



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MCPB**

**Item #**

**3/8/07**



**MEMORANDUM**

**DATE:** February 22, 2007

**TO:** Montgomery County Planning Board

**VIA:** Rose Krasnow, Chief *RK*  
Catherine Conlon, Subdivision Supervisor *CC*  
Development Review Division

**FROM:** Neil D. Braunstein, Coordinator (301-495-4532) *NB*  
Development Review Division

**REVIEW TYPE:** Preliminary Plan Review

**APPLYING FOR:** Subdivision to create 45 townhouse lots

**PROJECT NAME:** Quince Trace  
**CASE #:** 120070270  
**REVIEW BASIS:** Chapter 50, Montgomery County Subdivision Regulations

**ZONE:** Residential Townhouse (RT-8)  
**LOCATION:** Located on the south side of Darnestown Road (MD 28), 2,800 feet east of Quince Orchard Road.  
**MASTER PLAN:** Potomac Subregion

**APPLICANT:** Winchester Homes, Inc.  
**ENGINEER:** Site Solutions, Inc.  
**ATTORNEY:** Holland & Knight

**FILING DATE:** October 19, 2006  
**HEARING DATE:** March 8, 2007

**RECOMMENDATION:** Approval subject to the following conditions:

- 1) Approval under this preliminary plan is limited to 45 lots for 45 townhouse dwelling units.
- 2) The applicant must comply with the specifications and requirements of the schematic development plan approved as part of rezoning case G-839.
- 3) The final forest conservation plan submitted with the site plan must be consistent with the preliminary forest conservation plan dated January 22, 2007. The applicant must satisfy all final forest conservation plan conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits, as applicable. Conditions include:
  - a. Split-rail fence or comparable fence with permanent signage must be approved at site plan along the boundary of the conservation easement.
  - b. Proposed grading/berming must be removed within the critical root zones (CRZ) of trees shown as being saved on the preliminary forest conservation plan.
- 4) The applicant must submit a noise analysis for review and approval by MNCPPC staff prior to site plan approval.
- 5) The record plat must reflect all areas under Homeowners Association ownership and specifically identify stormwater management parcels.
- 6) The record plat must reference the Common Open Space Covenant recorded at Liber 28045 Folio 578 ("Covenant"). Applicant must provide verification to Commission staff prior to release of final building permit that Applicant's recorded HOA Documents incorporate by reference the Covenant.
- 7) The record plat must reflect a public use and access easement over all private streets.
- 8) The record plat must reflect a Category I easement over all areas of forest conservation.
- 9) The record plat must show other necessary easements.
- 10) The applicant must comply with the conditions of the State Highway Administration letter dated January 16, 2007, unless otherwise amended.
- 11) The applicant must comply with the conditions of the MCDPWT letter dated December 4, 2006, unless otherwise amended.
- 12) The applicant must comply with the conditions of the MCDPS stormwater management approval dated February 21, 2006.
- 13) The applicant must provide access and improvements as required by MDSHA prior to issuance of access permits.
- 14) No clearing, grading or recording of plats is permitted prior to certified site plan approval.
- 15) Final approval of the number and location of buildings, dwelling units, on-site parking, site circulation, sidewalks, and other improvements will be determined at site plan approval.
- 16) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.

## SITE DESCRIPTION

The subject property, shown below and in Attachment A, consists of two recorded parcels totaling 6.09 acres in the Residential Townhouse (RT-8) zone. The property is located on the south side of Darnestown Road (MD 28), 2,800 feet east of Quince Orchard Road. The site is currently developed with two church buildings and associated parking. All church structures and parking will be removed from the site.

Properties north of the site, across Darnestown Road, are a mix of one-family detached and townhouse dwellings in the Kentlands neighborhood of Gaithersburg. Properties south of the site are one-family detached residential uses and are zoned R-200. Properties east of the site are townhouse residential uses and are zoned PD-3. Properties west of the site include two churches and a townhouse residential development in the R-200/TDR zone, and MNCPPC park land in the Muddy Branch Stream Valley Unit #3.

The subject property is located within the Muddy Branch watershed. The site is largely developed with buildings and paved parking. A landscaped area is located near the frontage on Darnestown Road, and a small treed area is located along the property's southern boundary and a portion of the eastern boundary, adjacent to existing one-family residences and townhouses.



## **PRIOR APPROVALS**

The Quince Trace property was the subject of a rezoning application, which changed the zoning of the property from R-200/TDR to RT-8. The Planning Board conducted a public hearing on the application on April 6, 2006, and recommended that the County Council approve the rezoning application because the proposed zone change and development are compatible with existing and planned land uses in the surrounding area, and public facilities are adequate to serve the proposed development. The County Council conducted a public hearing on July 18, 2006 and approved the application on that date. The County Council's approval resolution is attached as Attachment B.

## **PROJECT DESCRIPTION**

The application proposes to create 45 townhouse lots. Thirty-nine of the townhouses are proposed to be market-rate units with attached two-car garages, and six of the townhouses are proposed to be Moderately Priced Dwelling Units (MPDUs) with attached one-car garages. Access to the townhouses will be provided by a private street from Darnestown Road (MD 28). Sixty percent of the site will be retained in green area, which meets the Zoning Ordinance requirement that at least 50 percent of the tract be devoted to green area. The green area includes 0.91 acres contained within a proposed afforestation area along the southern and a portion of the western tract boundaries.

(Attachment C – proposed plan)

## **ANALYSIS AND FINDINGS**

### **Master Plan Compliance**

The Potomac Subregion Master Plan identifies the property as part of the North Potomac community area. The Master Plan does not make any specific recommendations for this property. Generally, the Master Plan recommends that the R-200/TDR zoning be retained in the area. The County Council, however, approved a zone change in July 2006 to the current RT-8 zone. The RT-8 zoning and the proposed subdivision are consistent with the intent of the Master Plan because the proposed development will locate housing in an area of the County where adequate public facilities exist, affordable housing is to be provided, increased setbacks and landscaping are provided to preserve the setting of an adjacent historic structure, and impervious surfaces will be reduced compared to the existing development. Staff finds, therefore, that the proposed subdivision complies with the recommendations adopted in the Master Plan.

### **Transportation**

The proposed subdivision will create 45 townhouse lots, which are expected to generate up to 40 evening peak-hour vehicle trips. Because the project is expected to generate more than 30 peak-hour vehicle trips, it is subject to Local Area Transportation Review.



Two local intersections were identified as critical intersections affected by the proposed development and were examined to determine whether they meet the applicable congestion standard of 1,475 Critical Lane Volume (CLV) for the North Potomac Policy Area. The morning and evening peak-hour traffic condition was analyzed for impact of the proposed development. There are no approved but unbuilt developments in the study area. The existing and background traffic conditions, therefore, remain the same. The proposed development's trips were added to the existing and background traffic to determine the total future traffic. The total future traffic was assigned to the critical intersections to determine the total future CLVs.

This analysis showed that the highest CLV value for peak hour traffic would be generated at the intersection of Darnestown Road (MD 28) and Dufief Mill Road, at 1,300 for the morning peak-hour period. This is below the standard of 1,475 set for the North Potomac Policy Area. The Transportation Planning staff determined, therefore, that the proposed preliminary plan will not have an adverse impact on the surrounding roadway network.

Vehicular access to the site will be provided by a 20-foot wide private street, which splits into two primary branches. Pedestrian access will be provided by a sidewalk along side the private street. The proposed sidewalk will connect to an existing public sidewalk on Darnestown Road.

Staff finds that proposed vehicular and pedestrian access for the subdivision will be safe and adequate with the proposed public and private improvements.

## **Environment**

### *Environmental Guidelines*

The Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) #4-06045 for this site was approved on November 28, 2005. The NRI/FSD identifies the environmental constraints and areas of forest on the subject property. This 6.09-acre site has no streams, stream buffers, or forest. Environmental guidelines for protection of environmentally sensitive areas, therefore, are not applicable to this subdivision.

### *Forest Conservation*

The applicant submitted a preliminary forest conservation plan as part of the preliminary plan of subdivision. Per Forest Conservation Law Requirements, this unforested site requires planting equal to 15% of the tract area, or 0.91 acres. The applicant proposes to meet the 0.91-acre afforestation requirement on-site. Additionally, the applicant has agreed to save significant/specimen trees numbered 11, 12, 16, 17, 18, and 20 within the afforestation area. The plan, therefore, meets all applicable requirements of the County Forest Conservation Law.

### *Traffic Noise*

The property adjoins Darnestown Road (MD 28), a major highway and source of traffic noise. The site design maximizes setbacks to minimize noise exposure, principally by placement

of the noise-compatible stormwater management facility closest to the roadway with residential units further away. A condition of approval on this preliminary plan requires that a noise analysis be submitted prior to approval of the site plan. Environmental Planning staff suggests consideration of acoustically-effective wing walls and heavy landscaping along the deck and patio areas at site plan review to maximize visual and acoustical compatibility for units closest to the roadway.

### *Stormwater Management*

The MCDPS Stormwater Management Section approved a stormwater management concept for the project on February 21, 2006, which includes on-site channel protection measures via a dry pond and on-site water quality control via grass swales and stormfilters. Recharge is not required. The stormwater management pond is proposed adjacent to Darnestown Road, with access from the project's internal street near the entrance at Darnestown Road.

### **Compliance with the Subdivision Regulations and Zoning Ordinance**

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The application meets all applicable sections. Access and public facilities will be adequate to support the proposed lots and uses. The proposed use of a private street for internal access is permitted by Section 59-C-1.628 of the Zoning Ordinance, which specifies development standards for projects that include Moderately Priced Dwelling Units. The proposed lot size, width, shape and orientation are appropriate for the location of the subdivision.

The lots were reviewed for compliance with the dimensional requirements for the RT-8 zone as specified in the Zoning Ordinance. The lots as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone. A summary of this review is included in attached Table 1. The application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

In addition, the subdivision is consistent with the standards of the RT-8 zone, because not more than eight townhouses are attached in any one row, and not more than three continuous townhouses are attached with the same front building line.

### **Citizen Correspondence and Issues**

On October 24, 2006, the applicant notified adjacent and confronting property owners that the Quince Trace Preliminary Plan had been filed with the MNCPPC and that it was under review. In addition, notification was sent to 45 citizens associations on November 2, 2006. MNCPPC has not received any letters of concern regarding the application as of the date of this staff report.

## **CONCLUSION**

The proposed lots meet all requirements established in the Subdivision Regulations and the Zoning Ordinance, and comply with the recommendations of the Potomac Subregion Master Plan. Access and public facilities will be adequate to serve the proposed lots, and the application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan. Therefore, approval of the application with the conditions specified above is recommended.

## **Attachments**

Attachment A – Vicinity Development Map

Attachment B – County Council opinion re: zone change

Attachment C – Proposed Development Plan

Attachment D – Agency Correspondence Referenced in Conditions

TABLE 1: Plan Checklist and Data Table

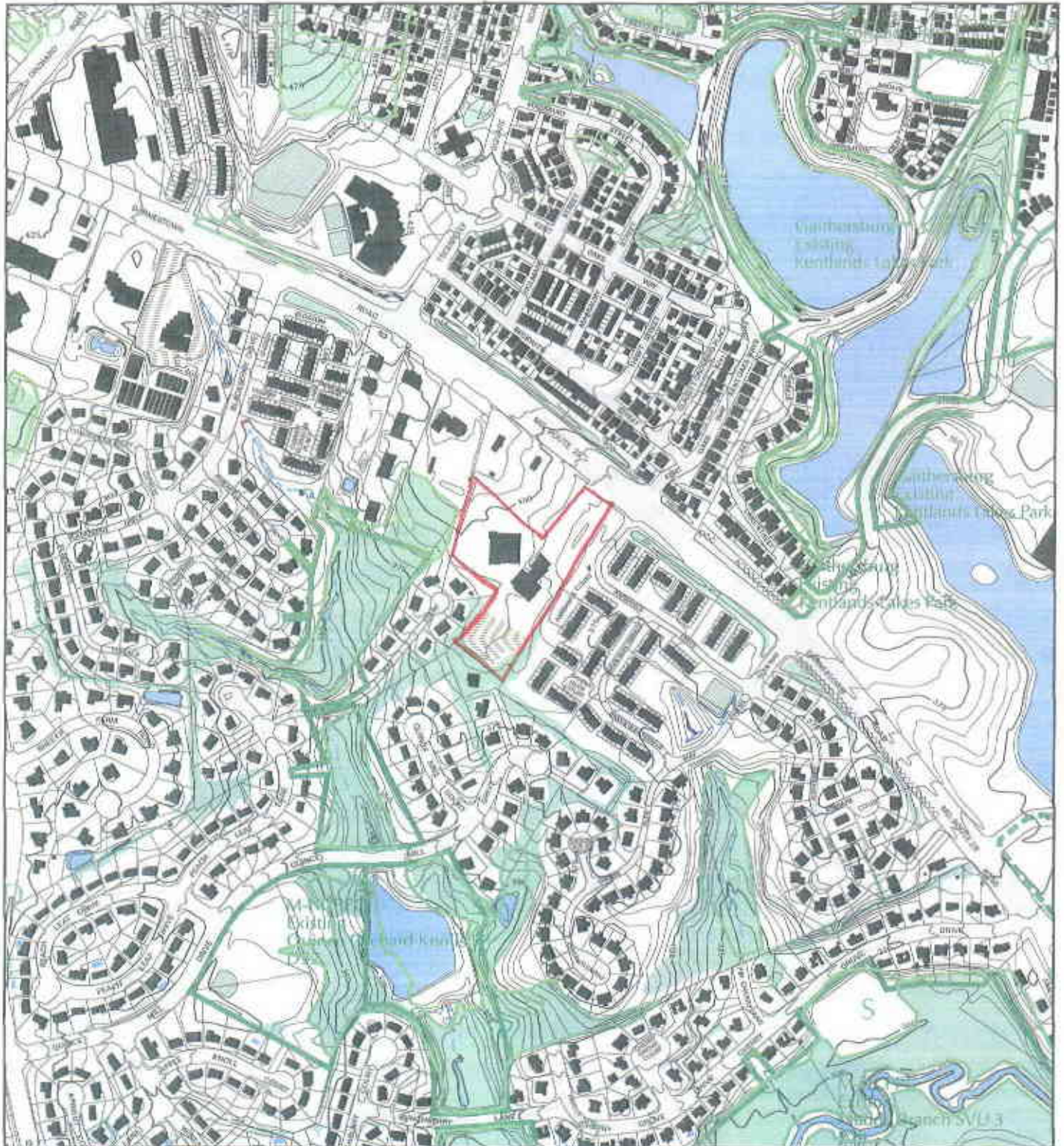
| <b>Plan Name: Quince Trace</b>            |  |  |                 |             |
|---|--|--|-----------------|-------------|
| <b>Plan Number: 120070270</b>             |  |  |                 |             |
| <b>Zoning: RT-8</b>                       |  |  |                 |             |
| <b># of Lots: 45</b>                      |  |  |                 |             |
| <b># of Outlots: 0</b>                    |  |  |                 |             |
| <b>Dev. Type: Standard</b>                |  |  |                 |             |
| <b>PLAN DATA</b>                          | <b>Zoning Ordinance Development Standard</b> | <b>Proposed for Approval on the Preliminary Plan</b> | <b>Verified</b> | <b>Date</b> |
| Minimum Lot Area                          | Not Specified <sup>1</sup>                   | 1,640 sq. ft. min.                                   | NB              | 2/9/07      |
| Lot Width                                 | Not Specified <sup>1</sup>                   | 20 ft. min.  | NB              | 2/9/07      |
| Lot Frontage                              | Not Specified <sup>1</sup>                   | N/A  | NB              | 2/9/07      |
| Setbacks                                  |  |  |                 |             |
| Front                                     | 25 ft. Min.                                  | Must meet minimum                                    | NB              | 2/9/07      |
| Side (for end unit)                       | 10 ft. Min.                                  | Must meet minimum                                    | NB              | 2/9/07      |
| Rear                                      | 20 ft. Min.                                  | Must meet minimum                                    | NB              | 2/9/07      |
| Height                                    | 35 ft. Max.                                  | May not exceed maximum                               | NB              | 2/9/07      |
| Max Resid'l d.u. per Zoning               | 48 dwelling units                            | 45 dwelling units                                    | NB              | 2/9/07      |
| MPDUs                                     | 12.5% of total units                         | 13.3% of total units                                 | NB              | 2/9/07      |
| Site Plan Req'd?                          | Yes  |  | NB              | 2/9/07      |
| <b>FINDINGS</b>                           |  |  |                 |             |
| <b>SUBDIVISION</b>                        |  |  |                 |             |
| Lot frontage on Public Street             | Frontage on private street <sup>2</sup>      |  | NB              | 2/9/07      |
| Road dedication and frontage improvements | Yes  |  | Agency letter   | 1/16/07     |
| Environmental Guidelines                  | N/A  |  | Staff memo      | 1/22/07     |
| Forest Conservation                       | Yes  |  | Staff memo      | 1/22/07     |
| Master Plan Compliance                    | Yes  |  | Staff memo      | 2/8/07      |
| <b>ADEQUATE PUBLIC FACILITIES</b>         |  |  |                 |             |
| Stormwater Management                     | Yes  |  | Agency letter   | 2/21/06     |
| Water and Sewer (WSSC)                    | Yes  |  | Agency Comments | 11/6/06     |
| Well and Septic                           | N/A  |  |                 |             |
| Local Area Traffic Review                 | Yes  |  | Staff memo      | 1/2/07      |
| Fire and Rescue                           | Yes  |  | Agency letter   | 12/2/06     |

<sup>1</sup> Development Standards will be established by Site Plan approved pursuant to 59-D-3 of the County Code.

<sup>2</sup> Permitted in Section 59-C-1.628 of the Zoning Ordinance.



# QUINCE TRACE (120070270)



Map compiled on November 09, 2006 at 3:41 PM | Site located on base sheet no - 221NW12

## NOTICE

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 8787 Georgia Avenue • Silver Spring, Maryland 20910-3750



1 inch = 600 feet  
 1 : 7200



Resolution No.: 15-1551

Introduced: July 18, 2006

Adopted: July 18, 2006

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND  
SITTING AS A DISTRICT COUNCIL FOR THAT PORTION  
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT  
WITHIN MONTGOMERY COUNTY, MARYLAND**

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By: District Council

**SUBJECT:** Approval of Zoning Application G-839 for the reclassification from the R-200/TDR Zone and the R-200 Zone to the RT-8 Zone of 6.09 acres of land known as Parcels N-721 and N-677 and located at 11800 Darnestown Road, Gaithersburg, Maryland in the 6<sup>th</sup> Election District

Tax Account Nos. 02873384, 03005203

**OPINION**

Zoning Application No. G-839, filed on September 6, 2005, requests reclassification from the R-200/TDR and R-200 Zones to the R-T 8 Zone of 6.09 acres of land known as Parcels N-721 and N-667 and located at 11800 Darnestown Road, Gaithersburg, Maryland, in the 6<sup>th</sup> Election District.

The Hearing Examiner recommended approval of the Application on the basis that it satisfies the requirements of the purpose clause, that it provides a compatible form of development, that it conforms with the goals and objectives of the master plan, and that it is in the public interest. Technical Staff of the Maryland-National Capital Park and Planning Commission and the Montgomery County Planning Board provided similar recommendations. The District Council agrees with the recommendations of the Hearing Examiner, the Technical Staff and the Planning Board and adopts the findings of fact and conclusions set out in the Hearing Examiner's report and recommendation.

The subject property is located along the south side of Maryland Route 28, also known as Darnestown Road, about 1,000 feet east of Tschiffely Square Road. The property is located at the northern tip of the emerging community of North Potomac. It lies directly south of the City of Gaithersburg. The property forms a "T" shaped parcel of 6.09 acres. The site possesses 135 feet of frontage along Route 28 and extends about 870 feet in depth.

The site has been used as the Christian Life Center since 1978. The Center consists of a large worship center, administrative offices and parking areas. This development creates about 75% impervious surface. The site's topography is relatively flat. Access to the site is by way of a single driveway from Route 28 with only right turn in and right turn out traffic movements permitted.

The 1958 Comprehensive Zoning applied the Rural-Residential (R-R) Zone to this area of the County and classified the property for half-acre residential density. In 1973 the R-R Zone was replaced by the R-200 Zone but left residential land uses and density essentially the same as under the previous zoning. This zoning was changed by comprehensive zoning in 1982 when the R-200/TDR Zone was applied to most of the site and permitted development of the site and adjacent properties at a density of about 3 dwellings per acre, provided the TDR option was applied and the land included at least 10 acres.

The property lies within an area governed by the recommendations of the Potomac Subregion Master Plan, approved and adopted in 2002. The 2002 master plan recommends the retention of the current zoning.

The District Council determines that the relevant surrounding area used for the evaluation of this Application is bounded by Quince Orchard Road on the west, a line about 700 feet north and parallel to Route 28 on the north, and the Orchard Knolls subdivision and Owen

Glen Way to the south and east. The land use and zoning pattern of the area reflects a predominately residential character supplemented by institutional and commercial areas. The institutional uses include a library, fire station and several churches. The commercial uses include the Quince Orchard Commercial Center, a gas station and two special exceptions: a nursery and garden center and a medical and dental clinic. These uses are generally located along Quince Orchard Road or Route 28, which was recently upgraded to a major highway consisting of 4 lanes within a 150-foot right of way, divided by a median strip. The improved road contains left turn storage lanes and acceleration/deceleration lanes along the sides.

Residential uses are located east of the nursery. The Orchard Knolls residential community, which has access by way of Blackberry Drive, contains 150 homes. The east side of Blackberry Drive contains 67 townhouses that were built as a part of the Orchard Knolls subdivision. The remaining 83 units are single-family detached homes located on lots of about one-third of an acre on the average. The entire subdivision was planned and built under the R-200/TDR zone and reflects a density of 3 dwelling units per acre. A proposal to build an unspecified number of townhouses on the nursery site was denied in 2005.

The historic Pleasant View Methodist Episcopal Church, the Quince Orchard School and a cemetery abut the subject property to the north and west. Several single family detached homes abut the site to the west and south. These homes were developed under the R-200/TDR Zone. Bordering the site on the east are 134 townhouses developed under the PD-3 Zone at a density of 8.6 dwelling units per acre.

The Applicant proposes to build townhouses on the subject property under a schematic development plan that proposes 45 residential townhouses divided between 39 market

rate units and 6 moderately priced dwelling units (MPDUs). The proposal also reflects a total of 191 parking spaces for the site in garages, driveways and designated parking areas.

Amenities include a significant reduction of impervious surface from 75% to less than 40%, storm water management facilities for both water quality and quantity control, and binding setbacks. There is a 160-foot setback proposed from the northern boundary to accommodate a storm water facility and abate traffic noise. There is a 40-foot setback from the property line with the historic Pleasant View Methodist Episcopal Church and School property. About 20 feet of this setback area will be landscaped. Another 60-foot setback will be provided along the southern property line that will include a 50-foot forest and conservation strip of about one acre in size, and an additional 10-foot setback from five adjacent homes along Peach Lead Court within the Orchard Knolls subdivision.

The zoning issues concern whether or not the proposed reclassification complies with the purposes and requirements of the RT-8 Zone, whether the reclassification would provide a form of development that is compatible with existing and planned land uses in the surrounding area, and whether the reclassification is in the public interest.

The Application satisfies the development standards of the RT-8 Zone. The subject property exceeds the minimum tract area of 20,000 square feet. The density of 6.4 dwelling units per acre is within the density limit of 8.0 dwelling units per acre, not counting MPDUs. The building coverage, green area, and parking are all shown within specified limits of development and will be finally established at the site plan stage.

The District Council finds that the Application satisfies the requirements of the purpose clause for the RT-8 Zone, § 59-C-1.721 of the Zoning Ordinance. The subject property is appropriate for development at densities permitted under the RT-8 Zone because the property is



bordered on one side by 134 townhouses developed at a density of 8.6 dwelling units per acre. The proposed development at a density of 6.4 dwelling per acre, not including MPDUs, is consistent with adjacent and nearby townhouses and other land uses in the surrounding area.

The District Council concludes that the proposed development is compatible with the surrounding area in terms of land use, density and site amenities. The Applicant will provide extensive setbacks, fencing, landscaping, conservation areas, environmental controls and reduced imperviousness.

The District Council determines that the proposed zoning promotes the public interest. The Potomac Sub-region Master Plan, adopted and approved in 2002, contains goals and objectives relating to smart growth, affordable housing and historic preservation that are supported by the proposed development. The proposed development will locate housing in an area of the County where adequate public facilities exist. The Application contains binding commitments to provide affordable housing and locate it on the site. The Application also provides setbacks and landscaping that will enhance the preservation of an existing and adjacent historic enclave. The Application provides for substantial reduction of impervious surface and better storm water management controls. Both the Planning Board and the Technical Staff support the Application as advancing County planning policies and objectives.

For these reasons and because to grant the Application would aid in the accomplishment of a coordinated, comprehensive, adjusted and systematic development of the Maryland-Washington Regional District, the application will be granted in the manner set forth below.

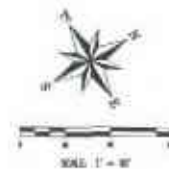
**ACTION**

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District located in Montgomery County, approves the following resolution.

Zoning Application No. G-839, which requests reclassification from the R-200/TDR and R-200 Zones to the RT-8 Zone of 6.09 acres of land known as Parcels N-721 and N-667, located at 11800 Darnestown Road, Gaithersburg, Maryland, in the 6<sup>th</sup> Election District, is granted in the amount requested and subject to the specifications and requirements of the Final Schematic Development Plan, Ex. 46(a); provided that the Applicant submits to the Hearing Examiner for certification a reproducible original and three copies of the Schematic Development Plan approved by the District Council within 10 days of approval.

This is a correct copy of Council action.

  
Linda M. Lauer, Clerk of the Council

[illegible][illegible]

10. *Journal of the American Medical Association*, 272(16):1969-1972, 1992. *Effect of a 10% reduction in sodium intake on blood pressure in patients with hypertension: a meta-analysis of randomized controlled trials.* *Journal of the American Medical Association*, 272(16):1969-1972, 1992.
11. *Journal of the American Medical Association*, 272(16):1973-1978, 1992. *Effect of a 10% reduction in sodium intake on blood pressure in patients with hypertension: a meta-analysis of randomized controlled trials.* *Journal of the American Medical Association*, 272(16):1973-1978, 1992.
12. *Journal of the American Medical Association*, 272(16):1979-1984, 1992. *Effect of a 10% reduction in sodium intake on blood pressure in patients with hypertension: a meta-analysis of randomized controlled trials.* *Journal of the American Medical Association*, 272(16):1979-1984, 1992.
13. *Journal of the American Medical Association*, 272(16):1985-1990, 1992. *Effect of a 10% reduction in sodium intake on blood pressure in patients with hypertension: a meta-analysis of randomized controlled trials.* *Journal of the American Medical Association*, 272(16):1985-1990, 1992.
14. *Journal of the American Medical Association*, 272(16):1991-1996, 1992. *Effect of a 10% reduction in sodium intake on blood pressure in patients with hypertension: a meta-analysis of randomized controlled trials.* *Journal of the American Medical Association*, 272(16):1991-1996, 1992.

Pleasant View Historic Site  
P.B. FBP 5, NO. 116

[2] 周志勇, 林国平, 陈伟.

14,200 / YEAR

OWENS GLEN  
PARCEL B  
P.A. 177, NO. 14295

OWENS SLIM  
PARCEL A  
P.E. 122, NO. 1429

AMBIANCE PB 122. N  
IMPLIVE

**RTS SOLUTIONS, INC.**  
 64415 Neapoleon Court, Suite 202  
 Hammond, Illinois 60406  
 (815) 466-1040 Fax (815) 466-1041

1999). This is because of differences in the amount of information available to the different groups. For example, the group that is most likely to be affected by a particular policy (the group that is most likely to be affected by a particular policy) is the group that is most likely to be affected by a particular policy (the group that is most likely to be affected by a particular policy).

WINCHESTER HAMPS, INC.  
1001 KALAMAZOO HWY - SUITE 100  
BETHUN, MI 48107  
TEL: 313/384-0000

PRELIMINARY PLAN  
QUINCE TRACE  
HUNTERS CLOVER COUNTRY AND  
HUNTERS CLOVER COUNTRY

|       |      |
|-------|------|
| NAME  | DATE |
| SCORE | 100  |



Robert L. Ehrlich, Jr., Governor  
Michael S. Steele, Lt. Governor

Robert L. Flanagan, Secretary  
Neil J. Pedersen, Administrator

Maryland Department of Transportation

January 16, 2007

Re: Montgomery County  
MD 28  
Christian Life Center  
(Quince Trace)

Mr. Shahriar Etemadi  
Transportation Coordinator  
M-NCPPC  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Dear Mr. Etemadi:

Thank you for the opportunity to review the Traffic Impact Study Report by The Traffic Group, Inc. dated October 11, 2006 (received by the EAPD on December 7, 2006) that was prepared for the proposed Christian Life Center residential development in Montgomery County, Maryland. EAPD also received a copy of Site Solutions Incorporated's (SSI) December 19, 2006 letter to M-NCPPC's Development Review Division. This December 19<sup>th</sup> letter is a point-by-point response to comments offered at the November 20, 2006 DRC meeting on the preliminary plan application. The Maryland State Highway Administration (SHA) comments and conclusions are as follows:

- Access to the 46 Townhome Units is proposed from one (1) right-in/right-out site access driveway on MD 28. SHA will require deceleration and acceleration lane area at the proposed right-in/right-out site access driveway in accordance with SHA Engineering Access Permits Division guidelines. The acceleration lane already exists as a deceleration/right-turn lane into Ambiance Way. Accordingly, SHA will require the applicant to extend this existing auxiliary lane 250' beyond and west of the proposed entrance.
- The traffic consultant determined that the proposed development would not cause any studied intersection to exceed the congestion standard established by the M-NCPPC for the Gaithersburg Policy Area (CLV less than or equal to 1,450).

My telephone number/toll-free number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • [www.marylandroads.com](http://www.marylandroads.com)

SHA concurs that the proposed development will not cause any studied intersection to exceed the Gaithersburg Policy Area congestion standard threshold as established by the M-NCPPC. However, any proposed mitigating roadway improvements impacting a State-controlled roadway must be reviewed and approved by the SHA.

Regarding the proposed access from MD 28, the Engineering Access Permits Division's (EAPD) offers the following comments:

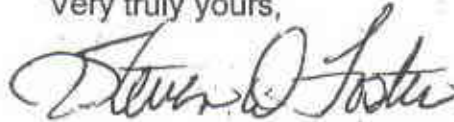
- EAPD requested that the applicant explore the feasibility of access from Ambiance Way instead of the proposed MD 28 access in a November 20, 2006 letter. Winchester Homes submitted copies of the record plat that demonstrate the lack of a cross-easement for a vehicular-inter-parcel connection. Accordingly, SHA will accept access from MD 28.
- SSI's December 19<sup>th</sup> letter claims that over 500' of sight distance exists to the left/west of the proposed MD 28 entrance. EAPD's sight distance measurements indicate only about 450' of sight distance, which is well short of the recommended 560'. SSI also claims that SHA sight distance forms do not exist. These forms do exist and will be sent to SSI. Considering the conflicting sight distance measurements, EAPD will require that the applicant submit sight distance plans and profiles for review and comment.
- As stated above, the existing right-turn lane to Ambiance Way must be extended 250' beyond and west of the proposed MD 28 entrance. This deceleration lane must be 12' wide plus a 4' wide bicycle pocket lane. EAPD will require submission of a separate pavement marking plan.
- Relocation of the existing sidewalk and grass panel is needed to accommodate these MD 28 improvements. The appropriate sidewalk ramps will be required.
- The applicant must submit hydrologic and hydraulic computations to account for the required MD 28 improvements.
- The required MD 28 improvements are subject to the terms and conditions of an access permit, which must be received from EAPD.



Mr. Shahriar Etemadi  
Page 3 of 3

If there are any questions on the required access permit, please contact Raymond Burns at (410) 545-5592 or [rburns1@sha.state.md.us](mailto:rburns1@sha.state.md.us). If you have any questions or comments regarding the enclosed traffic report comments, please contact Larry Green at (410) 995-0090 x20.

Very truly yours,



Steven D. Foster, Chief  
Engineering Access Permits Division

cc: Mr. Raymond Burns, SHA EAPD  
Mr. Cherian Eapen, M-NCPPC Montgomery County  
Mr. Robert French, SHA Office of Traffic & Safety  
Mr. Larry Green, Daniel Consultants, Inc.  
Mr. Wes Guckert, The Traffic Group, Inc.  
Mr. Alfred Blumberg, Site Solutions Inc. (SSI) *w/attachment*  
20410 Observation Drive, Suite 205, Germantown, Maryland 20876  
Mr. Morteza Tadayon, SHA Travel Forecasting Section  
Mr. Errol Stoute, SHA Traffic Development & Support Division  
Mr. Jeff Wentz, SHA Office of Traffic & Safety



## DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

Isiah Leggett  
County Executive

Arthur Holmes, Jr.  
Director

December 4, 2006

Ms. Catherine Conlon, Subdivision Supervisor  
Development Review Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan #1-20070270  
Quince Trace

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated 10/16/06. This plan was reviewed by the Development Review Committee at its meeting on 11/20/06. 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 DPS 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. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
2. We did not receive complete analyses of the capacity of the downstream public storm system(s) and the impact of the post-development runoff on the system(s). As a result, we are unable to offer comments on the need for possible improvements to the system(s) by this applicant. Prior to approval of the record plat by the Department of Permitting Services (DPS), the applicant's consultant will need to submit this study, with computations, for review and approval by DPS. Analyze the capacity of the existing downstream public storm drain system and the impact of the post-development ten (10) year storm runoff on same. If the proposed subdivision drains to an existing closed section street, include spread and inlet efficiency computations in the impact analysis.
3. Waiver from the Montgomery County Planning Board for lot(s) on a private right of way.
4. The owner will be required to submit a recorded covenant for the operation and maintenance of private streets, storm drain systems, and/or open space areas prior to MCDPS approval of the record plat. The deed reference for this document is to be provided on the record plat.

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Division of Operations

101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878  
240-777-6000 • 240-777-6013 TTY • 240-777-6030 FAX  
[www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)

Ms. Catherine Conlon  
Preliminary Plan No. 1-20070270  
Date December 4, 2006  
Page 2

5. Private common driveways and private streets shall be determined through the subdivision process as part of the Planning Board's approval of a preliminary plan. The composition, typical section, horizontal alignment, profile, and drainage characteristics of private common driveways and private streets, beyond the public right-of-way, shall be approved by the Planning Board during their review of the preliminary plan.
6. Curb radii for intersection type driveways should be sufficient to accommodate the turning movements of the largest vehicle expected to frequent the site. However Driveways curb returns should not cross the property lines. Also provide proper spacing between the driveways curb returns and public utilities features.
7. The proposed private streets must be sufficiently wide to accommodate two-way vehicular traffic. Private streets are to be designed to allow an SU-30 truck to circulate without crossing the centerline nor the curbline. Also coordinate with David Wagaman at 240-777-6400 Division of Solid Waste about their requirements for recycle/trash truck access and movement.
8. Access and improvements along Darnestown Road (MD 28) as required by the Maryland State Highway Administration.
9. Please coordinate with DPWT division of Transit Services about their requirements and project impacts on their network.
10. Please coordinate with Department of Fire and Rescue about their requirements for emergency vehicle access.
11. Provide driveway access for the stormwater management facilities per associated DPS guidelines.
12. 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. Improvements to the existing public storm drainage system, if necessitated by the previously mentioned outstanding storm drain study. If the improvements are to be maintained by Montgomery County, they will need to be designed and constructed in accordance with the DPWT Storm Drain Design Criteria.
  - B. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
  - C. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.

Ms. Catherine Conlon  
Preliminary Plan No. 1-20070270  
Date December 4, 2006  
Page 3

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact me at [sam.farhadi@montgomerycountymd.gov](mailto:sam.farhadi@montgomerycountymd.gov) or (240) 777-6000.

Sincerely,



Sam Farhadi, P.E., Senior Planning Specialist  
Development Review Group  
Traffic Engineering and Operations Section  
Division of Operations

m:/subdivision/farhas01/preliminary plans/ 1-20070270, Quince Trace.doc

Enclosures ()

cc: Sylke Knuppel, Winchester Homes  
Alfred Blumberg, Site Solutions  
Stacy Silber, Holland & Knight  
Joseph Y. Cheung, DPS RWPPR  
Sarah Navid, DPS RWPPR  
Shahriar Etemadi, M-NCPPC TP  
Gregory Leck, DPWT TEOS  
Raymond Burns, MSHA  
Preliminary Plan Folder  
Preliminary Plans Note Book



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

February 21, 2006

Robert C. Hubbard  
Director

Mr. Michael Devine  
Site Solutions, Inc.  
19650 Club House Road, Suite 105  
Gaithersburg, MD 20886-3039

Re: Stormwater Management **CONCEPT** Request  
for Christian Life Center  
SM File #: 222314  
Tract Size/Zone: 6.09 acres/R-200  
Total Concept Area: 6.09 acres  
Lots/Block: lot 47  
Parcel(s): N721/N667  
Watershed: Muddy Branch

Dear Mr. Devine:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site channel protection measures via a dry pond; on-site water quality control via grass swales and Stormfilters. Recharge is not required.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.





If you have any questions regarding these actions, please feel free to contact Nadine Vurdefja Pionka at 240-777-6334.

Sincerely,



Richard R. Brush, Manager  
Water Resources Section  
Division of Land Development Services

RRB:dm CN222314

cc: C. Conlon  
S. Federline  
SM File # CN222314

QN - onsite; Acres: 6  
QL - onsite; Acres: 6  
Recharge is not provided