



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

October 25, 2023

Mr. Adam Bossi, Planner III
Down-County Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive
Wheaton, MD 20902

RE: Sketch Plan No. 320230070
4861 Battery Lane

Dear Mr. Bossi:

We have completed our review of the sketch plan uploaded to eplans on October 18, 2023. An earlier version of the plan was reviewed by the Development Review Committee at its meeting on September 12, 2023. The following comments are tentatively set forth for the subsequent submission of a preliminary plan:

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. 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").

Office of the Director

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Located one block west of the Rockville Metro Station

2. Battery Lane

- a. Provide a typical section for Battery Lane. Based on Plat #134 (recorded on October 9, 1910) Battery Lane has a 50-foot right-of-way.
 - b. It is classified as a planned Minor Arterial (MA-8) with a minimum right-of-way (ROW) of 70-feet. Dedicate in accordance with the Master Plan.
 - c. The Bicycle Master Plan recommends a separated bikeway
3. Street frontage improvements along Battery Lane to be determined at preliminary plan stage.
4. Transportation Demand Management (TDM Plan Requirements):

The project meets the location (Red Subdivision Staging Policy Area and the Bethesda Transportation Management District) and size threshold requirement (more than 40,000 gsf) for a Level 3 project Based Results Plan. A Project-based TDM Results Plan requires a commitment by the owner or applicant to achieve a base NADMS that is 5% higher than the District's goal as well as related commuting goals at that project. The Plan must be submitted and approved by MCDOT prior to issuance of any building permit from DPS.

Level 3 Results Plans requires the following:

- Appoint a Transportation Coordinator;
- Notify the Department of the Coordinator's contact information within 30 days of receipt of final U&O certificate;
- Provide space in the project for the promotion of TDM;
- Display TDM-related information in highly visible location(s)
- Identify specific TDM actions to be implemented in order to achieve 5% above the Bethesda TMD commuter goals
- Additional and/or Substitution of Strategies: If strategies initially selected by the owner or applicant do not result in the project achieving goals by 6 years after final occupancy, revisions to the plan or strategies initially selected may be required.
- Additional Funding: Commit funding if the project does not achieve the goal within 6 years of final occupancy. Provide higher additional funding if the project has not achieved the goal within 8 years of final occupancy.
- Conduct independent monitoring to determine if the project is meeting its goals, until the project's goals are achieved.

At Preliminary Plan stage, submit a draft TDM Plan for New Development. Contact Mr. James Carlson at james.carlson@montgomerycountymd.gov or 240-777-8382 for a template for a Project-based Level 3 TDM Results Plan.

5. At the preliminary plan stage:
 - a. Show all existing topographic details (paving, storm drainage, driveways adjacent and opposite the site, sidewalks and/or bikeways, utilities, rights of way and easements, etc.) on the preliminary plan.
 - b. Submit storm drainage and/or flood plain studies, with computations for any portion of the subject site that drains to the Montgomery County public storm drain system. Analyze the capacity of the existing public storm drain system and the impact of the additional runoff. If the proposed subdivision is adjacent to a closed section street, include spread computations in the impact analysis.
 - c. Show the location of proposed driveways on the preliminary plan.
 - d. Submit a Traffic Impact Study (TIS), if required, by the Planning Department.
 - e. 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.
 - f. Design all access points and alleys to be at-grade with sidewalk, dropping down to street level between the sidewalk and roadway.
 - g. Show the proposed driveways and intersections spaced opposite one another or located at least one hundred feet apart.
 - h. This is an Urban BPPA: curve radii must be 15' or less, or as small as practicable to accommodate target design vehicles without intrusion into bicycle or pedestrian travelways.
 - i. The applicant needs to submit a truck circulation plan for review by the M-NCPPC and MCDPS. This plan should delineate the proposed movements on-site between the anticipated access locations, the proposed truck loading spaces, and the proposed dumpsters. The truck circulation pattern and loading position should be designed for counter-clockwise entry and for a left-side backing maneuver. Passenger vehicle travel

ways should be separated from the expected truck patterns and storage areas. The applicant may also need to provide documentation of their proposed delivery schedules.

- j. A minimum 3 ft width must be maintained between the vehicular access point and property line to ensure a minimum 6 ft refuge area should the neighboring property redevelop and to prevent encroachment on the rights of adjacent properties.
 - k. On the preliminary and site plans, delineate the location and dimensions of the proposed truck loading and dumpster spaces.
6. Please coordinate with Mr. Wayne Miller of our Division of Transit Services to coordinate any bus stop improvements in the vicinity of this project. Mr. Miller may be contacted at 240-777-5836 or at Wayne.Miller2@montgomerycountymd.gov.
 7. Forest Conservation Easements are NOT ALLOWED to overlap any easement.
 8. Provide a minimum 6 ft continuous clear pathway (no grates) along all public streets.
 9. 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.
 10. Upgrade pedestrian facilities at intersections along the site frontage and at adjacent intersections to comply with current ADA standards.
 11. Underground utilities and ensure adequate Public Utility Easements.
 12. No steps, stoops, transformers, electrical vaults, balconies or retaining walls for the development are allowed in county right-of-way. No doors are permitted to swing into county ROW.
 13. 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 DPS Right-of-Way Plan Review Section.
 14. Permit and bond will be a required as a prerequisite to MCDPS approval of the record plat. The permit will include, but not necessarily be limited to the following improvements (to be determined at preliminary plan stage).
 - a. Improvements to the public right of way will be determined at the preliminary plan stage based on a review of the additional information requested earlier in this letter.

- b. . Enclosed storm drainage and/or engineered channel in all drainage easements.
- c. Underground utility lines.
- d. Bethesda Streetscaping.
- e. Street lights.
- f. Street trees in amended soil panels.
- g. Permanent monuments and property line markers.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact William Whelan, our Development Review Team engineer for this project at william.whelan@montgomerycountymd.gov or (240) 777-7170.

Sincerely,

William Whelan

William Whelan, Engineer III
Development Review
Office of Transportation Policy

[SharePoint\teams\DOT\Director's Office\Development Review\ WhelanW\320230070 4861 Battery Lane - MCDOT Review Letter 102523.docx](#)

cc: Correspondence folder FY 2024

cc-e: Ian Duke	VIKA
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