



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

Item _____
July 12, 2007



MEMORANDUM

DATE: June 13, 2007

TO: Montgomery County Planning Board

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

FROM: Dolores Kinney, Senior Planner (301) 495-1321 *DK*
Development Review

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Subdivision of Parcel 881

PROJECT NAME: Kirk Farm

CASE #: 120070080

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: MXTC (Mixed Use Town Center Zone)

LOCATION: Located on the north side of Hillcrest Avenue, approximately 150 feet east of Georgia Avenue (MD 97)

MASTER PLAN: Olney

APPLICANT: Kessem, LLC

ENGINEER: Macris, Hendricks & Glascock, PA

FILING DATE: August 11, 2006

HEARING DATE: July 12, 2007

STAFF RECOMMENDATION: Approval, pursuant to Chapter 50 of the Montgomery County Subdivision Regulations, and subject to the following conditions:

- 1) The development is limited to a maximum of 8,175 square feet of retail use.
- 2) Applicant must submit a final tree save and planting plan for review and approval by M-NCPPC Environmental Planning staff prior to the pre-construction meeting. The final tree save and planting plan must include details for the proposed aeration matting and parking lot construction within the critical root zone of the offsite 46-inch maple, sediment and erosion control measures within the critical root zone of the 46-inch maple that do not damage the roots of the tree and are acceptable to DPS, a requirement for a certified arborist to be present at the pre-construction meeting and to implement or supervise the implementation of tree-save measures on the site, and details for planting within the environmental buffer.
- 3) Applicant must enter into a maintenance and management agreement for the planted area within the environmental buffer to require a minimum maintenance period of two years after the planting is accepted by M-NCPPC inspection staff.
- 4) Consistent with the 2005 Approved and Adopted Olney Master Plan, the Applicant must dedicate and show on the final record plat, a right-of-way along Hillcrest Avenue of 70 feet from the opposite roadway right-of-way line.
- 5) The Applicant must construct a seven-foot wide sidewalk along site frontage separated from the roadway by an eight-foot wide tree panel.
- 6) The record plat to reflect a Category I easement over all areas of stream valley buffers and forest conservation areas.
- 7) Final approval of the number and location of buildings, on-site parking, and site circulation will be determined at site plan.
- 8) Compliance with the conditions of approval of the MCDPS stormwater management approval dated August 4, 2006.
- *9) Compliance with conditions of MCDPWT letter dated September 13, 2006, unless otherwise amended.
- 10) 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.
- 11) Other necessary easements to be shown on a record plat.

SITE DESCRIPTION:

The Subject Property, identified as Parcel 881 ("Subject Property"), is located within the Hawlings River Watershed in Olney. Situated on the north side of Hillcrest Avenue, the property is approximately 150 feet east of the intersection with Georgia Avenue (MD 97) and surrounded by C-1 zoned property (Attachment A). The property contains 0.775 acres and is zoned Mixed-Use Town Center Zone (MXTC). The property contains no forests or streams, although the buffer for an offsite stream does extend onto the property.

PROJECT DESCRIPTION:

This is an application to subdivide the Subject Property into one (1) lot for the construction of an 8,175 square foot retail center. Access to the proposed lot will be from Hillcrest Avenue. The Subject Property is exempt from Forest Conservation, but a tree save plan is required.

ANALYSIS AND FINDINGS

Master Plan Compliance

The Olney Master Plan provides general guidance and recommendations for development patterns and density for the Subject Property. The plan confirms the MXTC zone and supports additional growth in local retail and commercial uses in the Town Center. The plan recommends retail as the primary use and residential and office may be allowed. This preliminary plan complies with the master plan goal in that it proposes new retail development.

Transportation

Access to the retail center is proposed from Hillcrest Avenue, which is classified as a business street with a recommended width of 70 feet. There is a five-foot wide sidewalk along the south side of Hillcrest Avenue from Georgia Avenue extending approximately 260 feet to the east. There is no sidewalk along the north side of Hillcrest Avenue. The Applicant is required to construct an eight-foot wide tree panel and seven-foot wide sidewalk along the property frontage. The treatment of the tree panel will be reviewed as part of the site plan.

Metrobus service is available in the immediate area of Georgia Avenue (MD 97) and Olney-Laytonsville/Olney-Sandy Spring Road (MD 108).

Master Plan Roadways and Pedestrian/Bikeway Facilities

The 2005 Approved and Adopted Olney Master Plan includes bikeway and pedestrian facilities to connect the realignment of Appomattox Avenue with Hillcrest Avenue through the Olney Village Mart Shopping Center property, and continuing along Georgia Avenue (MD 97). Georgia Avenue, along the west side of the site, is classified as a four-lane divided major highway and is recommended for a 120-foot right-of-way.

Local Area Transportation Review

The proposed development will generate less than 30 “new” peak hour trips during the weekday morning (6:30 am – 9:30 am) and evening (4:00 pm – 7:00 pm) peak

periods. As shown in Table 1, excluding pass-by trips, the site was estimated to generate 7 “new” peak-hour trips in the morning and 29 “new” peak-hour trips in the evening.

Since the proposed development will not generate more than 30 new peak hour trips, a traffic study will not be required and the site passes the APF test.

**TABLE 1
SUMMARY OF SITE TRIP GENERATION
PROPOSED KIRK FARM – HILLCREST AVENUE RETAIL CENTER**

Proposed Density	Morning Peak-Hour			Evening Peak-Hour		
	In	Out	Total	In	Out	Total
<i>8,175 SF of General Retail – Total Trips</i>	7	7	14	30	27	57
“New” or “Primary” Trips – 50%	3	4	7	15	24	29
“Pass-by/Diverted” trips – 50%	4	3	7	15	23	28

Source: Street Traffic Studies, Ltd; Traffic Statement; August 1, 2006

Note: Pass-by/Diverted percentage based on Institute of Transportation Engineers Trip Generation Handbook data.

Environment

Part of the environmental buffer for an offsite stream lies along the northern part of the site. A small tree stand and four individual trees are on the site. A single-family house and several sheds currently occupy the site. There are no streams, wetlands, or floodplains on the site, only the buffer for the aforementioned, off-site stream.

The site is exempt from forest conservation plan requirements under the small property category (forest conservation plan exemption 4-06062E). A tree save plan (June 8, 2007) and arborist’s report (revised June 8, 2007) show protection measures for a specimen maple that lies on adjacent property to the east. Part of the maple’s critical root zone lies within the subject site and will be disturbed as part of the proposed development. Staff recommends that a final tree save plan be submitted for staff review and approval prior to the pre-construction meeting so that the details of the tree protection measures are shown on the plan.

Environmental Buffer

The environmental buffer will be protected with a Category I conservation easement. Several shed structures that lie within the buffer will be removed. A specimen tulip poplar in poor condition will also be removed. The buffer will be afforested, although it is not required for this property under the County Forest Conservation Law because it is exempt from forest conservation plan requirements.

Patuxent River Primary Management Area

The property lies within the Patuxent River Primary Management Area (PMA). The part of the property that lies outside the environmental buffer is considered to be the transition area of the PMA. The Planning Board's Environmental Guidelines recommend an impervious limit of 10 percent only for transition areas that are zoned RE-2 or less dense. Since the subject property is zoned MXTC, which is of greater density than RE-2, the imperviousness guideline limit does not apply.

For properties which are zoned for greater density than RE-2, the Environmental Guidelines recommend the use of stormwater management (SWM) and best management practices to minimize the impacts of higher density zones. For the subject site, the Montgomery County Department of Permitting Services (DPS) has conditionally approved a stormwater management concept. The SWM concept consists of a Stormfilter to provide on-site water quality control and a recharge trench for groundwater recharge. DPS is not requiring channel protection volume controls because the one-year post-development peak discharge is no more than 2.0 cubic feet per second. As a best management practice, the applicant proposes to plant forest within the site's environmental buffer.

Stormwater Management

On August 4, 2006, the MCDPS Stormwater Management Section approved the stormwater management concept for the project which includes topsoiling prior to permanent vegetation stabilization, detailed review and approval of stormwater management computations and sediment control plan, and pretreatment for all runoff to the proposed water quality facility.

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 lot and use. The proposed lot size, width, shape and orientation are appropriate for the location of the subdivision, as discussed in greater detail below.

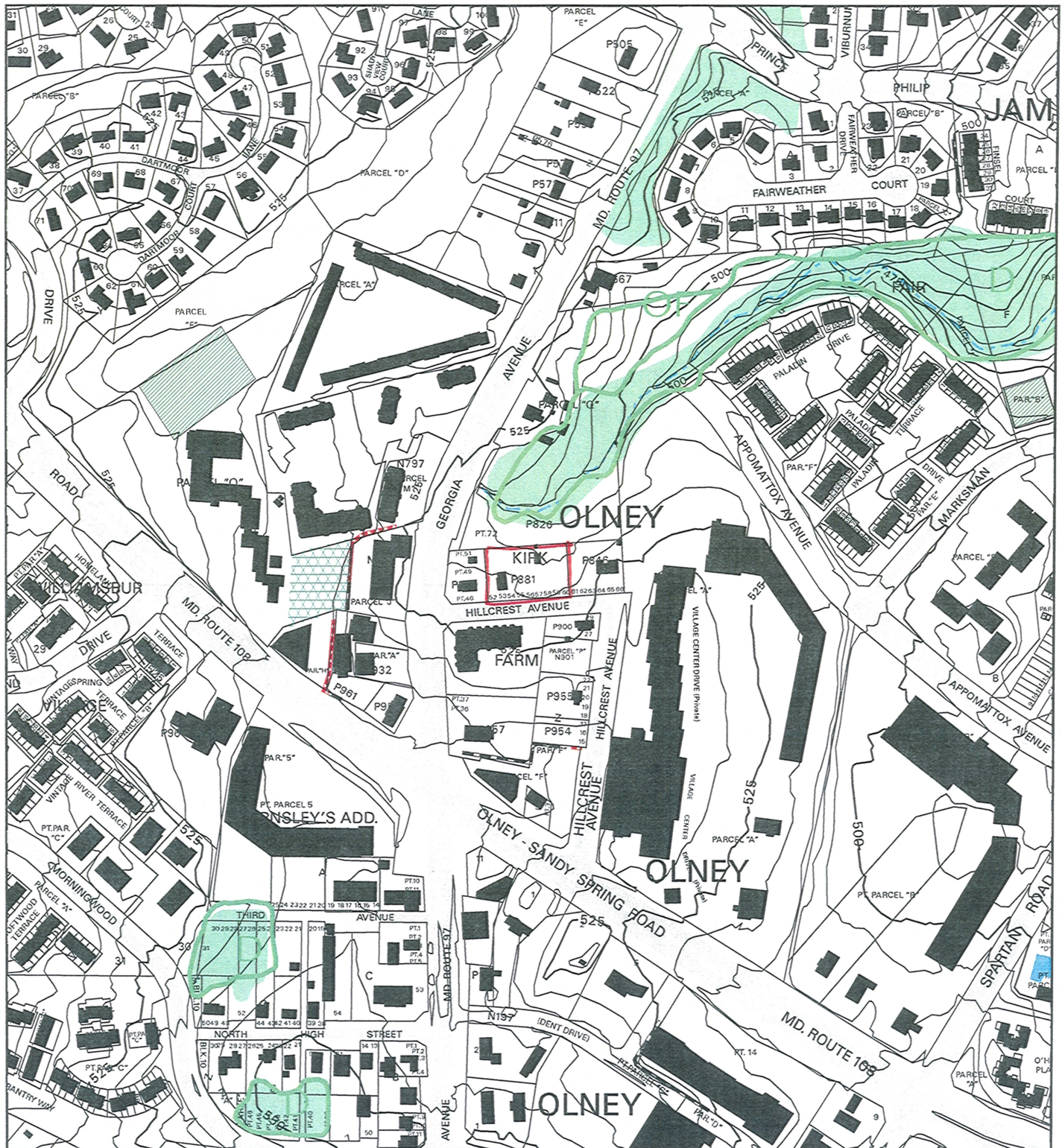
The lot was reviewed for compliance with the dimensional requirements for the MXTC zone as specified in the Zoning Ordinance. The lot, as proposed, will meet all the dimensional requirements for area, width, and setbacks in that zone. A summary of the review of development standards is included in attached Table 2. The application has been reviewed by other applicable county agencies, all of which have recommended approval of the plan.

TABLE 2**Preliminary Plan Data Table and Checklist**

Plan Name: Kirk Farm				
Plan Number: 120070080				
Zoning: MXTC				
# of Lots: 1				
# of Outlots: 0				
Dev. Type: 8,175 square feet of retail use				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval on the Preliminary Plan	Verified	Date
Minimum Lot Area	Not specified	31,457 s. f. is minimum proposed	<i>Dun</i>	March 27, 2007
Lot Width	Not specified	---	<i>Dun</i>	March 27, 2007
Lot Frontage	Not specified	---	<i>Dun</i>	March 27, 2007
Setbacks				
Front	10 ft. Min.	Must meet minimum ¹	<i>Dun</i>	March 27, 2007
Side	Not specified	Must meet minimum ¹	<i>Dun</i>	March 27, 2007
Rear	20 ft. Min.	Must meet minimum ¹	<i>Dun</i>	March 27, 2007
Height	42 feet Max.	May not exceed maximum	<i>Dun</i>	March 27, 2007
Comm'l s.f. per Zoning	11,812.5 s.f.	8,175 s.f.	<i>Dun</i>	March 27, 2007
Site Plan Req'd?	Yes	Yes		March 27, 2007
FINDINGS				
SUBDIVISION				
Lot frontage on Public Street	Yes		<i>Dun</i>	March 27, 2007
Road dedication and frontage improvements	Yes		DPWT/SHA	Sept. 13, 2006/ Sept. 11, 2006
Environmental Guidelines	Yes		Environmental memo	June 11, 2007
Forest Conservation	Yes		Environmental memo	June 1, 2007
Master Plan Compliance	Yes		<i>Dun</i>	March 27, 2007
ADEQUATE PUBLIC FACILITIES				
Stormwater Management	Yes		DPS memo	August 4, 2007
Water and Sewer (WSSC)	Yes		WSSC memo	September 11, 2006
Local Area Traffic Review	N/A		Transportation Planning	June 11, 2007
Fire and Rescue	Yes		MCDFRS memo	January 16, 2007

¹ As determined by MCDPS at the time of building permit.

KIRK FARM (120070080)



Map compiled on August 30, 2006 at 2:45 PM | Site located on base sheet no. 225NW03

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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Key Map

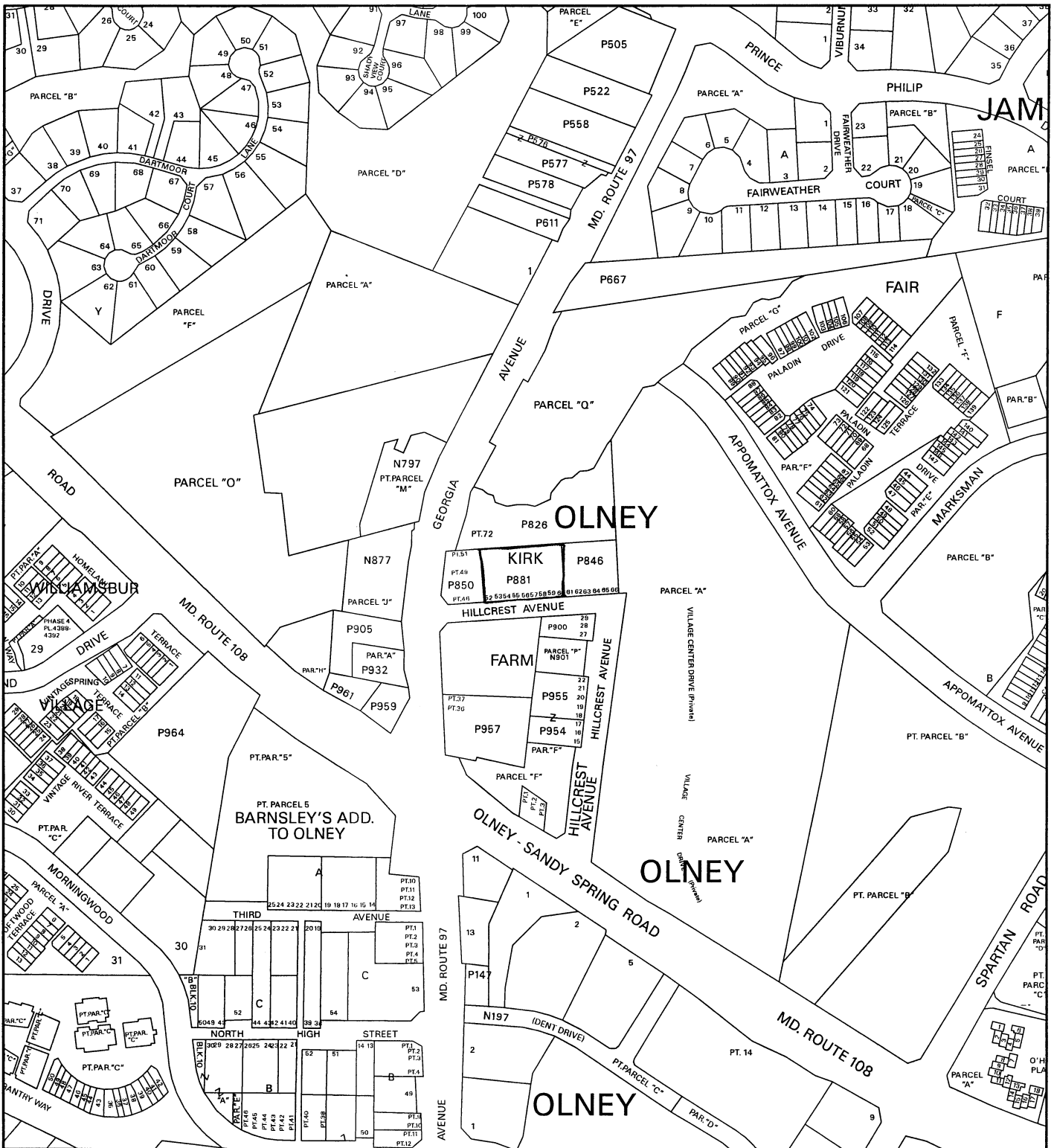


Research & Technology Center

0 400

1 inch = 400 feet
1 : 4800

KIRK FARM (120070080)



Map compiled on August 30, 2006 at 2:52 PM | Site located on base sheet no - 225NW03

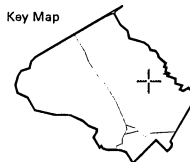
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Key Map



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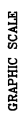


Research & Technology Center

0 400

1 inch = 400 feet
1 : 4800

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760



CORRESPONDENCE



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

August 4, 2006

Robert C. Hubbard
Director

Mr. Coffi Didavi
Macris, Hendricks and Glascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886-1279

Re: Stormwater Management **CONCEPT** Request
for Kirk Farm
Pre-Preliminary Plan #: 7-06056
SM File #: 225577
Tract Size/Zone: .78 Ac./ MXTC
Total Concept Area: .78 Ac.
Lots/Block: 53 to 60
Parcel: 881
Watershed: Hawlings River

Dear Mr. Didavi:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **conditionally acceptable**. The stormwater management concept consists of on-site water quality control via a storage based Stormfilter® and onsite recharge via a recharge trench. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

The following **conditions** 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.
5. Pretreatment must be provided for all runoff to the proposed water quality facility.
6. Roof runoff should be piped to the proposed trench to meet the recharge requirements.

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

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 Mike Geier at 240-777-6342.

Sincerely,



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

RRB:dm CN225577. Kirk Farm.mjg.doc

cc: C. Conlon
S. Federline
SM File # 225577

QN -onsite; Acres: .78
QL - onsite; Acres: .78
Recharge is provided



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

September 13, 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 #1-20070080
Kirk Farm

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated 08/09/06. This plan was reviewed by the Development Review Committee at its meeting on 09/11/06. 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. Show/label all existing planimetric and topographic details correctly, specifically driveways adjacent and opposite the site, sidewalks and/or bikeways as well as existing rights of way on both sides and easements on the preliminary plan.
2. Dedicate necessary right of way for Hillcrest Ave in accordance with the Master Plan and improve it to commercial/industrial roadway standards (MC- 214.03). Any proposed modifications to the applicable DPWT standards will need to be accompanied by appropriate supporting documents (per DPWT criteria) for our approval.
3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
4. Size storm drain easement(s) prior to record plat. No fences will be allowed within the storm drain easement(s) without a revocable permit from the Department of Permitting Services and a recorded Maintenance and Liability Agreement.
5. The sight distances study has not been accepted. Prior to approval of the record plat by DPS, the applicant's engineer will need to submit a revised sight distances certification when item#6 below is addressed.
6. Revise the preliminary plan to provide a minimum of one hundred (100) feet of space between the driveways along the business classification roadway. Our recommendation would be to move the proposed driveway to the opposite side of the site to maximize the distance to the adjacent existing driveways.



Division of Operations

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

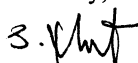
7. In accordance with Section 49-35(e) of the Montgomery County Code, sidewalks are required to serve the proposed subdivision. Sidewalks are to be provided along the site frontage according to associated DPWT standard road section.
8. The parking layout plan will be reviewed by the Department of Permitting Services at the site plan or building permit stage, whichever comes first. To facilitate their review, that plan should delineate and dimension the proposed on-site travel lanes, parking spaces, curb radii, handicap parking spaces and access facilities, and sidewalks. The applicant may wish to contact Ms. Sarah Navid of that Department at (240) 777-6320 to discuss the parking lot design.
9. 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.
10. The parking lot travel lanes are to be designed to allow a WB-50 truck to circulate without crossing the centerline nor the curbline.
11. The applicant needs to submit a truck circulation plan for review by the M-NCPPC and MCDPS. This plan should delineate the proposed movements on-site between the anticipated access locations, the proposed truck loading spaces, and the proposed dumpsters. The truck circulation pattern and loading position should be designed for counter-clockwise entry and for a left-side backing maneuver. Passenger vehicle travel ways should be separated from the expected truck patterns and storage areas. The applicant may also need to provide documentation of their proposed delivery schedules.
12. Truck loading space requirements to be determined in accordance with the County's "Off-Street Loading Space" policy.
13. On the site plan, delineate the location and dimensions of the proposed truck loading and/or dumpster spaces.
14. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans with Disabilities Act.
15. Where perpendicular parking spaces border a sidewalk, a two (2) foot vehicle overhang is assumed. The applicant should either provide a seven (7) foot wide sidewalk or wheelstops within those parking spaces.
16. For any parking facility containing more than fifty (50) parking spaces, the applicant needs to furnish bicycle parking facilities as required Section 59 E-2.3 of the Montgomery County Code. Accordingly, the applicant should provide either bike lockers or inverted "U" type bike racks.
17. 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.
18. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
19. 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) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.

Ms. Catherine Conlon
Preliminary Plan No. 1-20070080
Date September 13, 2006
Page 3

20. Trees in the County rights of way - species and spacing to be in accordance with the applicable DPWT 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.
21. Please coordinate with Department of Fire and Rescue about their requirements for emergency vehicle access.
22. 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, curbs and gutters, sidewalks and handicap ramps, storm drainage and appurtenances, and street trees along Hillcrest Ave per item#2 above without the taper on the western side (to be striped instead).
 - 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.
 - D. 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 me at 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/ 1-20070080, Kirk Farm.doc

Enclosures (1)

cc: Daniel Sayag, Kessem LLC
Kelly Markland, EROC Builders
Toby Wilson, Macris, Hendricks & Glascock
Joseph Y. Cheung; DPS RWPPR
Christina Contreras; DPS RWPPR
Sarah Navid; DPS RWPPR
Shahriar Etemadi; M-NCPPC TP
Gregory Leck, DPWT TEOS
Preliminary Plan Folder
Preliminary Plans Note Book

03/23/07 FRI 07:37 FAX 2407772080

TRAFFIC ENGR

002



DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

Isiah Leggett
County Executive

Arthur Holmes, Jr.
Director

March 20, 2007

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 #1-20070080
Kirk Farm (Amendment)

Dear Ms. Conlon:

As you requested, we have reconsidered the comments in our September 13, 2006 letter regarding the access point on Hillcrest Lane. As a result, we wish to modify the following conditions of our prior approval for the above preliminary plan as follows (all conditions of that letter that are not mentioned herewith remain in effect as stated):

Condition 5 is to be modified as:

"The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference."

Condition 6 is to be deleted.

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 or (240) 777-6000.

Sincerely,

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

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Enclosures (1)

cc: Daniel Sayag, Kessem LLC
Kelly Markland, EROC Builders
Toby Wilson, Macris, Hendricks & Glascock
Joseph Y. Cheung, DPS RWPPR
Henry Emery, DPS RWPPR
Sarah Navid, DPS RWPPR
Shahriar Etemadi, M-NCPPC TP
Gregory Leck, DPWT TEOS
Preliminary Plan Folder
Preliminary Plans Note Book

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

03/23/07 FRI 07:37 FAX 2407772080

TRAFFIC ENGR

003



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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Kirk Farm Preliminary Plan Number: 1-

Street Name: Hillcrest Avenue Master Plan Road Classification: Industrial
Primary

Posted Speed Limit: Non Posted mph

Street/Driveway #1 (D/Kal) Street/Driveway #2 (_____)

Sight Distance (feet)	OK?	Sight Distance (feet)	OK?
Right <u>350'</u>	<u>✓</u>	Right _____	_____
Left <u>350'</u>	<u>✓</u>	Left _____	_____

Comments: Right = 350' to E of George Ave.

Left = 150' to stop sign, 350' into

on recent shopping center

Comments: _____

GUIDELINES

Classification or Posted Speed
 (use higher value)

Tertiary	-	25 mph
Secondary	-	30
Business	-	30
Primary	-	35
Arterial	-	40
		(45)
Major	-	50
		(55)

Required
 Sight Distance
 in Each Direction*

150'
200'
200'
250'
325'
400'
475'
550'

*Source: AASHTO

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)

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature [Signature] Date 7/24/07

PLS/P.E. MD Reg. No. 21714

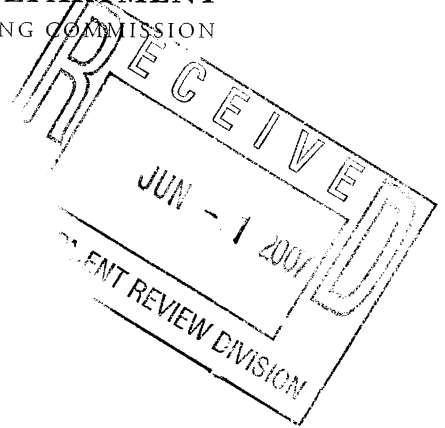
Montgomery County Review:

☒ Approved
☐ Disapproved:

By: SF
 Date: 8/20/07



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



June 1, 2007

MEMORANDUM

TO: Catherine Conlon, Supervisor
Development Review Division

VIA: Shahriar Etemadi, Supervisor
Transportation Planning

FROM: Cherian Eapen, Planner/Coordinator
Transportation Planning
301-495-4525

SUBJECT: Preliminary Plan No. 120070800
Kirk Farm – Hillcrest Avenue Retail Center
18209 Hillcrest Avenue
Parcel 881, Lots 52-60
Olney Policy Area

This memorandum summarizes Transportation Planning staff's Adequate Public Facilities (APF) review of the subject preliminary plan to construct a 8,175 square-foot retail center on the MXTC zoned property on Hillcrest Avenue within the Olney Policy Area.

RECOMMENDATIONS

Transportation Planning staff recommends the following conditions as part of the transportation-related requirements to approve this preliminary plan application:

1. The applicant must limit future development on the property to a 8,175 square-foot retail center.
2. Consistent with the 2005 Approved and Adopted *Olney Master Plan*, the applicant must dedicate and show on the final record, plat right-of-way along Hillcrest Avenue that provides for either 35 feet from the roadway centerline, or 70 feet from the opposite roadway right-of-way line, as appropriate.
3. The applicant must construct an eight-foot wide tree panel and a seven-foot wide sidewalk along site frontage.

DISCUSSION

Site Location, Access, Circulation and Transportation Facilities

The property is located along the north side of Hillcrest Avenue, between Olney Village Mart Shopping Center to the east and Georgia Avenue (MD 97) to the west. Hillcrest Avenue makes a right-angle turn at Olney Village Mart Shopping Center to connect with Olney-Laytonsville Road (MD 108).

Access to the retail center is proposed from Hillcrest Avenue, which is classified as a business street. Hillcrest Avenue has a five-foot wide sidewalk along its south side for approximately 260 feet to the east of Georgia Avenue. There is no sidewalk along the north side of Hillcrest Avenue. However, the applicant is proposing to construct a eight-foot wide tree panel and a seven-foot wide sidewalk along the property frontage.

Metrobus routes Z2, Y5, Y7, Y8, and Y9, and RideOn bus route 52 service the immediate area (Georgia Avenue and MD 108).

Master Plan Roadways and Pedestrian/Bikeway Facilities

The 2005 Approved and Adopted *Olney Master Plan* includes the following nearby master-planned roadway, bikeway and pedestrian facilities:

1. Hillcrest Avenue, along site frontage, is classified as a two-lane business street (B-3) with a recommended 70-foot right-of-way between Georgia Avenue and MD 108. The master plan recommends connecting realigned Appomattox Avenue (B-4) with Hillcrest Avenue through the Olney Village Mart Shopping Center property.
2. Georgia Avenue (MD 97), to the west of the site, is classified as a four-lane, divided major highway (M-8) with a recommended 120-foot right-of-way.

Local Area Transportation Review

The subject preliminary plan consisting of a 8,175 square-foot retail center will generate less than 30 “new” peak hour trips during the weekday morning (6:30 a.m. – 9:30 a.m.) and evening (4:00 p.m. – 7:00 p.m.) peak periods. The site trip generation is presented in Table 1. As shown in Table 1, after discounting for “pass-by” trips, the site was estimated to generate 7 “new” peak-hour trips in the morning and 29 “new” peak-hour trips in the evening.

The development therefore will not require a traffic study (to analyze traffic impact at nearby intersections) for Local Area Transportation Review purposes. The current application therefore passes the APF test.

TABLE 1
SUMMARY OF SITE TRIP GENERATION
PROPOSED KIRK FARM – HILLCREST AVENUE RETAIL CENTER

Proposed Density	Morning Peak-Hour			Evening Peak-Hour		
	In	Out	Total	In	Out	Total
<i>8,175 SF of General Retail – Total Trips</i>	7	7	14	30	27	57
“New” or “Primary” Trips – 50%	3	4	7	15	24	29
“Pass-by/Diverted” Trips – 50%	4	3	7	15	23	28

Source: Street Traffic Studies, Ltd; Traffic Statement; August 1, 2006.

Note: Pass-by/Diverted percentage based on Institute of Transportation Engineers Trip Generation Handbook data.

SE:CE:tc

cc: Khalid Afzal
Greg Leck
Ray Burns

mno to Conlon re Kirk Farm.doc



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

MEMORANDUM

TO: Dolores Kinney, Senior Planner, Development Review Division

FROM: ^{CB} Candy Bunnag, Planner Coordinator, Environmental Planning Section,
Countywide Planning Division

DATE: June 11, 2007

SUBJECT: Preliminary Plan 120070080, Kirk Farm

The Environmental Planning staff has reviewed the preliminary plan referenced above. Staff recommends approval of the preliminary plan of subdivision with the following conditions:

1. Applicant must submit a final tree save and planting plan for review and approval by M-NCPPC Environmental Planning staff prior to the pre-construction meeting. The final tree save and planting plan must include details for the proposed aeration matting and parking lot construction within the critical root zone of the offsite 46-inch maple, sediment and erosion control measures within the critical root zone of the 46-inch maple that do not damage the roots of the tree and are acceptable to DPS, requirement for a certified arborist to be present at the pre-construction meeting and to implement or supervise the implementation of tree-save measures on the site, and details for planting within the environmental buffer.
2. Applicant must enter into a maintenance and management agreement for the planted area within the environmental buffer to require a minimum maintenance period of two years after the start of planting is accepted by M-NCPPC inspection staff.

BACKGROUND

The 0.78 acre property lies within the Patuxent River watershed and the Patuxent River Primary Management Area (PMA). Part of the environmental buffer for an offsite stream lies along the northern part of the site. There is a small tree stand and four individual trees on the site. A single-family house and several sheds occur on the site. There are no streams, wetlands, or floodplains on the site.

Forest Conservation

The site is exempt from forest conservation plan requirements under the small property category (forest conservation plan exemption 4-06062E). A tree save plan (June 8, 2007) and arborist's report (revised June 8, 2007) show protection measures for a specimen maple that lies on adjacent property to the east. Part of the maple's critical root zone lies within the subject site and will be disturbed as part of the proposed development. Staff recommends that a detailed tree save plan is submitted for staff review and approval prior to the pre-construction meeting so that the details of the tree protection measures are shown on the plan.

Environmental Buffer

The environmental buffer will be protected with a Category I conservation easement. Several shed structures that lie within the buffer will be removed. A specimen tulip poplar in poor condition will also be removed. The buffer will be afforested, although it is not required for this property under the County Forest Conservation Law because it is exempt from forest conservation plan requirements (see above).

Patuxent River Primary Management Area

The property lies within the Patuxent River Primary Management Area (PMA). The part of the property that lies outside the environmental buffer is considered to be the transition area of the PMA. The Planning Board's Environmental Guidelines recommend an impervious limit of 10 percent only for transition areas that are zoned RE-2 or less dense. Since the subject property is zoned MXTC, which is of greater density than RE-2, the imperviousness guideline limit does not apply.

For properties which are zoned for greater density than RE-2, the Environmental Guidelines recommend the use of stormwater management (SWM) and best management practices to minimize the impacts of higher density zones. For the subject site, the Montgomery County Department of Permitting Services (DPS) has conditionally approved a stormwater management concept. The SWM concept consists of a Stormfilter to provide on-site water quality control and a recharge trench for groundwater recharge. DPS is not requiring channel protection volume controls because the one-year post-development peak discharge is no more than 2.0 cubic feet per second.

As a best management practice, the applicant proposes to plant forest within the site's environmental buffer.

RECOMMENDATION

Environmental Planning staff recommends approval of the preliminary plan of subdivision with conditions.