



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

December 18, 2025

Mr. Tsaiquan Gatling, Planner III
West County Planning Division
Maryland-National Capital-
Park & Planning Commission (MNCPPC)
2425 Reedie Drive, 14th Floor,
Wheaton, MD 20902

RE: Mandatory Referral No. MR2026010
Chaberton Solar Victoria LLC

Dear Mr. Gatling:

The proposed Project Victoria is a two-megawatt community solar facility and occupies 12.2 acres of land with vehicular access from the north via Manor Stone Drive. Based on the review of the plans, we have the following comments:

1. **Manor Stone Drive:**
 - a. This roadway is maintained by Montgomery County, and per Plat# 13352, this is a 60-ft right-of-way (ROW) and open section roadway. Since the subject site is accessed from this roadway, the applicant must provide a turnaround within the public ROW per Montgomery County Standard MC-223.02. If the existing ROW is insufficient to accommodate the required turnaround, the applicant shall dedicate additional right-of-way as necessary to meet Montgomery County standards. The applicant must submit plans showing the turnaround details for review and approval by MCDPS at the ROW permit.
 - b. The proposed access should be per MC-302.01 (Commercial Driveway) and must follow the following Montgomery County Department of Permitting Services (MCDPS) construction policy:
https://www.montgomerycountymd.gov/DPS/Resources/Files/Land_Development/Driveway%20Construction%20Permit%20Policy%20Guidelines.pdf.
2. **Storm Drain Study:** At the ROW permit stage, the following must be submitted for review and approval by MCDPS:
 - a. Identify the Study Point(s).

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Located one block west of the Rockville Metro Station

- b. Provide an existing and proposed drainage area map.
- c. Identify the closest public storm drain system. Is there an increase/decrease in runoff at all the study point(s) without using the reduced RCN? Provide an outfall analysis of all the study point(s).
 - i. If there is an increase in runoff from the proposed site, analyze the existing public storm drain system from the proposed connection point to a point where three (3) consecutive storm drain pipe runs can convey the proposed peak design discharge without surcharging the system per Section 1.3.5 of the Montgomery County Drainage Design Criteria.
 - ii. Environmental Site Design (ESD) and reduced runoff curve numbers cannot be used for the 10-yr post-development storm drain calculations.
 - iii. Please refer to the storm drain checklist at the link below:
http://www.montgomerycountymd.gov/dot-dir/dev_review/development_review.html
 - iv. The applicant will be responsible for any existing downstream improvements if determined by MCDPS.
3. Provide a ten (10) foot wide Public Utility Easement (PUE) along all existing street frontages. The Public Utilities Easement is to be graded on a side slope not exceeding 4:1.
4. Forest Conservation Easements are NOT ALLOWED to overlap any MCDOT easement.
5. The Developer shall provide Erosion and Sediment control measures as required by Chapter 19 and on-site stormwater management where applicable (at no cost to the County) at locations deemed necessary by the MCDPS and will comply with their specifications. Erosion and sediment control measures are to be built before the construction of streets, houses, and/or site grading. They are to remain in operation (including maintenance) as long as the MCDPS deems them necessary.
6. Enclosed storm drainage and/or engineered channel (in accordance with the MCDOT Storm Drain Design Criteria) within the County ROW and all drainage easements.
7. 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. Construct a turnaround at the end of Manor Stone Drive per Montgomery County Standard MC-223.02.
 - b. Permanent monuments and property line markers, as Section 50.4.3(G) of the Subdivision Regulations requires.

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If you have any questions or comments regarding this letter, please contact Mr. Deepak Somarajan, our Development Review Team Engineer for this project at deepak.somarajan@montgomerycountymd.gov or at (240)-777-7170.

Sincerely,

Deepak Somarajan, Engineer III
Development Review
Office of Transportation Policy

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SharePoint Correspondence-Mandatory Referral

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