



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
Office of the Chairman, Montgomery County Planning Board

December 12, 2002

**MEMORANDUM**

TO: Malcolm Shaneman, Supervisor  
Development Review Division

VIA: Ronald C. Welke, Supervisor  
Transportation Planning *RW*

FROM: Ki H. Kim, Transportation Planner *KHK*  
Transportation Planning

SUBJECT: Preliminary Plan No. 1-03018  
Willow Ridge – Phase II

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This memorandum represents Transportation Planning staff's adequate public facilities (APF) review of the subject preliminary plan application for the proposed eight additional residential units for the Johnson Property located in the North Potomac Policy Area.

**RECOMMENDATIONS**

Transportation Planning staff recommends the following related to approval of this preliminary plan:

1. Development of this preliminary plan is limited to a total of eight dwelling units so that the total dwelling units for the Johnson Property do not exceed 32 units.
2. Upgrade existing McDonald Chapel Road within the property to Montgomery County's secondary residential street standard and dedicate the right-of-way as a public street.
3. Connect Carrington Hill Drive to provide improved local traffic circulation.

## **DISCUSSION**

### **Site Access and Circulation**

Three access points to the site area provided: one from McDonald Chapel Road, one from Pueblo Road, and one from the extension of Carrington Hill Drive. The internal roadways including the proposed connection to Carrington Hill Drive are also adequate.

Staff supports the connection of Carrington Hill Drive to provide neighborhood interconnectivity and improved local traffic circulation. Staff does not anticipate that the proposed connection to Carrington Hill Drive will encourage excessive non-local traffic to use this connection as a shortcut between MD 28 and MD 124. Darnestown Road (MD 28) is currently under construction to be upgraded from Riffleford Road to Great Seneca Highway to a four/six lane divided highway including intersection improvements at Quince Orchard Road (MD 124). The traffic conditions at the MD 28/MD 124 intersection will be significantly improved over existing conditions when this project is completed by the end of FY 2003. The existing critical lane volume (CLV) is 1,274 in the AM and 1,195 in the PM weekday peak hours, respectively. The future CLVs with the improvement and including background and site traffic are estimated to be 938 in the AM and 1,079 in the PM weekday peak hours, respectively.

The existing McDonald Chapel Road within the subject property, a private street, was built as a substandard two-lane roadway, i.e., 20-foot wide pavement without sidewalks, to provide access to the Thurgood Marshall Elementary School. The applicant should upgrade this roadway to the County's secondary residential street standard and dedicate the right-of-way as a public street.

### **Local Area Transportation Review:**

The proposed 32 residential units would generate less than 50 trips during the peak hour of the morning (6:30 A.M. to 9:30 A.M.) and evening (4:00 P.M. to 7:00 P.M.) peak periods. Thus, the proposed development would not require Local Area Transportation Review.

### **Policy Area Review:**

The current FY03 AGP indicates that the North Potomac Policy Area has housing staging ceiling capacity available (1,246 units as of November 30, 2002) to accommodate the proposed development.

KHK:cmd

Item # 7



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

**DATE:** December 13, 2002  
**TO:** Montgomery County Planning Board  
**FROM:** A. Malcolm Shaneman  
Development Review Division  
(301) 495-4587  
**SUBJECT:** Informational Maps for Subdivision Items on the  
Planning Board's Agenda for December 20, 2002.

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Attached are copies of plan drawings for Items #06, #07, #08. These subdivision items are scheduled for Planning Board consideration on December 20, 2002. The items are further identified as follows:

Agenda Item #06 - Preliminary Plan 1-02043  
Finnegan Farm

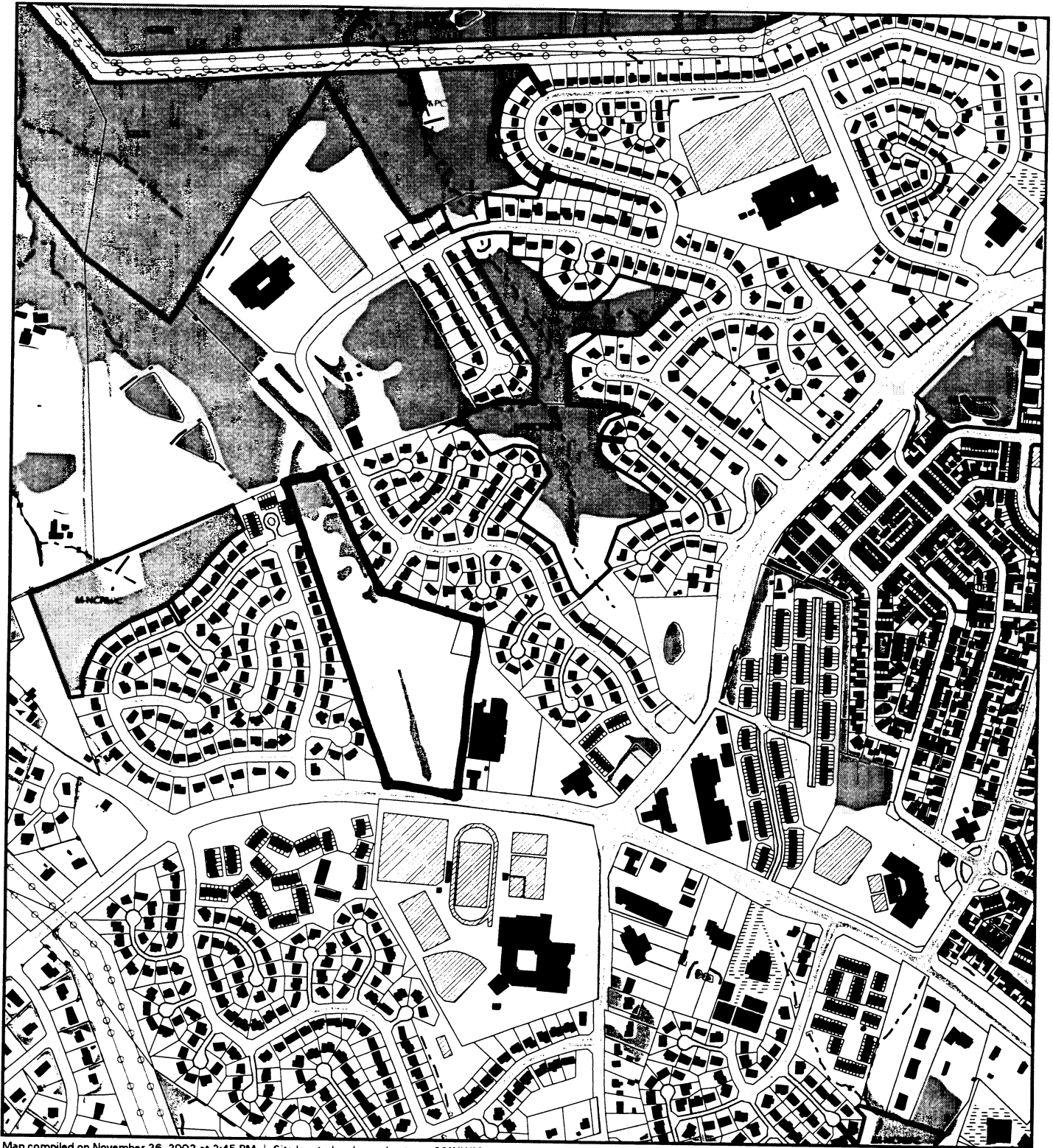
Agenda Item #07 - Preliminary Plan 1-03018  
Willow Ridge Phase II

Agenda Item #08 - Preliminary Plan 1-03027  
Valois Property

Attachment

VICINITY MAP FOR

# WILLOW RIDGE STREET VICINITY MAP



Map compiled on November 26, 2002 at 2:45 PM | Site located on base sheet no - 221NW12

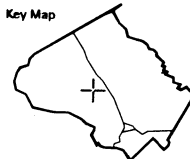
## NOTICE

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Key Map



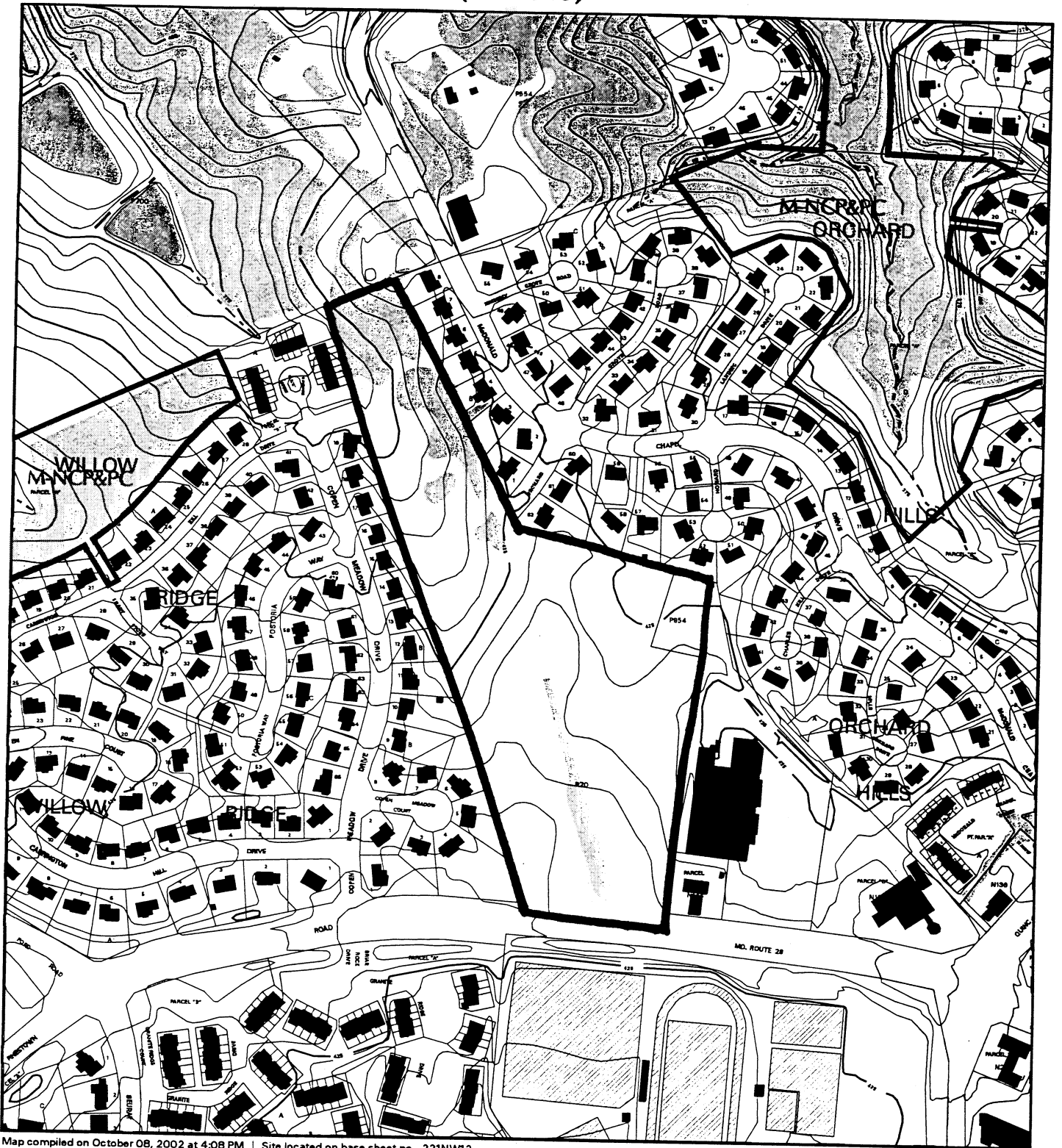
1 : 9600

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

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

M-NCPPC

VICINITY MAP FOR  
**WILLOW RIDGE PHASE II (1-03018)**



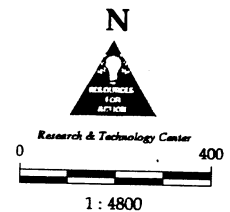
Map compiled on October 08, 2002 at 4:08 PM | Site located on base sheet no - 221NW12

**NOTICE**

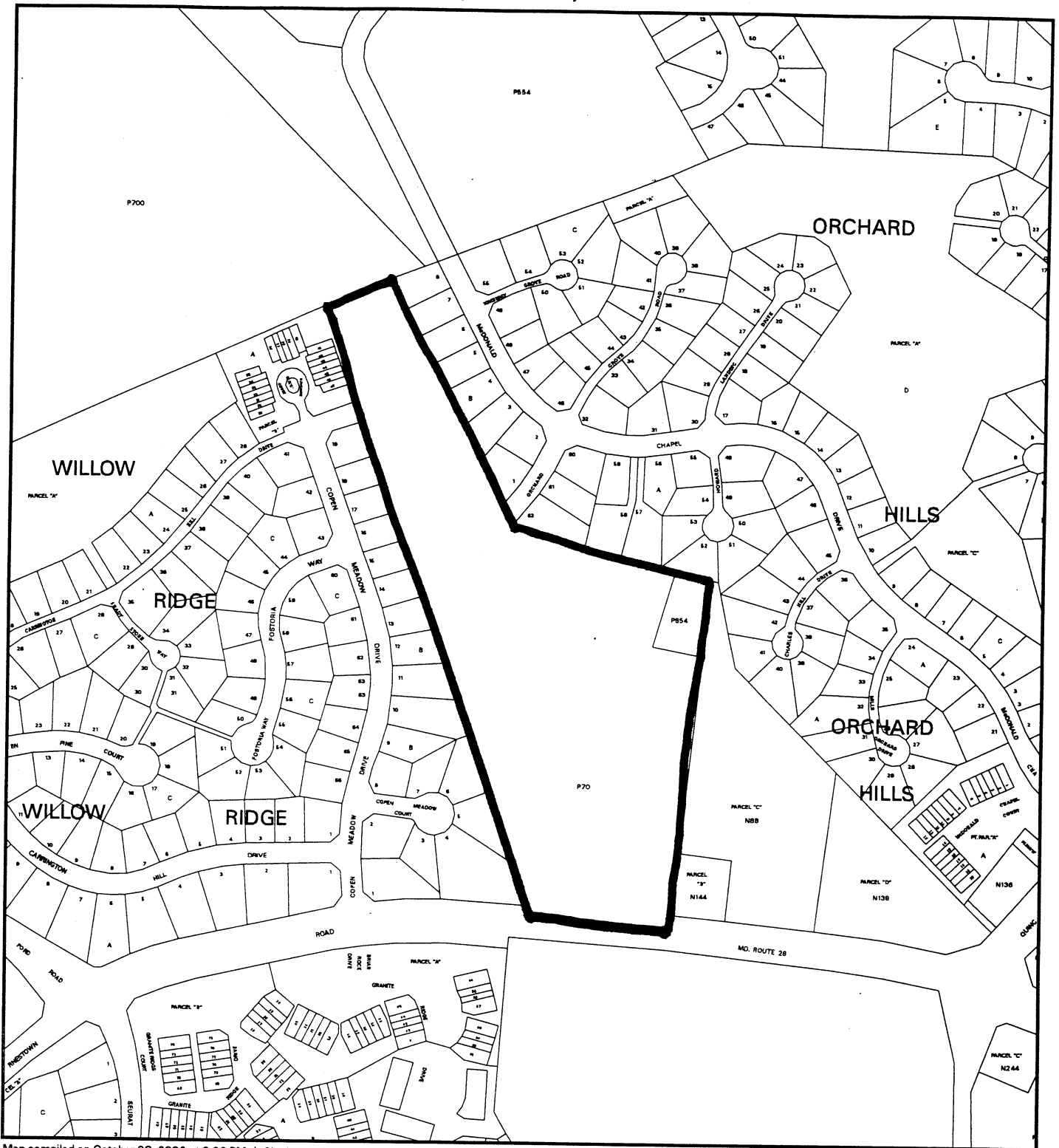
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VICINITY MAP FOR  
**WILLOW RIDGE PHASE II (1-03018)**



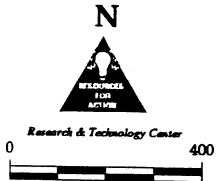
Map compiled on October 08, 2002 at 3:02 PM | Site located on base sheet no - 221NW12

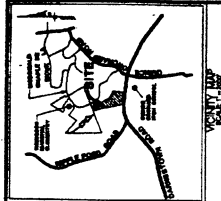
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HOBANSON  
FLOYDNER  
CENTER  
L-870724  
R-880779

RE-2C

PARCEL 8  
ORCHARD HILLS  
L-870724  
R-880779

ORCHARD GROVE ROAD  
R-200

PARCEL 4  
ORCHARD HILLS  
L-861728  
R-870777  
R-200

**PRELIMINARY PLAN**

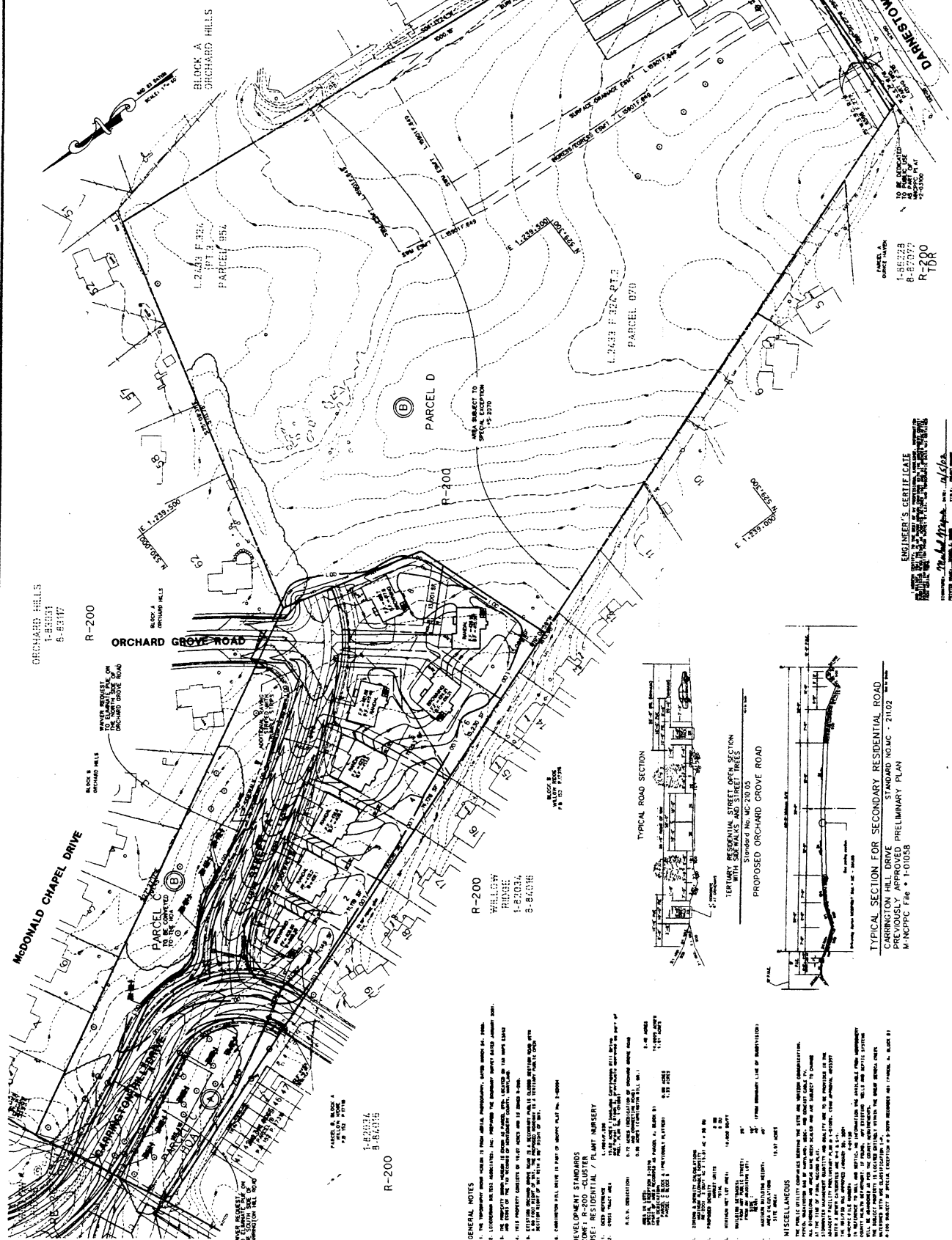
**WILLOW RIDGE**  
**PHASE II**

904 GREENHAWK ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

DATE: 11-15-2007  
SCALE: 1"=50'

PROJECT NO.: 1582-30-02

**MISS UTILITY NOTE**  
THIS PLAN IS BASED ON THE RECORD DRAWINGS AND FIELD SURVEY OF THE PROJECT AREA. THE LOCATION AND DEPTH OF UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION AND DEPTH OF UTILITIES NOT SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION AND DEPTH OF UTILITIES NOT SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY.



**ENGINEER'S CERTIFICATE**

I, **Michael D. Soltz**, a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that the above described project has been prepared in accordance with the provisions of the Maryland Professional Engineering Act and the Regulations of the Board of Professional Engineers of the State of Maryland.

DATE: 11-15-2007  
PROJECT NO.: 1582-30-02

NO.	DESCRIPTION	DATE	BY	APP. BY
1	PRELIMINARY PLAN	11-15-2007	M.D. SOLTZ	M.D. SOLTZ
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
9	REVISION			
10	REVISION			

**Loiederman Soltz Associates**

Call Engineering  
Land Surveying  
Professional Engineers

1582-30-02

ORCHARD HILLS  
L-870724  
R-880779

R-200

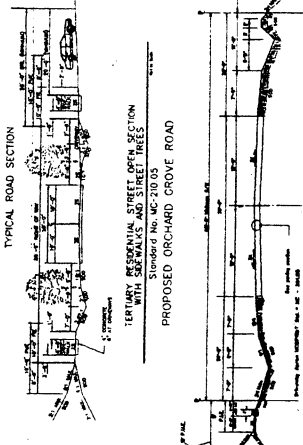
ORCHARD GROVE ROAD

PARCEL 1  
ORCHARD HILLS  
L-870724  
R-880779

R-200

R-200  
WILLOW RIDGE  
L-870724  
R-880779

- GENERAL NOTES**
1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
  2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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  19. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
  20. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



**TYPICAL SECTION FOR SECONDARY RESIDENTIAL ROAD**  
CARRINGTON HILL DRIVE  
PREVIOUSLY APPROVED PRELIMINARY PLAN  
M-NCPPC FIG. 9 1-01058

