



DEPARTMENT OF TRANSPORTATION

Marc Elrich  
*County Executive*

Christopher R. Conklin  
*Director*

January 13, 2023

Mr. Jeffrey Server, Planner Coordinator  
Upcounty Planning Division  
The Maryland-National Capital  
Park & Planning Commission (M-NCPPC)  
2425 Reedie Drive  
Wheaton, Maryland 20902

RE: Pre-Preliminary Plan Letter  
No. 720220020  
Tregoning Property  
**REVISED LETTER**

Dear Mr. Server:

This letter *supersedes* the previous MCDOT's Pre-Preliminary Plan letter dated October 24, 2022. A previous plan was reviewed by the Development Review Committee at its September 13, 2022, meeting. We have completed our review of the revised Pre-Preliminary Plan uploaded in eplans dated December 23, 2022, and have the following comments:

1. **Applicant's Request:** For this pre-preliminary plan, the applicant requested a determination on the proposed Hoffman Drive Vehicular Connection. The applicant states that they agree with the need to make pedestrian and bicycle connections, the applicant disagrees that the extended vehicular traffic lanes, are necessary. The applicant asserts that topographic conditions, safety, physical constraints, and environmental reasons preclude a vehicular connection. However, the applicant has uploaded "19-Hoffman Dr Exhibit" in which they show an extension from proposed Street C to the existing portion of Hoffman Drive. This extension shows a 60-foot open section right-of way (ROW), with a 20-foot paved section and sidewalks on both sides located outside of the ROW.

**MCDOT Response:** We strongly recommend extending Hoffman Drive Vehicular Connection to MD-27 due to the following reasons:

- a. Based on the plan submitted, a pedestrian/bicycle connection as proposed by the applicant is ADA compliant and therefore, we do not see how there could be grading/physical constraints that would hinder providing vehicular connection.
- b. The residents to the west of Ridge Road (MD-27) will have better connection/access to the Damascus Recreation Park with this extension.

**Office of the Director**

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*Located one block west of the Rockville Metro Station*

- c. 19-Hoffman Dr Exhibit:
  - i. We **agree** with the overall proposal of Hoffman Drive extension as shown. However, additional information (i.e., vertical grades, horizontal centerline, sight distance, roadway cross section, etc.) will be required at the Preliminary Plan stage for our review and approval of the extension.
  - ii. Since the existing Hoffman Road is an open section, the proposed extension shall be per MC-2002.04, unless a modification is approved by MCDOT at the preliminary plan stage.
2. **Applicant's Request:** MNCPPC Staff has requested that the Project make a connection for bikes and pedestrians from the Property to Damascus Regional Park. Damascus Regional Park is located along Kings Valley Road, about one-half mile from the Project. Kings Valley Road is classified as a country road within prescriptive right-of-way of only 22 feet, that accommodates only the existing pavement. It is a narrow and curvy country road with hills and limited sight lines. There are no plans for any improvements by the developer nor the County. In addition, there are no bicycle or pedestrian facilities elsewhere along Kings Valley Road. The Applicant states that they appreciate the objective of providing pedestrian and vehicular connection along Kings Valley Road, the burden of this connection is problematic for a project of this size due to current constraints.  
**MCDOT Response:** This request will be reviewed at the preliminary plan stage. Any Improvements whether they are on- or off-site, are determined at that stage.

**In addition to the above comments please see below for some additional concerns/comments which shall be addressed at the preliminary plan:**

1. The site layout is subject to the final alignment of the Hoffman Drive connection as well as requirements for sight distance, horizontal and vertical curvature, road grading, roadway cross section and right-of-way requirements for all roads. We defer to MNCPPC concerning the site layout and overall site design and the roadway cross sections shall be approved by MCDOT.
2. All roads must meet the Complete Streets Design Guide requirements.
3. Kings Valley Road:
  - a. Per the plats, it appears as if it is a Secondary Residential Roadway. We defer to P&P staff for the determination of the Road Classification.
  - b. The applicant shall dedicate right-of-way to incorporate a 10-ft street buffer, 6-ft sidewalk and a 2-ft maintenance buffer. The roadway shoulder width shall depend on the Road Classification. The applicant may have to dedicate additional right-of-way to accommodate the open road section and elements.
  - c. The roadway is open road section; therefore, the applicant shall be responsible to install the frontage improvements as mentioned above with a swale. If the swale cannot be

installed the applicant shall demonstrate the reasons for not installing the swale in the street buffer for our review and approval.

4. Are the internal streets private or public (Street A, B &C)?
  - a. If they are public.
    - Provide roadway profiles and cross sections.
    - Since the Street A and Street B terminates with potential extension when the property comes in for development in the future. Therefore, we recommend all the internal streets shall be designed per Secondary residential Road classification (MC-2002.01). We defer to P&P staff for final determination regarding the road classification.
    - The proposed streets termination shall meet the Montgomery County standard MC-223.02.
    - Horizontal and vertical Sight distance shall be met for all proposed roadways.
  - b. Label Horizontal Radius for all streets.
  - c. If they are private,
    - Should comply with Chapters 49 and 50.
    - Provide written justification.
    - Defer to P&P for any comments.
5. Street A:
  - a. Kings Valley Road has a horizontal curve to the left from the intersection with Street A. Please provide sight distance analysis and make sure it meets the sight distance prior to finalizing the location.
6. Street C:
  - a. Kings Valley Road has a vertical grade to the left and horizontal curve to the right. Please provide sight distance analysis and make sure it meets the sight distance prior to finalizing the location.

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

Sincerely,

*Deepak Somarajan*

Deepak Somarajan, Engineer III  
Development Review  
Office of Transportation Policy

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cc: Sharepoint Correspondence FY-23

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