



**Department of Permitting Services
Fire Department Access and Water Supply Comments**

DATE: 09-Jan-25
TO: Patrick La Vay - plavay@mhgpa.com
Macris, Hendricks & Glascock
FROM: Marie LaBaw
RE: Bergfield Tract
120240130

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **08-Jan-25** .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.

***** Fire lane order to be submitted for final processing when addresses are assigned *****

***** See statement of performance based design *****



Digitally Signed by Patrick G. La Vay
2025.01.02 16:01:59-05'00'

Professional Certification

I hereby certify that these documents 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. 35186, Expiration Date: 01.05.2026

Sincerely,

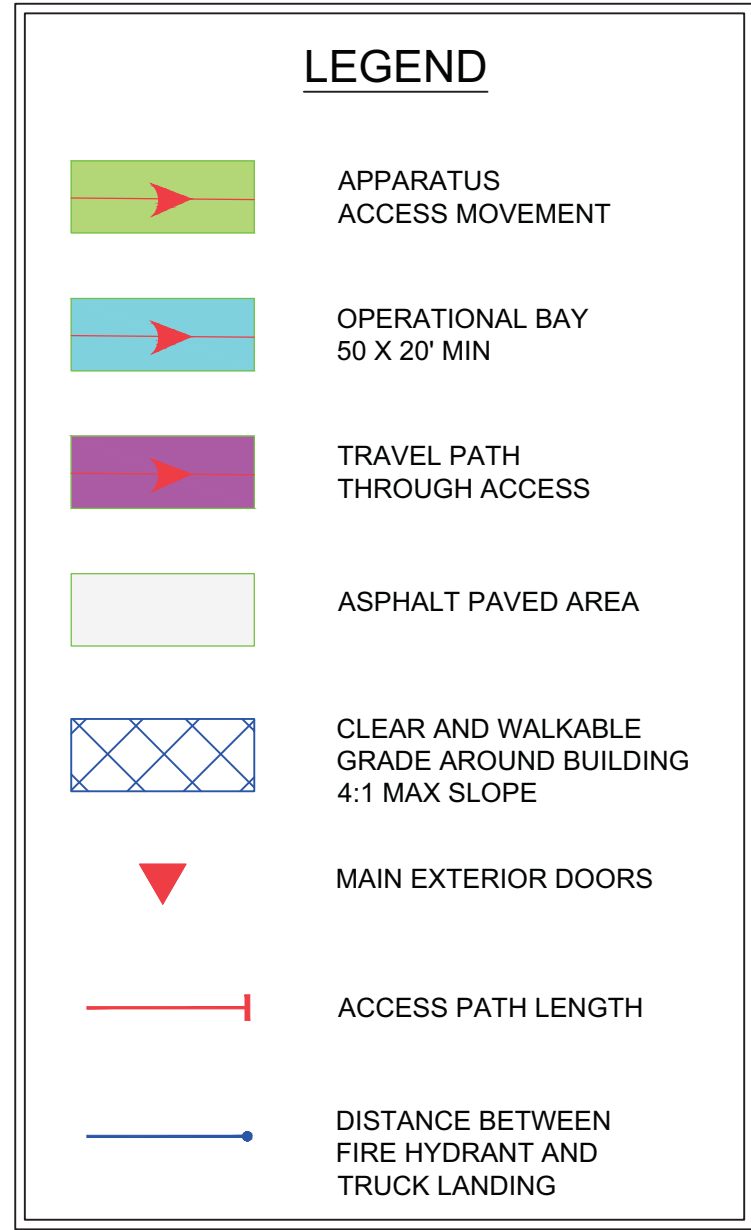
Patrick G. La Vay, P.E.

FIRE CODE ENFORCEMENT

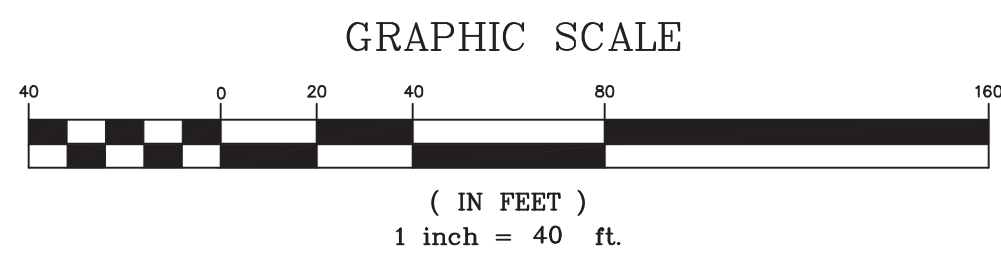
Fire Department Access Review

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: SAL FM: DPS DATE: 1/9/2025



NOTE:
AN FDA AMENDMENT MUST BE SUBMITTED IN THE FUTURE FOR PHASE 2 WHEN FLOOR PLANS FOR SS-2 AND IF-2 BUILDINGS ARE AVAILABLE.



SS-2 NORTH ELEVATION
SCALE: 1" = 40'

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: *SAC* FM: *DPS* DATE: *1/9/2025*

TAX MAP HP561 WSSC 211NW3

PARCEL P960

13TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

BERGFELD TRACT

PROJ. MGR	PGL
DRAWN BY	JDP
SCALE	1"=40'
DATE	12.31.2024

**FIRE APPARATUS ACCESS PLAN
PHASE 2**

FDA-002
PROJECT NO. 23.242.11
SHEET NO. 2 OF 2



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher Conklin
Director

January 17, 2025

Mr. Tsaiquan Gatling, Planner III
Downcounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive, 13th Floor
Wheaton, MD 20902

RE: Preliminary Plan, Design Exception & TIS
Preliminary Plan No. 120240130
Bergfield Tract
Revised Letter

Dear Mr. Gatling:

This letter supersedes the previous letter dated January 13, 2025. We have completed our review of the revised preliminary plan uploaded to eplans on December 19, 2024, the TIS dated August 28, 2024 and the design exceptions dated October 16, 2024. A previous version of these plans and TIS were reviewed by the Development Review Committee (DRC) at its meeting on October 8, 2024. The tentative Planning Board date is January 30, 2025. We recommend approval of the plan subject to the following comments:

Design Exceptions

1. Reduction of 100-foot minimum tangent between driveways (southern entrance on Brookville Road): MCDOT's policy is to locate driveways to multi-family residential and/or commercial developments at least one-hundred feet tangent distance from adjacent and/or opposite driveways and intersections. The design exception is requested to accommodate a new driveway, which will serve a high-bay two level flex industrial development. The new driveway location is critical to accommodate the 22'-4" of floor-to-floor distance required for the anticipated users. Being located at the southern terminus of Brookville Road, there are no anticipated right turn movements out of this driveway. Additionally, all bus traffic entering the Depot from the intersection is required to turn right, per existing posted signage. Relocating or eliminating the driveway was explored but was deemed infeasible due to the elevation challenges on the property. The property is also significantly constrained by three existing radio towers and their supporting infrastructure, all of which must remain. To minimize the reduction from the standard separation, the western curb radius at the Brookville Road terminus will be reduced to 15 feet. The site driveway has also been designed to reinforce "right in" and "left out" movements only, including a 5-foot radius on the southern curb return.

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

MCDOT Response: MCDOT **approves** this Design Exception for the following reasons:

- i. The driveway allows for the distribution of traffic entering and exiting the property, reducing stress on the frontage sidewalk.
 - ii. The driveway also provides an opportunity to improve pedestrian safety at the Brookville Road terminus.
2. Reduction of 100-foot minimum tangent between driveways (northern maintenance entrance on Brookville Road): The design exception is requested to accommodate a new limited-use driveway, which will only be used for periodic maintenance access to a small utility building on the site that serves the radio towers on the property. Vehicles larger than a pickup truck are not anticipated. Relocating or eliminating the driveway was explored but was deemed infeasible due to the access needs of the radio tower ownership. To minimize the impact of this driveway, a modified commercial apron per MC-302.01 will be used. The applicant is also willing to install a gate or removable bollards where the driveway meets the property to reinforce the limited use.

MCDOT Response: MCDOT **approves** this Design Exception. The driveway allows access to the existing maintenance building and will be accessed infrequently by small vehicles.

Significant Plan Review Comments

3. The applicant will be required to bury all utilities underground along the Brookville Road frontage per Page 6 of the July 2016 Greater Lyttonsville Sector Plan.
4. The storm drain analysis was reviewed by MCDOT, and we have the following comments. Prior to the right-of-way permit stage, the applicant will be responsible for replacing the following existing RCP pipe segment accordingly:
 - EX104-EX12 from 18" to 30"
5. Per the December 2018 Bicycle Master Plan, the applicant will be required to construct a 10-foot wide, shared-use path with an 8-foot buffer along the project's Brookville Road frontage.
6. The applicant will be required to install a bus shelter with RTI (Real-time Transit Information) at RideOn Bus Stop #23746 on Lyttonsville Road/Claridge House driveway. The details are discussed in the Traffic Impact Study (TIS) portion of this letter.

Standard Plan Review Comments

7. 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.
8. The sight distance study has been accepted. A copy of the Sight Distance Evaluation certifications form is included with this letter.
9. Size storm drain easement(s) prior to record plat. No fences will be allowed within the storm drain easement(s) without a revocable permit from the Department of Permitting Services and a recorded Maintenance and Liability Agreement.
10. Provide a minimum five-foot continuous clear path (no grates) sidewalk along all public streets.
11. This project is located in a Bicycle and Pedestrian Priority Area (BiPPA). Design all access points to be at-grade with sidewalk, dropping down to street level between the sidewalk and roadway.
12. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans with Disabilities Act.
13. Contact Christina Contreras (Christina.contreras@montgomerycountymd.gov or 240-777-7174) re: the most current Purple Line plans and coordination in the vicinity of this project.
14. Trees in the County rights-of-way: spacing and species are to be in accordance with the applicable MCDOT standards. Tree planting within the public right of way must be coordinated with DPS Right-of-Way Plan Review Section.
15. Erosion and sediment control measures, as required by Montgomery County Code 19 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 the DPS.
16. Posting of a right-of-way permit bond is a prerequisite to DPS approval of the record plat. The right-of-way permit will include, but not necessarily be limited to, the following improvements:
 - A. Paving, curbs, gutters, storm drain & appurtenances, shared use path, sidewalks, crosswalks, handicap ramps, and street trees along Brookville Road.
 - B. Curbs, gutters, sidewalks and handicap ramps along Lyttonsville Place.

- C. Bus shelter with RTI display on Lyttonsville Road.
- D. Permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.
- E. The developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

Traffic Impact Study Review Comments

This revised study, dated August 28, 2024, was prepared by Gorove Slade. The proposed Bergfield Tract consists of a 423,670-square-foot industrial park. Access will be provided from Brookville Road.

We offer the following comments:

Adequacy Determination:

1. Per the 2020-2024 Growth and Infrastructure Policy adopted on November 16, 2020 (Council Resolution # 19-655) and the 2023 LATR Guidelines, the following adequacy tests are required for the subject site:
 - a. The subject site is in the Red Policy Area (Lyttonsville). Therefore, the motor vehicle adequacy test **is not required**.
 - b. Since the proposed site is within the Red Policy Area and will generate between 50 and 100 peak hour person trips, pedestrian, bicycle, and transit adequacy tests **are required** for public facility projects that generate more than 50 peak hour trips.

Pedestrian System Adequacy:

1. Pedestrian Level of Comfort (PLOC): In the TIS, the consultant identified areas that do not meet PLOC adequacy standards. The consultant has outlined the improvements required to achieve an adequate PLOC score on Page 8, Table 2. These improvements must be permitted and bonded prior to the record plat stage.
2. Street lighting: Based on the review of the streetlight network, the applicant will be required to install one new streetlight on the existing utility pole northeast of the project, on the east side of Brookville Road, south of Lyttonsville Road, as shown in Figure 10, Page 31.

3. ADA compliance: The consultant identified the deficient ramps on page 8, Table 2, which the applicant will need to upgrade to be ADA compliant. These improvements must be permitted and bonded prior to the record plat stage.

Bicycle System Adequacy:

1. Based on the bicycle system adequacy test, 575 linear feet of roadway exceeded BLTS of 2; however, the roadway is in its ultimate Bike Master Plan configuration without a requirement for dedicated bike facilities. Therefore, no mitigation is required at this time.

Transit System Adequacy:

1. The consultant identified seven (7) RideOn bus stops in the study area on Page 40, Table 12. None of these stops have bus shelters or RTI displays. The applicant will be required to install a bus shelter with RTI display at RideOn Bus Stop #23746 on Lyttonsville Road/Claridge House driveway. The Purple Line project will be installing a shelter with RTI display at RideOn Bus Stop #20638 on Brookville Road, across from the project.

Vision Zero:

1. An evaluation of vision zero standards included a review of accidents in the study area. The study area does not include any segments identified as High Injury Network segments.

LATR Proportionality Guide:

The off-site improvements cost calculation based upon the LATR Proportionality Guide is presented on Page 43. The applicant has a maximum \$2,256,839 improvement cap for off-site improvements. The consultant provided cost estimates for the off-site improvements which total \$465,231.87.

Conclusion:

1. MCDOT agrees with the consultant's findings in the study.

Mr. Tsaiquan Gatling
Preliminary Plan No. 120240130
January 17, 2025
Page 6

Thank you for the opportunity to review this preliminary plan and TIS. 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/120240130 Bergfield Tract - MCDOT Review Letter 011725 REVISED.docx](#)

Enclosures (1)

Sight Distance Certifications

cc: Sharepoint Correspondence Folder FY25

cc-e:	Patrick LaVay	MHGPA
	Ronetta Zack-Williams	MNCP&PC
	Sam Farhadi	MCDPS RWPR
	Marie LaBaw	MCDPS FRS
	Wayne Miller	MCDOT TSD
	Kadidjatou Ayeva	MCDOT DTEO



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

June 25, 2025

Mr. Stephen Crum
Macris, Hendricks, & Glascock
9220 Wightman Road, Suite 120,
Montgomery Village, MD 20886

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
Bergfield Tract
Preliminary Plan #: 120240130
SM File #: 292143
Tract Size/Zone: 9.72 AC.
Total Concept Area: 10.06 AC.
Lots/Block: NA
Parcel(s): Parcel P960
Watershed: ROCK CREEK / CLASS I
Redevelopment (Yes/No): YES

Dear Mr. Crum:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via the use of microbioretention, planter box micro-bioretenion, modular wetland system, CMP storage, and Stormfilter facilities, or other DPS approved equivalent stormwater management practices. In addition, the submission requests a partial waiver of stormwater management requirements due to site constraints. A partial waiver of stormwater management requirements, as outlined below, is hereby granted.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. The approval of a stormwater management plan does not create or imply any right to direct runoff onto any adjacent property without that property owner's permission per county code Sec. 19-23.e.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this project.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

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



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

Mr. Stephen Crum
June 25, 2025
Page 2 of 2

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is required**.

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 Bill Musico, PE at 240-777-6340.

Sincerely,



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

cc: Neil Braunstein
SM File # 292143

ON-SITE SUMMARY: Phase 1 North Study Point

TARGET P_e / PROVIDED P_e : 1.79" / 1.85"
TARGET ESDv / PROVIDED ESDv: 2,151 CF / 2,230 CF
WAIVED: N/A

ON-SITE SUMMARY: Phase 1 South Study Point

TARGET P_e / PROVIDED P_e : 2.14" / 1.19"
TARGET ESDv / PROVIDED ESDv: 32,760 CF / 18,181 CF
WAIVED: N/A

ON-SITE SUMMARY: Phase 2 North Study Point

TARGET P_e / PROVIDED P_e : 2.18" / 1.78"
TARGET ESDv / PROVIDED ESDv: 22,966 CF / 18,738 CF
WAIVED: QL & QN: 4,228 CF

ON-SITE SUMMARY: Phase 2 South Study Point

TARGET P_e / PROVIDED P_e : 2.13" / 0.06"
TARGET ESDv / PROVIDED ESDv: 5,168 CF / 145 CF
WAIVED: N/A

Montgomery County Right of Way

TARGET P_e / PROVIDED P_e : 2.20" / 0.00"
TARGET ESDv / PROVIDED ESDv: 2,203 CF / 0 CF
ESD MEASURES: N/A
WAIVED: QL & QN: 2,203 CF