



## DEPARTMENT OF TRANSPORTATION

Marc Elrich  
*County Executive*

Christopher R. Conklin  
*Director*

March 2, 2023

Ms. Amy Lindsey, Planner III  
Midcounty Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
2425 Reedie Drive, 14th Floor,  
Wheaton, MD 20902

RE: Sketch Plan Letter  
Plan No. 320230020  
9801 Georgia Avenue

Dear Ms. Lindsey:

We have completed our review of the revised Sketch Plan uploaded in eplans dated February 17, 2023. This plan was reviewed by the Development Review Committee at its meeting on December 6, 2022. We recommend the following comments to be addressed at the preliminary plan:

### **Significant Comments:**

1. Georgia Avenue (MD-97):
  - a. Per Master Plan of Highways and Transitways, it is classified as a Boulevard 6-lane Divided with Planned Bus Rapid Transit (BRT) and a proposed right-of-way of 110-ft. Per Complete Streets a minimum street buffer of 8-ft and minimum Sidewalk of 11-ft.
  - b. We recommend that the applicant coordinate with Mr. Corey Pitts, of MCDOT regarding the BRT on Georgia Avenue (MD-97). Mr. Pitts can be reached at 240-777-7217 or at [Corey.Pitts@montgomerycountymd.gov](mailto:Corey.Pitts@montgomerycountymd.gov).
  - c. Please provide a roadway cross section.
  - d. Show pavement width, existing right-of-way width on the plan.
2. Forest Glen Road:
  - a. Per Master Plan of Highways and Transitways, it is classified as an Area Connector with 2-lanes and a proposed right-of-way of 80-ft. The Bicycle Master Plan recommends a

---

### Office of the Director

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*

- sidepath on the east side. Per Complete Streets a minimum street buffer of 6-ft and minimum Sidewalk of 6-ft.
- b. The intersection of Forest Glen Road with Georgia Avenue is maintained by Maryland State Highway Administration (MDSHA) so defer to them for any improvements.
  - c. The portions of proposed sidewalk along Forest Glen Road as shown on the plan is on private property and the sidewalk should be entirely within the public right-of-way.
  - d. Forest Glen Passageway: Prior to the Preliminary Plan, please coordinate with Ms. Rebecca Park for the Capital Improvement Project (CIP) project (P501911). Ms. Park can be reached at 240-777-7263 or at [Rebecca.Park@montgomerycountymd.gov](mailto:Rebecca.Park@montgomerycountymd.gov). The plans show the passageway outside the public right-of-way, the applicant shall dedicate right-of-way to accommodate the Passageway and the proposed sidewalk within the public right-of-way.
  - e. Show pavement width, existing right-of-way width on the plan. Please provide a roadway cross section.
3. Woodland Drive:
- a. Per Bicycle Master Plan: Shared Roadway-Neighborhood Greenway
  - b. Per Complete Streets: Neighborhood Street: Minimum Street Buffer of 6-ft and Minimum Sidewalk of 6-ft. Please provide a roadway cross section.
  - c. Show pavement width, existing right-of-way width on the plan.
4. Proposed Driveway:
- a. Woodland Drive:
    - i. The pedestrian island separating the Garage Entry and Loading Zone shall be a minimum of 6-ft.
    - ii. The proposed driveway shall be aligned with the existing roadway Sherwood Drive.
  - b. Georgia Avenue (MD-97): We defer to MDSHA for review and approval.
5. Improvements in the County maintained rights-of-way will be determined at the preliminary plan stage.
6. We defer to Maryland State Highway Administration (MDSHA) for any other improvements.
7. Proposed Street Parking: We recommend a proposed street parking shall be 35-feet away from the intersections with proper traffic signs per Montgomery County Code 31-17.
8. There are two existing bus stop locations along the site frontage which should be shown on the Preliminary Plans. Any relocation/impacts/improvements to the existing bus stops to incorporate the frontage improvements should be coordinated with Mr. Wayne Miller of our Division of Transit

Services to coordinate improvements mentioned above to the RideOn bus facilities in the vicinity of this project. Mr. Miller may be contacted at [Wayne.Miller2@montgomerycountymd.gov](mailto:Wayne.Miller2@montgomerycountymd.gov) or at 240-777-5836.

### **Standard Comments:**

1. 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.
2. Applicant should design based on Complete Streets, particularly affecting the cross-sections and strategies toward achieving the target speeds.
3. Access and improvements along Georgia Avenue (MD-97) as required by the MDSHA.
4. Design all access points and alleys to be at-grade with the sidewalk, dropping down to street level between the sidewalk / sidepath and roadway.
5. Sight Distance: 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. We defer to MDSHA for the sight distance at the proposed site entrance to State maintained rights-of-way.
6. Storm Drain:
  - a. Submit a storm drain study if any portion of the subject site drains to the Montgomery County public storm drain system. The portion of site draining to Georgia Avenue (MD-97) shall be approved by MDSHA.
  - b. Any proposed storm drain system within the subject property boundary carrying public runoff shall be within a storm drain easement.
7. Upgrade pedestrian facilities at all intersections as needed to comply with current ADA standards.
8. Ensure curve radii of 15 ft, or as small as practicable to accommodate target design vehicles without intrusion into bicycle or pedestrian travelways.
9. Show the locations of the existing and proposed driveways on the plan.
10. No steps, retaining walls or door swings into county the right-of-way.
11. Pay the Montgomery County Department of Transportation plan review fee in accordance with Montgomery County Council Resolution 16-405 and Executive Regulation 28-06AM ("Schedule of Fees for Transportation-related Reviews of Subdivision Plans and Documents"). We have an online payment system for your use.

12. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
13. Permit and bond will be required as a prerequisite to DPS approval of 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 Deepak Somarajan, our Development Review Team for this project at [deepak.somarajan@montgomerycountymd.gov](mailto:deepak.somarajan@montgomerycountymd.gov) or (240) 777-2194.

Sincerely,

*Deepak Somarajan*

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

M:\Subdivision\Deepak\Sketch Plan\ 320230020-9801 Georgia Avenue\Letter\ 320230020-9801 Georgia Avenue-Sketch Plan Letter.docx

cc: SharePoint\Correspondence Folder FY'23

cc-e: Michael Goodman	VIKA Maryland LLC
Erin Girard	Miles & Stockbridge
Matthew Folden	MNCPPC
Kwesi Woodroffe	MDSHA District 3
Atiq Panjshiri	MCDPS RWPR
Sam Farhadi	MCDPS RWPR
Daniel Sheridan	MCDOT DTE
Rebecca Park	MCDOT DTE
Corey Pitts	MCDOT DTE
Mark Terry	MCDOT DTEO
Wayne Miller	MCDOT DTS
Rebecca Torma	MCDOT OTP