



## ATTACHMENT 6.a.

### DEPARTMENT OF TRANSPORTATION

Isiah Leggett  
County Executive

Al R. Roshdich  
Acting Director

March 17, 2015

Ms. Lori Shirley, Planner Coordinator  
Area 2 Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 11999033A  
Decoverly Hall South

*Lori:*  
Dear Ms. Shirley:

We have completed our review of the revised amended preliminary plan dated February 24, 2015. An earlier version of this plan was reviewed by the Development Review Committee at its meeting on January 20, 2015. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. Prior to the Planning Board hearing for this project, the preliminary plan drawing should be updated to reflect the existing improvements at the intersection of Blackwell and Shady Grove Roads (to depict the extension of Blackwell Road into the Fallsgrove development).
2. Since this preliminary plan proposes a change to the use of the existing building (with no additional development at this time), we recommend retention of the existing seventy (70) foot wide right-of-way without any additional public improvements on Blackwell Road. If redevelopment of this property (and/or additional increase in building square footage) is proposed at a later date, additional right-of-way dedication (per the June 2010 Approved and Adopted Great Seneca Science Corridor Master Plan) may be required.
3. The February 24, 2015 revised preliminary plan includes a typical section for the existing improvements along the Blackwell Road site frontage. That plan indicates a portion of the existing shared use path is located outside the existing dedicated right-of-way.

#### Division of Traffic Engineering and Operations

100 Edison Park Drive, 4th Floor • Gaithersburg, Maryland 20878  
Main Office 240-777-2190 • TTY 240-777-6013 • FAX 240-777-2080  
trafficops@montgomerycountymd.gov



To remedy this situation and allow unrestricted County maintenance, without the need for additional right-of-way dedication or relocation of that facility, we recommend the applicant execute and record a Public Improvements Easement document. This easement should extend at least three (3) feet beyond the existing right-of-way line.

4. A Transportation Policy Area Review (TPAR) payment is not required because there is no increase in building square footage proposed under this preliminary plan amendment.
5. We accept the consultant's February 24, 2015 letter indicating there will be no increase in impervious area as a result of this preliminary plan amendment. As a result, we will not require the consultant to submit storm drain capacity and impact analyses, nor require improvements to the downstream public storm drain system, for this preliminary plan amendment.
6. The sight distances study has been accepted. A copy of the approved Sight Distances Evaluation Certification Form is enclosed for your information and reference.
7. The applicant's February 3, 2015 traffic signal warrant analysis study (for the intersection of Blackwell and Shady Grove Roads) remains under study at this time. Comments on that study will be provided to your office and the applicant when that review has been completed.
8. The property is located within the boundaries of the Greater Shady Grove Transportation Management District. Prior to issuance of the first Use and Occupancy permit (for the new use of the existing building), the applicant will need to enter into a Traffic Mitigation Agreement with the Planning Board and MCDOT to participate in the Greater Shady Grove Transportation Management Organization in an effort to achieve the Great Seneca Science Corridor Master Plan's Stage 2 goal of 18% non-auto drive mode share. Within MCDOT, please coordinate with Ms. Sande Brecher, Chief of our Division of Transit Services' Commuter Services Section. Ms. Brecher may be contacted at 240-777-5800.
9. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
10. If the proposed development will alter or impact any existing County maintained transportation system management component (i.e., traffic signals, signal poles, handboxes, surveillance cameras, etc.) or communication component (i.e., traffic signal interconnect, fiber optic lines, etc.), please contact Mr. Bruce Mangum of our Transportation Systems Engineering Team at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.

11. At or before the permit stage, please coordinate with Ms. Stacy Coletta of our Division of Transit Services to coordinate improvements to the RideOn bus facilities in the vicinity of this project. Ms. Coletta may be contacted at 240 777-5800.
12. At or before the permit stage, please coordinate with Ms. Patricia Shepherd of our Division of Transportation Engineering Section to coordinate the location of bike racks and bikeways in the vicinity of this project. Ms Shepherd can be contacted at 240-777-7231 or [patricia.shepherd@montgomerycountymd.gov](mailto:patricia.shepherd@montgomerycountymd.gov).
13. We recommend the Montgomery County Planning Board require the applicant to extend the existing shared use path along Blackwell Road off-site to the intersection with Medical Center Drive.
14. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
  - A. Construct eight (8) foot [minimum width] bituminous concrete shared use path in the existing right-of-way on Blackwell Road between the northern property line and Medical Center Drive, if required as an off-site amenity by the Montgomery County Planning Board.

Thank you for the opportunity to review this amended preliminary plan. If you have any questions or comments regarding this letter, please contact William Whelan, our Development Review Area Engineer for this project at [william.whelan@montgomerycountymd.gov](mailto:william.whelan@montgomerycountymd.gov) or (240) 777-2173.

Sincerely,



Gregory M. Leck, Manager  
Development Review Team

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Enclosure

cc: Toby Wilson; Macris, Hendricks & Glascock, P.A.  
Brian Cornell; Wellblack 1, LLC  
Nancy Regelin; Shulman Rogers  
Glenn Kreger; M-NCPPC Area 2  
Khalid Afzal; M-NCPPC Area 2  
Ed Axler; M-NCPPC Area 2  
Patrick Butler; M-NCPPC Area 2  
Catherine Conlon; M-NCPPC DARC  
Preliminary Plan folder

Decoverly Hall South  
Preliminary Plan No. 1-1999033A  
March 17, 2015  
Page 4

Preliminary Plan letters notebook  
cc-e: Atiq Panjshiri; MCDPS RWPR  
Mark Etheridge; MCDPS WRM  
Sande Brecher; MCDOT DTS  
Beth Dennard; MCDOT DTS  
Stacy Coletta; MCDOT DTS  
Patricia Shepherd; MCDOT DTE  
Khursheed Bilgrami; MCDOT DTEO  
Dan Sanayi; MCDOT DTEO  
Bruce Mangum; MCDOT DTEO  
Kyle Liang; MCDOT DTEO  
William Whelan; MCDOT DTEO



**MONTGOMERY COUNTY, MARYLAND**  
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION  
 DEPARTMENT OF PERMITTING SERVICES

**SIGHT DISTANCE EVALUATION**

Facility/Subdivision Name: Decoverly Hall South Preliminary Plan Number: 1-1999033A

Street Name: Blackwell Road Master Plan Road Classification: Business 70'/100'

Posted Speed Limit: 25 mph

Street/Driveway #1 ( Ex. East Entrance ) Street/Driveway #2 ( Ex. West Entrance )

	Sight Distance (feet)	OK?		Sight Distance (feet)	OK?
Right	<u>55</u>	<u>✓*</u>	Right	<u>415</u>	<u>✓</u>
Left	<u>1000+</u>	<u>✓</u>	Left	<u>675</u>	<u>✓</u>

Comments: \*Road dead ends to the right. Can see to dead end.

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**GUIDELINES**

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150'
Secondary - 30	200'
Business - 30	200'
Primary - 35	250'
Arterial - 40	325'
(45)	400'
Major - 50	475'
(55)	550'

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

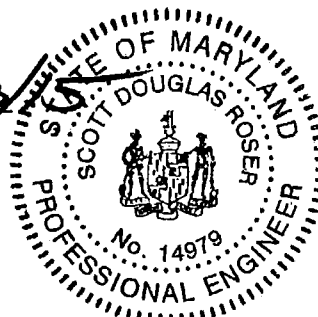
\*Source: AASHTO

**ENGINEER / SURVEYOR CERTIFICATE**

I hereby certify that this information is accurate and was collected in accordance with these guidelines and that these documents were prepared or approved by me, and that I am a licensed Professional Engineer under the laws of the State of Maryland, License No. 14979, Expiration Date: 07-02-16

[Signature]  
 Signature

3/23/15  
 Date



**Montgomery County Review:**

Approved

Disapproved:

By: William Allen

Date: 03/13/15

14979  
 PLS/P.E. MD Reg. No