



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. MR2026011
Chaberton Solar Victoria LLC

Dear Mr. Gatling:

The proposed Project Victoria II is a 1.25-megawatt community solar facility. It will occupy 8.3 acres of land with vehicular access from the south via River Road.

The subject property also faces the public street maintained by the Maryland State Highway Administration (MDSHA). MCDOT has no jurisdiction other than maintaining and operating the traffic signal, sidewalk, bus stop, bus shelter, or shared-use path along the MDSHA-maintained ROW. Per Montgomery County Code Chapter 50, Section 4.2, MCDOT shall provide recommendations regarding the ROW maintained by MDSHA, as per the review of this plan, for the attention of the relevant agencies. We recommend the approval of the plan, subject to the following recommendations:

1. **River Road (MD-190):**

- a. This roadway is maintained by the Maryland State Highway Administration (MDSHA) and, per the Master Plan of Highways and Transitways (MPOHT), is classified as a Country Connector with an 80-foot right-of-way (ROW) accommodating two traffic lanes.
- b. Per the Bicycle Master Plan, it recommends bikeable shoulders along the site frontage.
- c. We recommend that the applicant provide a roadway cross-section that incorporates bikeable shoulders, a 15-foot street buffer, and a 6-foot sidewalk, in compliance with the Master Plan and Complete Streets Design Guidelines (CSDG). If additional ROW is required to accommodate these features, the applicant shall dedicate the necessary ROW. Final determination of improvements along the site frontage shall be made by the MDSHA.

2. **Sight Distance:** We defer to MDSHA for review and approval.

3. **Storm Drain Study:** We defer to MDSHA for review and approval.

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

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4. Provide a ten (10) foot wide Public Utility Easement (PUE) along all existing street frontages.

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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