



DEPARTMENT OF PUBLIC WORKS  
AND TRANSPORTATION

Arthur Holmes, Jr.  
Director

Douglas M. Duncan  
County Executive

May 25, 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 No. 1-20050920  
Olney Estates

Dear Ms. Conlon:

We have completed our review of the revised preliminary plan dated April 1, 2006. The original preliminary plan for this site was reviewed by the Development Review Committee at its meeting on June 6, 2005. 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 MCDPS 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 dedication for future widening of Old Baltimore Road in accordance with the master plan.
2. Full width dedication and construction of all interior public streets.
3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
4. Grade establishments for all new public streets and/or pedestrian paths must be approved prior to submission of the record plat.



Division of Operations

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

5. A Public Improvements Easement may be necessary along West Old Baltimore Road and the proposed interior public streets, in order to accommodate the required sidewalk construction. Prior to submission of the record plat, the applicant's consultant will need to determine if there is sufficient right of way to permit this sidewalk construction. If not, the applicant will need to either dedicate additional right of way or execute a Declaration of Public Improvements Easement document. That document is to be recorded in the Land Records of Montgomery County, with the liber and folio referenced on the record plat.
6. Submit storm drain study prior to submission of the record plat. Analyze the capacity of the existing downstream public storm drain system and the impact of the post-development fifty (50) year storm runoff on same. Demonstrate where the runoff from the west end of the site (along Old Baltimore Road) will outfall – is a cross-culvert needed under Old Baltimore Road?
7. Grant a continuous ten (10) foot wide Public Improvement Easement around the perimeter of Parcel B, Block B (oval-shaped private common area at the terminus of proposed Street "B").
8. Size storm drain easements prior to record plat. No fences will be allowed within the storm drain easements without a revocable permit from the Department of Permitting Services and a recorded Maintenance and Liability Agreement.
9. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.
10. Waiver from the Montgomery County Planning Board for overlength cul-de-sac(s).
11. Waiver from the Montgomery County Planning Board to delete sidewalk(s) on a tertiary classification roadway. In consideration of the length of the proposed streets, DPWT recommends sidewalks be required on both sides of the proposed public streets.
12. 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.

The on-site paths (outside of the public rights-of-way) are to be privately maintained.

13. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
14. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Fred Lees of our Traffic Control and Lighting Engineering Team at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
15. 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. Robert Gonzales of our Traffic Management Team at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
16. Trees in the County rights of way - species and spacing to be in accordance with the applicable MCDPWT standards. A tree planting permit is required from the Maryland Department of Natural Resources, State Forester's Office [(301) 854-6060], to plant trees within the public right of way.
17. 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, paving, shoulders, sidewalks and handicap ramps, side drainage ditches and appurtenances, and street trees along proposed interior public streets per DPWT design standard no. MC-210.05.
  - B. Across the Old Baltimore Road site frontage, construct sod shoulder ten (10) wide\*, construct parallel and adjacent side drainage ditch, plant street trees, construct a five (5) foot wide concrete sidewalk, and grade back to natural ground at a 2:1 slope\*\* per DPWT design standard no. MC-212.05. Sod or seed as directed all other areas from the edge of the shoulder to the property line.

**NOTES:**

\* The back hinge point of the shoulder is to be located twenty two (22) feet from the centerline of the existing pavement - which may result in a wider-than-typical interim shoulder section.

\*\* The Public Utilities Easement is to be graded on a side slope not to exceed 4:1.

Ms. Catherine Conlon  
Preliminary Plan No. 1-20050920  
May 25, 2006  
Page 4

- C. Additional road improvements may be required as a result of the aforementioned storm drainage capacity/impact study for Old Baltimore Road.
- D. Enclosed storm drainage and/or engineered channel (in accordance with the MCDPWT Storm Drain Design Criteria) within all drainage easements.
- E. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
- F. 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 Montgomery County Department of Permitting Services (MCDPS) 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 MCDPS.
- G. Developer shall ensure final and proper completion and installation of all utility lines underground, for all new road construction.
- H. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the MCDPWT Division of Traffic and Parking Services.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact me at [greg.leck@montgomerycountymd.gov](mailto:greg.leck@montgomerycountymd.gov) or (240) 777-2190.

Sincerely,



Gregory M. Leck, Manager  
Development Review Group  
Traffic Engineering and Operations Section

m:/subd/docs/gml/pp/1-20050920, Olney Estates, AST, gml rcvs

Enclosures (2)

cc: Elliot Totah; Oxbridge Development at Northwest, LC  
Kathleen Kulenguski; VIKA  
Stephen Kaufman; Linowes & Blocher  
Richard Weaver; M-NCPPC DRD  
Shahriar Etemadi; M-NCPPC TP  
Joseph Y. Cheung; DPS RWPPR  
Christina Contreras; DPS RWPPR



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## FIRE MARSHAL COMMENTS

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DATE: 5-12-06  
TO: PLANNING BOARD, MONTGOMERY COUNTY  
VIA:  
FROM: CAPTAIN JOHN FEISSNER 240.777.2436  
RE: APPROVAL OF ~ *OLNEY ESTATES #1-05092*

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1. **PLAN APPROVED.**

- a. Review based only upon information contained on the plan submitted 5-12-06. 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



**MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
WATERSHED MANAGEMENT DIVISION**

Rockville Center - 255 Rockville Pike, Suite 120 - Rockville, Maryland 20850-4166  
Telephone No. 240-777-7700 - FAX No. 240-777-7715

**SUBDIVISION PLAN REVIEW: MNCPPC Development Review Committee (DRC)  
Comprehensive Water Supply and Sewerage Systems Plan Issues**

MNCPPC File Number: **1-05092**

DRC Meeting Date: **06/06/2005**

Subdivision Plan Name: **Olney Estates**

Proposed Development: **36 SFH, 6 TH**

Watershed: **Northwest Branch**

Zoning: **RNC**

Planning Area: **Olney**

Site Area: **107.36 acres**

Location: **Old Balt Rd**

Engineer: **VIKA Inc. 703-442-7800**

**Water Supply and Sewerage Systems** (as specified on the subject subdivision plan or plan application)

**Proposed Water Supply:**

**Proposed Wastewater Disposal:**

Community (public) WATER system

Community (public) SEWER system

Existing Service Area Categories: Water: **W - 6**

Sewer: **S - 6**

Water/Sewer Plan Map Amendment: **WSCCR 05A-OLN-03**

**Water Supply Comments:**

**Sewerage System Comments:**

No; the water supply system is NOT consistent with the existing water service area category\*

No; the sewerage system is NOT consistent with the existing sewer service area category\*

**\*Additional Comments:**

1-05092 (DRC 06/06/2005): Under the existing W-6 and S-6 service area categories, this site is not currently eligible for public water and sewer service. The applicant has requested a category change to W-3 and S-3 (WSCCR 05A-OLN-03), now under review by DEP. Category changes for RNC-zoned projects are usually addressed through the administrative delegation process. We expect our next administrative hearing to occur in late summer or early fall 2005. (We assume that since this plan is proceeding to the DRC, the zoning change to RNC has been completed, consistent with the recommendations in the Olney Master Plan.)

**Srinivas, Laxmi**

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**From:** Oaks, Michele  
**Sent:** Tuesday, April 25, 2006 11:50 AM  
**To:** Srinivas, Laxmi  
**Subject:** Olney Estates 8-06019

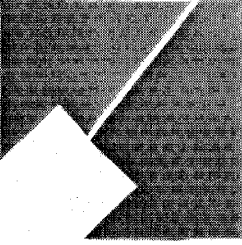
Laximi,

I have reviewed the subject project and found it not to impact any resources listed in the Locational Atlas and Index of Historic Sites or in the Master Plan for Historic Preservation.

Sincerely,  
Michele Oaks

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Michele Oaks, Senior Planner  
Historic Preservation Office  
Montgomery County Department of Park and Planning  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910  
(301) 563-3400 (phone)  
(301) 563-3412 (fax)  
[michele.oaks@mncppc-mc.org](mailto:michele.oaks@mncppc-mc.org)  
[www.mncppc.org](http://www.mncppc.org)



June 1, 2006

**MEMORANDUM**

TO: Richard Weaver, Planner/Coordinator  
Community-Based Planning Division

FROM: Shahriar Etemadi, Supervisor  
Transportation Planning

SUBJECT: Preliminary Plan # 1-05092  
Olney Estates

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This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject Preliminary Plan application. The site is located along the southeast side of Old Baltimore Road, between MD 97 and MD 108 in Olney Policy Area. The subject site will consist of 36 Single-Family homes and six townhouse residential units called Olney Estates.

**RECOMMENDATIONS**

Based on our review of the submitted traffic analysis, Transportation Planning staff recommends the following conditions as part of the APF test for transportation requirements related to approval of this Preliminary application.

1. Total development under this preliminary plan application is limited to 36 Single-family units and six townhouses.
2. The applicant shall make a payment equal to 50% of the applicable transportation impact tax for Olney area to mitigate their additional trips contributing to the exceeding Critical Lane Volume (CLV) congestion standards for Olney Policy Area at the two intersections of Old Baltimore Road with MD 108 and MD 97. This payment must be paid before any building permit is issued.
3. The applicant shall dedicate ten more feet of right-of-way for a total of 80 feet along Old Baltimore Road.



4. Construct an eight-foot master planned shared-use path (B-22) along Street "B" connecting to the adjacent property on the east side as shown on the plan. This improvement shall be complete before the 36<sup>th</sup> building permit is issued.
5. Provide a crosswalk across Old Baltimore Road at Public Street "B"/Brimstone Academy Drive (to the south side of the intersection) to connect bike paths B-22 and B-6 on the opposite side of the road. This improvement shall be complete before the 36<sup>th</sup> building permit is issued.
6. Provide a five-foot sidewalk along Old Baltimore Road site frontage and extend it east to connect with the existing sidewalks on the adjacent property (St. Andrew Kim Church) frontage. This improvement shall be complete before 36<sup>th</sup> building permit is issued.
7. Provide appropriate handicapped ramps at the intersections of Old Baltimore Road and Streets "A" and "B".
8. Satisfy all requirements by Maryland State Highway Administration and Montgomery County Department of Public Works and Transportation (DPWT).

## **DISCUSSION**

### **Site Access, Vehicular, and Pedestrian Circulation**

The proposed Olney Estates development will gain two full access points from Old Baltimore Road. These access points provides for safe and easy vehicular and pedestrian access. A crosswalk shall be provided on Old Baltimore Road at Street "B," A bike path along Street "B" connecting to adjacent site to the east for future extension to a master planned bike path in the vicinity of the site.

Staff finds that implementation of recommended internal pedestrian circulation and walkways, as well as bike paths and crosswalk along adjacent streets and internal roadways will provide for a safe and adequate movement of pedestrian bicycle traffic.

### **Local Area Transportation Review**

Two local intersections and site access points were identified as critical intersections for analysis to determine whether they meet the applicable congestion standard of 1,475 C LV for the Olney Policy Area. The proposed development trips were added to the existing and the background traffic (trips generated from approved but unbuilt developments) to determine the total future traffic. The total future traffic was assigned to the critical intersections to calculate the total future CLVs. The result of CLV calculation is shown in the following table.

	Existing		Background		Total	
	AM	PM	AM	PM	AM	PM
Old Baltimore Road/MD 108	1,291	1,044	1,473	1,189	1,481	1,196
Old Baltimore Road/MD 97	1,498	1,170	1,525	1,259	1,534	1,265
Old Baltimore Road/Street "A"					723	552
Old Baltimore Road/Street "B"					701	533

As shown in the above table, the intersections of Old Baltimore Road and MD 108 will operate at a CLV value that exceeds the congestion standard of 1,475 in the morning peak hour under the total traffic condition. The intersection of Old Baltimore Road and MD 97 also operates at a CLV value that exceeds congestion standard of 1,475 for this area during the morning peak hours under the existing, background and total traffic conditions. In order to mitigate their impact, the applicant has proposed to pay a payment equal to 50% of the applicable transportation impact tax before any building permit is issued. The FY 2006 Growth Policy under section TL1, Standards and Procedures allows for the developments generating between 30 and 49 peak hour trips to pay this amount to satisfy the requirements of Local Area Transportation Review. The applicant has chosen this alternative as opposed to other methods of reducing Local Area Transportation Impact (i.e. providing maximum number of bus shelters and/or "real time transit information signs") due to DPWT's uncertainty in identifying the location and accepting the funds for these improvements in the near future. Other methods of non-automobile transportation amenities beside bus shelters and "real time transit information signs" could not provide accumulatively for the number of trip credits needed to satisfy the Local Area Transportation Review (LATR) requirements. For these reasons, staff has agreed and recommends to the Planning Board to accept the monetary funds as the chosen method of satisfying LATR requirements.

**CONCLUSION**

Other improvements conditioned in this memorandum will provide for a safer and more efficient operation of the transportation system in the area and upon implementation of those requirements, staff supports approval of this application as it relates to the transportation requirements.

SE:gw

## Srinivas, Laxmi

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**From:** Powell, Doug  
**Sent:** Friday, July 07, 2006 11:44 AM  
**To:** Srinivas, Laxmi  
**Subject:** RE: Referrals from your Division

Hi Laxmi,  
PPRA has no issues for this project. We do have quite a few changes needed to the Bowie Mill Estates project, however. Is this actually going to the Board on the 27th? Thanks.  
Doug Powell

-----Original Message-----

**From:** Srinivas, Laxmi  
**Sent:** Friday, July 07, 2006 11:27 AM  
**To:** Powell, Doug  
**Subject:** FW: Referrals from your Division

Hi Doug,  
Sorry for the short notice. The Olney Estates site plan is scheduled for the July 20th. I came to know this yesterday. The staff reports get put on the web late today. Can I have a one sentence e-mail from you ASAP. Thanks.  
Laxmi

-----Original Message-----

**From:** Srinivas, Laxmi  
**Sent:** Wednesday, April 19, 2006 11:30 AM  
**To:** Wright, Gwen; Powell, Doug; Suarez, Sharon  
**Cc:** Ma, Michael; Krasnow, Rose  
**Subject:** Referrals from your Division  
**Importance:** High

The Planning Board has been requiring memos from other sections attached to the staff reports even if there are no comments. I need a quick memo from your section for the following cases. The due dates are also listed.

1. Loneoak Townes 8-06010 due date 4/26/06  
Property location: 12129 Georgia Avenue  
6 townhouses in the RT-12.5 Zone
2. Danshes Property 8-06016 due date 5/1/06  
on Brooke Road NW of Olney Sandy Spring Road
3. Olney Estates 8-06019 due date 5/10/06  
northeast quadrant of Old Baltimore Road and Ampeq Lane  
36 single family units and 6 duplex MPDUs in the RNC Zone
4. Ashton Meeting Place 8-06023 due 5/21/06  
on New Hampshire Avenue in the SE quadrant of New Hampshire Avenue and Ashton Road  
Six apartments over retail and 58,659 sq.ft. of retail in the C-1 and R-60 Zones
5. Bowie Mill Estates 8-06011 due 6/1/06  
We already have memos from Parks and Historic Preservation on this one..  
158 single-family residential units, 14 duplex MPDUs and 14 townhouse MPDUs in the RNC Zone
6. High Acres 8-06022 due 6/10/06  
On Brookes Lane northwest of Locust Lane  
15 townhouses in the R-90 Zone

Thanks for your help. I appreciate it.



## Srinivas, Laxmi

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**From:** Suarez, Sharon  
**Sent:** Friday, July 07, 2006 5:33 PM  
**To:** Srinivas, Laxmi  
**Subject:** RE: Referrals from your Division

I have replied already and my only remark was that I concurred with the applicant's calculation of MPDUs.

sks

Sharon K. Suarez, AICP, Housing Coordinator<?xml:namespace prefix = o ns = "urn:schemas-microsoft-com:office:office" />  
Research & Technology Center  
Montgomery County Planning Department  
The Maryland-National Capital Park & Planning Commission (M-NCPPC)  
8787 Georgia Avenue, Silver Spring, MD 20910-3760  
Phone (301) 495-4720; FAX (301) 495-1326  
sharon.suarez@mncppc-mc.org <mailto:sharon.suarez@mncppc-mc.org>  
www.mcparkandandplanning.org/housing <http://www.mcparkandandplanning.org/housing>

-----Original Message-----

**From:** Srinivas, Laxmi  
**Sent:** Friday, July 07, 2006 9:00 AM  
**To:** Suarez, Sharon  
**Subject:** FW: Referrals from your Division

Hi Sharon,

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Laxmi

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