogdan, Planner Coordinator
Downcounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive, 14th Floor,
Wheaton, MD 20902

RE: Preliminary Plan No. 120190150
Takoma Junction
AMENDED LETTER

Dear Ms. Bogdan:

This letter is to amend the comment(s) contained in our February 2, 2021 preliminary plan review letter.

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Department of Permitting Services (DPS) 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.

1. All previous comments in our February 2, 2021 letter remain applicable unless modified below.
2. Significant Plan Review Comments-Comment #3 from the previous letter dated February 2, 2021 shall be **REVISED**:

Original Language:

The relocated bus stop, bus shelter and the sidewalk are maintained by City of Takoma Park and located outside the public right-of-way. We believe a Public Improvements Easement may be necessary along Carroll Avenue (MD-195), in order to accommodate the bus stop, bus shelter and the sidewalk construction. Prior to submission of the record plat, the applicant's consultant will need to determine if there is sufficient right of way to permit this construction along Carroll Avenue (MD-195). If not, the applicant will need to either dedicate additional right of way or execute a Declaration

Office of the Director

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www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

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of Public Improvements Easement document. That document is to be recorded in the Land Records of Montgomery County, with the liber and folio referenced on the record plat. Unless otherwise noted, the Public Improvements Easement is to be a minimum width of ten (10) feet with the overlapping Public Utilities Easement being no less than twenty (20) feet wide.

And replaced with the following comment:

The relocated bus stop, bus shelter and the sidewalk are maintained by City of Takoma Park and located outside the public right-of-way. We strongly recommend that the applicant either dedicate additional right of way or execute a Declaration of Public Access Easement (PAE) document to accommodate the bus stop, bus shelter and the sidewalk for public use. If the applicant decides on not dedicating the right-of-way, a PAE may be necessary along Carroll Avenue (MD-195). The PAE is to be recorded in the Land Records of Montgomery County, with the liber and folio referenced on the record plat.

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 or at (240) 777-2194.

Sincerely,

Deepak Somarajan

Deepak Somarajan, Engineer III
Development Review Team
Office to Transportation Policy

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cc: Sharepoint Correspondence FY-21

cc-e: Suzanne Ludlow	City of Takoma Park
Kwesi Woodroffe	MDSHA District 3
Erin Girard	Miles & Stockbridge
Katherine Mencarini	MNCPPC
Atiq Panjshiri	MCDPS RWPR

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