



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

November 15, 2023

Mr. Jonathan Casey, Planner II
Upcounty Planning Division
The Maryland-National Capital
Park & Planning Commission (M-NCPPC)
2425 Reddie Drive,
Wheaton, MD 20902

RE: Conditional Use-CU202404
Gregg Road Community Solar

Dear Mr. Casey:

We have completed our review of the Conditional Use plans and recommend approval of the plan subject to the following comments:

Significant Comments

1. Zion Road & Gregg Road: Both these roadways are classified as a Rustic Road with 2 lanes and a minimum right-of-way (ROW) of 70-feet. We recommend the applicant dedicate to conform with the master plan.
2. Riggs Road: This roadway is classified as an Exceptional Rustic Road with 2 lanes and a minimum right-of-way (ROW) of 80-feet. We recommend the applicant dedicate to conform with the master plan.
3. Coordinate with Rustic Roads Advisory Committee (RRAC) and Ms. Christina Contreras at 240-777-7174 or at christina.contreras@montgomerycountymd.gov.
4. **Sight Distance:**
 - a. At the permit stage, the applicant will need to submit to DPS an unconditional Sight Distances Evaluation certification form, for the existing and proposed driveway(s), which should be clear of any existing or proposed obstructions within the line of sight (tree trimming and/or removal, relocation of existing utility pole, removal of street parking etc.) to achieve a minimum sight distance in each direction. **The sight distance form must be approved prior to the release of the permit.**
5. **Storm Drain Analysis:** Per the Existing Culvert Analysis dated April 2023 by GLW we have the following comments and shall be addressed at the permit stage:

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

- a. The applicant will be responsible to replace the existing culvert with approximately two 42-inch circular concrete culvert or the culvert size as determined by Montgomery County Department of Permitting Services (MCDPS).
- b. Since the drainage area to the existing culvert is more than 30-acres, a floodplain study shall be submitted for review and approval by MCDPS per the Drainage manual section 4.4.3.2.

Standard Plan Review Comments

1. All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the 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. The proposed driveways shall meet MC 302.01.
3. Forest Conservation Easements are NOT ALLOWED to overlap any easement.
4. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.

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

Mr. Jonathan Casey
Conditional Use Plan No. CU202404
November 14, 2023
Page 3

cc: Sharepoint Correspondence Folder FY'24

cc-e:	Patrick Butler	M-NCPPC
	Sandra Pereira	M-NCPPC
	Atiq Panjshiri	MCDPS RWPR
	Sam Farhadi	MCDPS RWPR
	Mark Etheridge	MCDPS WRS
	William Musico	MCDPS WRS
	Rebecca Torma	MCDOT OTP