



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

June 12, 2023

Mr. Ryan Sigworth, Planner II
Up-County Planning Division
The Maryland-National Capital
Park & Planning Commission (M-NCPPC)
2425 Reddie Drive
Wheaton, Maryland 20902

RE: Preliminary Plan No. 120230080
HBKY Metmiq Ethiopian Orthodox
Tewahedo Church

Dear Mr. Sigworth:

We have completed our review of the preliminary plan uploaded to eplans on May 31, 2023. A previous plan was reviewed by the Development Review Committee at its April 11, 2023, meeting. The subject property is fronting a public street maintained by Maryland State Highway Administration (MDSHA). Therefore, MCDOT does not have any jurisdiction other than the maintenance and operation of the traffic signal, sidewalk, bus stop, bus shelter, and shared use path. Per Montgomery County Code Chapter 50 Section 4.2, MCDOT shall provide the following recommendations about the subject property per the review of the preliminary plan for the attention of the concerned agencies.

Plan Review Comments

1. Per the Bicycle Master Plan, a bikeable shoulder is proposed along the Muncaster Mill Road (MD-115) site frontage. There is no existing shoulder; therefore, we recommend the applicant install a minimum of 5-ft shoulder as shown in plan to comply with the master plan. We defer to MDSHA for improvements along Muncaster Mill Road (MD-115).
2. Design all access points and alleys to be at-grade with the sidewalk, dropping down to street level between the sidewalk and roadway.
3. **Storm Drain Analysis:** We defer to MDSHA for review and approval.
4. **Sight Distance:** We defer to MDSHA for review and approval.
5. Existing Bus stop along Muncaster Mill Road (MD-115): We are generally okay with the relocation of the existing bus stop as shown in the plan. The applicant shall be responsible for removing the existing bus stop pad and installing the proposed bus stop, a bench, and the pad. At or before the

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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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MDSHA permit stage, the final location and the details of the bus stop, bench and pad shall be coordinated with Mr. Wayne Miller. He can be reached at 240-777-5836 or at wayne.miller2@montgomerycountymd.gov. These updates shall be completed prior to issuance of the use and occupancy permit.

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) 777-7170.

Sincerely,

Deepak Somarajan

Deepak Somarajan, Engineer III
Development Review Team
Office to Transportation Policy

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cc: SharePoint correspondence Folder FY-23

cc-e: Peter Ciferri	McMillan Metro, P.C.
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