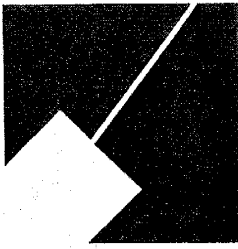


Attachment C



February 6, 2006

MEMORANDUM

TO: Rich Weaver, Coordinator
Development Review Division

VIA: Shahriar Etemadi, Supervisor
Transportation Planning

FROM: David Paine, Planner Coordinator
Transportation Planning

SUBJECT: Preliminary Plan No. 1-06044
Kemp Mill Farms Mikvah
Kensington/Wheaton Policy Area

This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject preliminary plan to add a freestanding ceremonial facility (Mikvah) to an existing house of worship.

RECOMMENDATIONS

Transportation Planning staff recommends the following conditions as part of the APF test for transportation requirements related to approval of this preliminary plan:

1. Limit the preliminary plan to a specific ceremonial facility with 4,400 sq. ft.
2. Dedicate Grays Lane, a Primary Residential Street, as shown on plan, to a right-of-way of 70 feet and construct section shown on January 2006 revised preliminary plan.
3. Enter into a covenant, before issuance of any building permit, to participate in the future construction of the missing segment of Grays Lane on a pro rata basis of the highest number of peak-hour vehicular trips generated by the site. Staff notes that the highest peak-hour of a house of worship is different than a typical weekday peak hour.

4. Final Preliminary Plan must show an Americans for Disabilities Act compatible, five-foot sidewalk to tie in from the existing sidewalk along Grays lane to the proposed building (requested at the November 7, 2005 DRC meeting) as shown in Attachment 1.

DISCUSSION

Site Location

The site, part of Lot 7, is located approximately 320 feet west of Kemp Mill Road on Grays Lane.

Master Planned Roadway

The adjacent roadway, Grays Lane, is listed in the *2001 Kemp Mill Master Plan* and *2005 Countywide Bikeways Functional Master Plan*. Grays Lane is designated as Primary Residential Street with a 70-foot right-of-way and signed, shared lanes.

Grays Lane does not currently connect as a through street to Monticello Avenue, as envisioned by the Master plan. Existing Grays Lane west of the site is a 20-foot open section roadway with no sidewalks.

Site Access and Pedestrian Circulation

The vehicular ingress and/or egress point is adequately provided from a single curb cut on Grays Lane, per the request of staff and adjacent property owners.

Pedestrian access is provided via the driveway to the site. The Applicant is required to provide an additional, separate pedestrian facility as described in Recommendation No. 5. This sidewalk will allow for safe access and tie into the network of sidewalk, already existing on Kemp Mill Road.

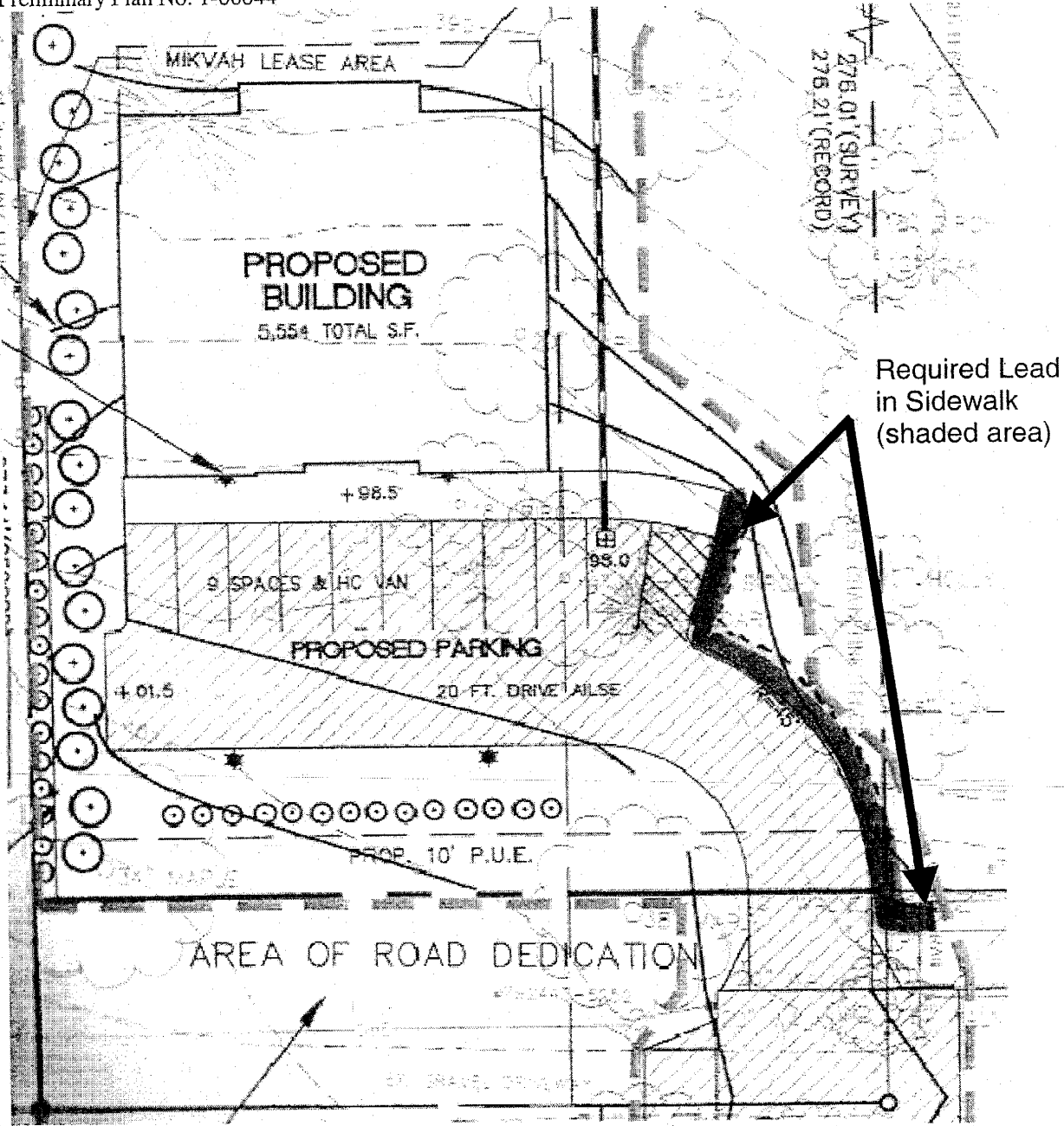
Adequate Public Facilities Review

Places of worship are not subject to APF review according to the provisions in the Montgomery County Code, Section 50-35(k)(7) "Exemptions." Since places of worship are exempt from Local Area Transportation Review (LATR), a traffic study is not required to satisfy LATR.

Some residents have expressed concern regarding the peak hour trip generation of the ceremonial facility. Applicant submitted a traffic statement dated March 15, 2005 that confirming the hours of operation for this institution that will generally be limited between the hours of 7:00 and 11:00 PM. This is outside of the typical weekdays peak period. A separate letter, dated February 3, 2006, indicates that the peak use of the facility will be limited to 25 persons. Many live in the neighborhood and would likely walk to the site. Staff concludes, based on this information, that the proposed site has minimal impact on the area's transportation system.

DP:gw
Attachment

Mmo to Weaver re Kemp Mill Farm 106044



N.T.S.

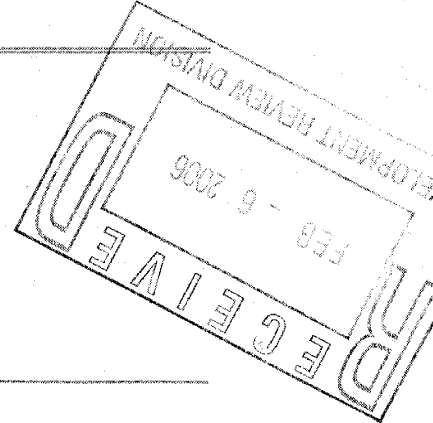
Scan from January 2006 Revised Preliminary Plan submittal

05002



FIRE MARSHAL COMMENTS

DATE: 1-19-06
TO: PLANNING BOARD, MONTGOMERY COUNTY
VIA:
FROM: CAPTAIN JOHN FEISSNER 240.777.2436
RE: APPROVAL OF ~ *KEMP MILL FARMS #120060440*~

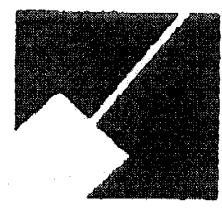
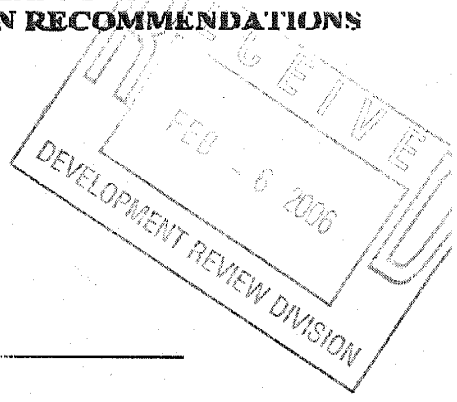


1. PLAN APPROVED.

- a. Review based only upon information contained on the plan submitted 1-18-06 . Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
- b. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

cc: Department of Permitting Services

**MARYLAND-NATIONAL CAPITAL
PARK & PLANNING COMMISSION
FOREST CONSERVATION PLAN RECOMMENDATIONS**



TO: Josh Maisel
Benning and Associates

SUBJECT: Preliminary Forest Conservation Plan # 1-06044
Preliminary Plan Kemp Mill Farms
Date Recd 1/30/2006

SENT VIA FAX TO:

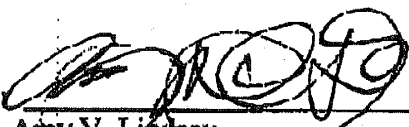
The subject Forest Conservation Plan has been reviewed by Environmental Planning to determine if it meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). The following determination has been made:

SUBMISSION ADEQUACY
Adequate as submitted

RECOMMENDATIONS

Approve subject to the following conditions:

- Required site inspections by M-NCPPC monitoring staff (as specified in "Trees Technical Manual")
- Approval of the following items by M-NCPPC staff prior to DPS issuance of the sediment and erosion control permit:
 - Afforestation Planting Plan
- Submittal of electronic version of signed final forest conservation plan to be submitted to Environmental Planning prior to clearing or grading. Electronic files must have Environmental Planning approval signature, be in PDF format, and be in only one file.
- The Final Forestation Plan and worksheet must reflect the total numbers on the entire site, including the synagogue, which is covered by Final FCP 1-96087.

SIGNATURE 
Amy V. Lindsey
Environmental Planning Division

(301) 495-2189

DATE: February 2, 2006

Post-It® Fax Note		7/6/7	Date	2/2/06	Pages	1
To	Josh Maisel		From	Amy Lindsey		
Co./Dept	BENNING & ASSOC		Co.	MNCPPC		
Phone			Phone	301 495 2189		
Fax #			Fax #			



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

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

Maryland Department of Transportation

November 1, 2005

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

Re: Montgomery County
MD 97 General
Kemp Mill Farms
File No. 1-20060440

Dear Ms. Conlon:

The State Highway Administration (SHA) would like to thank you for the opportunity to review the preliminary plan application for the Kemp Mills Farm development. We have completed our review have no comments at this time.

If additional information is required from SHA regarding this project, please do not hesitate to contact Mr. Raymond Burns at 410-545-5592, Mr. John Borkowski at 410-545-5595, or by using our toll free number in Maryland only, 1-800-876-4742 (x-5592 for Ray, x-5595 for John). You may also E-mail Ray at rburns1@sha.state.md.us or John at jborkowski@sha.state.md.us. Thank you for your cooperation.

Very truly yours,

f-r Steven D. Foster, Chief
Engineering Access Permits Division

SDF/RB/JAB

cc: Mr. Darrell Mobley (Via E-mail)
Mr. Augustine Rebish (Via E-mail)
Mr. Richard Weaver, M-NCPPC (Via E-mail)

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

WSSC Comments on Items for November 7, 2005, Development Review Committee Meeting

File Number	Project Name	Comments
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1-20060440	KEMP MILL FARMS	Show proposed extensions/connections on preliminary plan.
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Unless otherwise noted, all extensions require Requests for Hydraulic Planning Analysis and need to follow the System Expansion Permit (SEP) Process. Contact WSSC's Development Services Center (301-206-8650) or visit the Development Services on WSSC's web-site (www.wsscwater.com) for information on requesting a Hydraulic Planning Analysis and additional requirements for extensions. Contact WSSC's Permit Services (301-206-4003) for information on service connections and on-site system reviews.



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

February 15, 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 #1-20060440
Kemp Mill Farms

Dear Ms. Conlon:

We have completed our review of the revised preliminary plan dated 12/22/05. An older version of this plan was reviewed by the Development Review Committee at its meeting on 11/7/05. 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. Necessary right of way dedication on Grays Lane in accordance with Master Plan.
 2. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
 3. Grade establishment for Grays Lane adjacent to the new dedication must be approved prior to submission of the record plat.
 4. We have accepted the applicant's revised storm drain capacity and impact analysis.
 5. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.
 6. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans With Disabilities Act.
 7. The owner will be required to furnish this office with a recorded covenant whereby said owner agrees to pay a prorata share for the future construction or reconstruction of Grays Lane, whether built as a Montgomery County project or by private developer under permit, prior to DPS approval of the record plat. The deed reference for this document is to be provided on the record plat.
 8. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.



Division of Operations

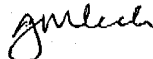
101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878
240/777-6000, TTY 240/777-6013, FAX 240/777-6030

Ms. Catherine Conlon
Preliminary Plan No. 1-20060440
Date February 15, 2006
Page 2

9. Public Improvements Agreement (PIA) will be an acceptable method of ensuring construction of the required public improvements within the County right of way. The PIA details will be determined at the record plat stage. The PIA will include, but not necessarily be limited to, the following improvements:
- A. Street grading and paving for full width extension of the pavement on Grays Lane through the proposed driveway apron within the right of way dedicated for Grays Lane and Clintwood Drive.
 - B. Provide barricades as appropriate at the end of Grays Lane.
 - C. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
 - D. 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.
 - E. Developer shall ensure final and proper completion and installation of all utility lines underground, for all new road construction.
 - F. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the Traffic Engineering and Operations Section.

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

Sincerely,



Gregory Leck, P.E., Manager
Traffic Safety Investigations and Planning Team
Traffic Engineering and Operations Section

Enclosures (1)

m:/subdivision/farhas01/preliminary plans/1-20060440,Kemp Mill Farms, gml rcvs.doc

cc: Ray Norris Maddox Engineers
Gus Bauman, Beveridge, Diamond P.C.
Georger Silberman, Kemp Mill Synagogue Inc
Joseph Y. Cheung; DPS Right-of-Way Permitting & Plan Review
Christina Contreras; DPS Right-of-Way Permitting & Plan Review
Sarah Navid; DPS Right-of-Way Permitting & Plan Review
Dr. Donald Schwartz