

Item #11

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

M E M O R A N D U M

DATE: November 26, 2001

TO: Montgomery County Planning Board

FROM: A. Malcolm Shaneman
Planning Department
(301) 495-4587

SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for November 29, 2001.

Attached are copies of plan drawings for Items #08, #09, #10, #11, #12. These subdivision items are scheduled for Planning Board consideration on November 29, 2001. The items are further identified as follows:

- Agenda Item #08 - Preliminary Plan 1-01029
Sunshine Acres
- Agenda Item #09 - Preliminary Plan 1-01087
Gateway Park
- Agenda Item #10 - Preliminary Plan 1-02002
Dorsett Property
- Agenda Item #11 - Preliminary Plan 1-01058
Johnson Property
- Agenda Item #12 - Preliminary Plan 1-94002
Cramer Property

Attachment

VICINITY MAP FOR
JOHNSON PROPERTY (1-01058)



Map compiled on April 02, 2001 at 2:17 PM | Site located on base sheet no - 222NW12

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property line 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.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



VICINITY MAP FOR
JOHNSON PROPERTY (1-01058)



Map compiled on April 02, 2001 at 3:22 PM | Site located on base sheet no - 222NW12

NOTICE

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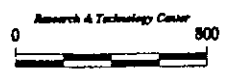
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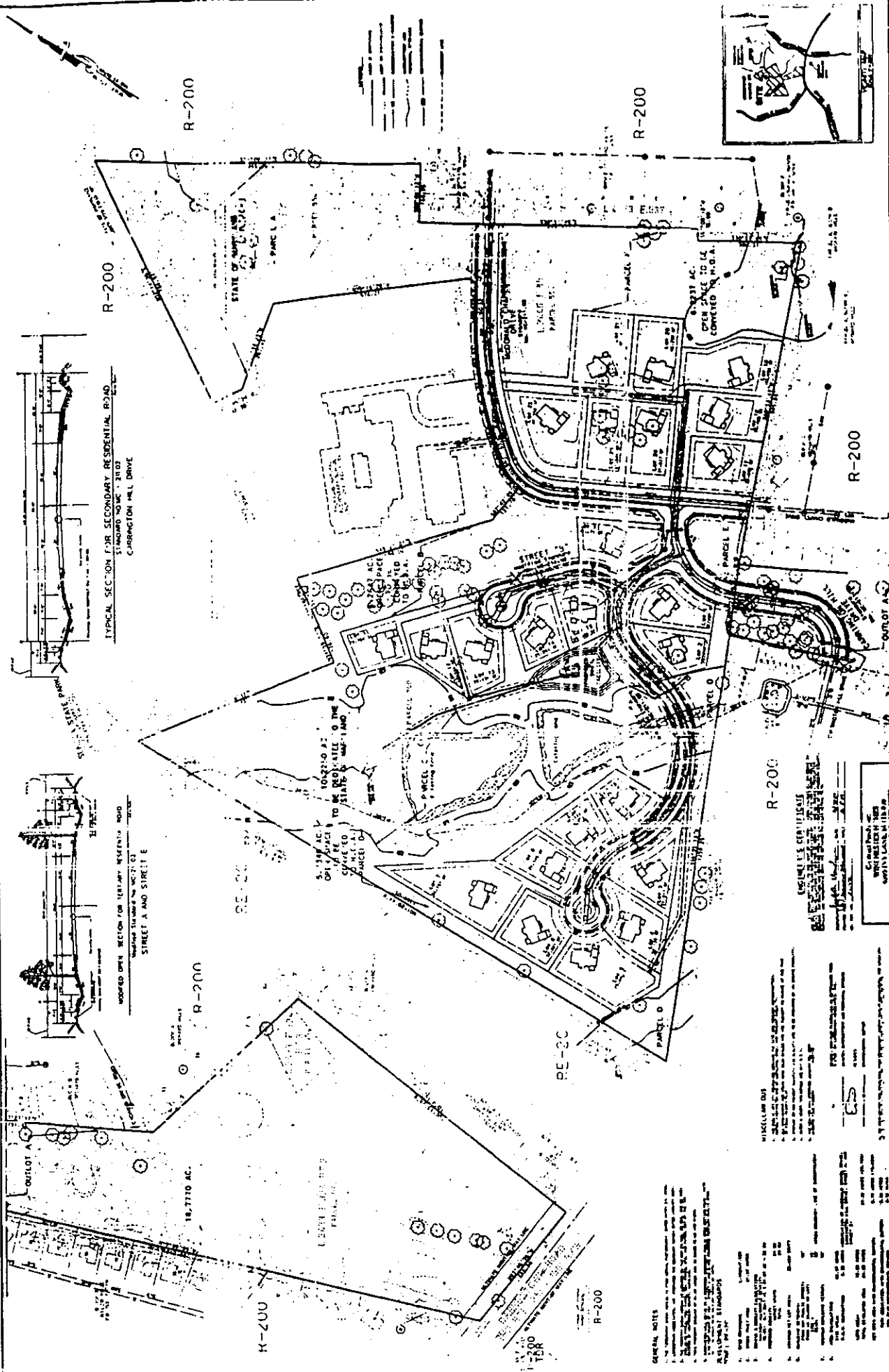
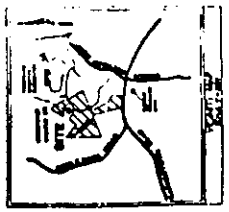
Key Map



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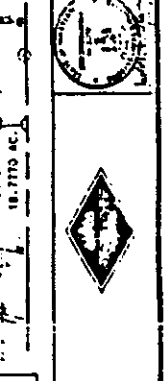


PRELIMINARY PLAN 101055

JOHNSON PROPERTY
 Parcels 70, 700, 954 & 554
 (6th Deedtowns) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

GENERAL NOTES

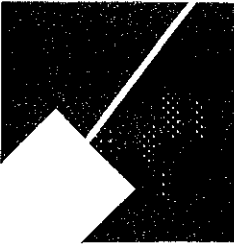
1. THIS PLAN IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ORDERS OF THE MONTGOMERY COUNTY BOARD OF ZONING ADJUSTMENT.
2. THE PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, ENCUMBRANCES AND INTERESTS.
3. THE PROPERTY IS SUBJECT TO ALL APPLICABLE TAXES AND FEES.
4. THE PROPERTY IS SUBJECT TO ALL APPLICABLE ZONING REGULATIONS.
5. THE PROPERTY IS SUBJECT TO ALL APPLICABLE ENVIRONMENTAL REGULATIONS.
6. THE PROPERTY IS SUBJECT TO ALL APPLICABLE UTILITIES REGULATIONS.
7. THE PROPERTY IS SUBJECT TO ALL APPLICABLE TRAFFIC REGULATIONS.
8. THE PROPERTY IS SUBJECT TO ALL APPLICABLE FIRE REGULATIONS.
9. THE PROPERTY IS SUBJECT TO ALL APPLICABLE HEALTH REGULATIONS.
10. THE PROPERTY IS SUBJECT TO ALL APPLICABLE SAFETY REGULATIONS.



NO.	DATE	DESCRIPTION
1	10/10/55	PRELIMINARY PLAN
2	10/10/55	FINAL PLAN
3	10/10/55	AS BUILT
4	10/10/55	REVISION
5	10/10/55	REVISION
6	10/10/55	REVISION
7	10/10/55	REVISION
8	10/10/55	REVISION
9	10/10/55	REVISION
10	10/10/55	REVISION

LOJEDERMAN ASSOCIATES, INC.
 Civil Engineering and Surveying
 1000 ...
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M-NCPPC

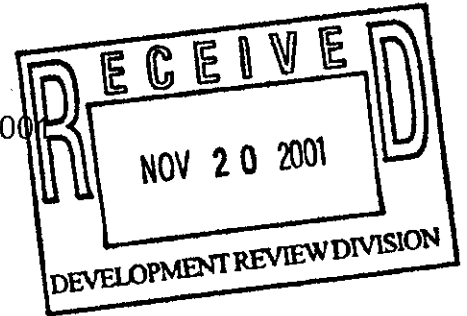


MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

November 20, 2001



MEMORANDUM:

TO: Malcolm Shaneman, Supervisor
Development Review Division

VIA: Ronald C. Welke, Supervisor
Transportation Planning

FROM: Ki H. Kim, Planner
Transportation Planning

SUBJECT: Preliminary Plan No. 1-01058
Johnson Property

This memorandum represents Transportation Planning staff's Adequate Public Facilities (APF) review of the subject preliminary plan application for the proposed 24 residential units for the Johnson Property located in the North Potomac Policy Area.

RECOMMENDATION

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

1. Development of this preliminary plan is limited to a total of 24 dwelling units.
2. Upgrade existing McDonald Chapel Road within the property to the 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

pedestrian circulation system shown on the preliminary plan is adequate. 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 24 residential units would generate less than 50 trips during the peak hour of the morning (7:00 to 9:00 A.M.) and evening (4:00 to 6:00 P.M.) peak periods. Thus, the proposed development would not require Local Area Transportation Review.

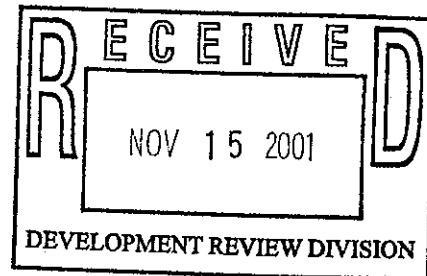
Policy Area Review:

The current FY02 AGP indicates that the North Potomac Policy Area has housing staging ceiling capacity available (1,305 units as of October 31, 2001) to accommodate the proposed development.

KHK:cmd

November 14, 2001

Mr. Malcolm Shaneman
Subdivision Supervisor,
Montgomery County Dept. of Parks and Planning
8787 Georgia Avenue
Silver Spring, MD 20910



Re: Subdivision Review of Johnson Property

Mr. Shaneman:

My name is Mitzi Kosciulek. I live at 12409 Pueblo Road, Gaithersburg, MD. I am writing to you to file my **opposition** to an item in the subdivision plan for the Johnson property at Darnestown Road and Route 124. Specifically, I am opposed to the opening up and extension of Carrington Hill Road onto McDonald Chapel Road. This concept of "interconnectedness" between neighborhoods is not in the best interest of the residents nor is it a necessary item for the subdivision under your review.

My neighborhood, Quince Orchard Manor, was subject to an "interconnected" road improvement in 1993. A new school, Thurgood Marshall elementary school was built and the two previously closed neighborhoods, Quince Orchard Manor and Orchard Hills became connected via a strip of road connecting Pueblo Rd. and McDonald Road. Since that time, Pueblo Road has been disintegrating at an alarming pace. This road was not built to accommodate the vehicular traffic traveling on it. As you may know, Pueblo Road is the main thoroughfare between 3 schools, Quince Orchard H.S., Ridgeview M.S. and Thurgood Marshall!! This increase has left Pueblo Road full of potholes and with chunks of asphalt missing. The county has done **VERY LITTLE** to maintain this road and in general has been very unresponsive to neighbor complaints regarding this road. Given this lack of response and the current fiscal crisis, I cannot but believe that another road "improvement" to Pueblo Road will have a drastic, negative impact on the current residents.

Additionally, the proposed subdivision under review is to build approximately 24 units. There is sufficient access to this development without extending the road. The increase traffic flow between 3 neighborhoods, Willow Ridge, Orchard Hills and Quince Orchard Manor is an unnecessary negative impact that you have authority to correct. I implore you to veto the connection of McDonald Chapel and Carrington Hill roads.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mitzi Kosciulek".

Mitzi Kosciulek
12409 Pueblo Road
Gaithersburg, MD 20878
301-990-9209

Willow Ridge Civic Association
16008 Daven Pine Ct.
Darnestown, Md. 20878
November 1, 2001

Mr. William Hussmann
Chairman, Montgomery County Planning Board
8787 Georgia Ave.
Silver Spring, Md. 20910-3760

Dear Mr. Hussmann,

The Willow Ridge Civic Association (WRCA) is very concerned over the proposed new development of the Johnson property that lies just north of route 28. This property is located just behind Willow Ridge. It has been proposed that this new community will have access to Willow Ridge and Orchard Hills by opening Carrington Hill Road to McDonald Chapel Drive. We are not against the building of 24 new homes, however, the impact of this road opening will not alleviate any traffic problems only create more.

For ten years WRCA has been working closely with the State Highway Administration (SHA) in connection with the widening of Route 28. During weekday peak hours and every weekend, we haven't been able to make a left hand turn safely on to Route 28. We have actually had to wait for traffic to backup to our entrance and hope a good citizen lets us turn into the highway. Steve Ches, Project Director for the widening of Route 28, has been working closely with the WRCA to develop a plan that will allow us safe access to the road. The plan includes expanding the road from two lanes to four which will help to stop the traffic from backing up to our entrance so often. It also includes construction of a six foot median strip up to the entrance of our community. This will allow our residents to look east, find an opening, pullout to the median and hold. Look west, find an opening, and safely turn left on to Route 28. The improvements also include elevating our entrance to give us better sight distance to see on coming traffic particularly from the west. These improvements were design for the safety of Willow Ridge residents.

By connecting Carrington Hill Road with McDonald Chapel Drive this will give access from Route 28 to Great Seneca Highway and all points between. Those points include Thurgood Marshall Elementary School and Ridgeview Middle School. The east bound traffic on route 28 can use our entrance as a short cut by simply making a left hand turn which will lead them to the schools and highway. This will make it almost impossible for our residents to get out to Route 28. We can't pull out when cars and school buses are in the intersection waiting to turn in. I told Steve Ches (SHA) about the proposed connection of the roads. He told me that if the road goes through the improvements to the entrance would be rendered useless to our residents. He also said that people will use the connection because it will help them avoid the 6 traffic lights from Riffle Ford Rd. to Great Seneca Highway.

The WRCA welcomes the twenty four new homes to our community, but we are asking that the planning board look at the traffic issue very carefully. We would like to see these new homes connected to one of the existing communities, Willow Ridge or Orchard Hills, not both. Orchard Hills is in total agreement with us as they will have to take on the rush of the increased traffic flow if the roads are connected. The residents of Willow Ridge would like to see the planned road improvements to Route 28 make our lives a bit safer. We ask that you keep these roads from being connected so we may actually experience this. Thank you for your attention to this matter.

Sincerely,

Paul Foringer
Paul Foringer

President,
Willow Ridge Civic Association

12118 McDonald Chapel Dr.
Gaithersburg, MD 20878

November 26, 2001

VIA FACSIMILE

National Capital Parks and Planning Commission
Attention Rich Weaver
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Johnson Property

Dear Mr. Weaver:

As co-president of the Orchard Hills Homeowners Association, I am submitting these comments on the proposed plan to build 24 houses on the above noted property. It is my understanding that the plan entails construction of a road which would connect Orchard Hills to the Willow Ridge subdivision. I believe the property owners and their homeowners associations from all the affected areas – Orchard Hills, Willow Ridge and Quince Orchard Manor – are united in opposition to this aspect of the proposal. There are a number of important reasons why.

First, the present plan only entails construction of 24 homes, significantly reducing the need for any connecting artery. Additionally, if the road is constructed, it will act as a magnet for traffic coming east on route 28 to cut through our area to avoid at least five traffic lights (including the major intersection of routes 28 and 124) and take a shortcut via Longdraft Road either to Great Seneca Highway or to Quince Orchard Road and interstate 270.

Moreover, there will be a considerable inducement for indigenous homeowners (and school buses going to Ridgeview Middle School) to take a shortcut through either Willow Ridge or Orchard Hills, further aggravating traffic on McDonald Chapel Drive, a street which is already experiencing significant problems with pavement deterioration. There are also safety issues which would be raised, on a street with a significant amount of pedestrian traffic, consisting in large part of school children going to Thurgood Marshall Elementary at the end of McDonald Chapel Drive. The streets connecting to the school should not be turned into through arteries for use by commuters and others seeking to avoid the state and county roads which are better suited to carry such traffic.

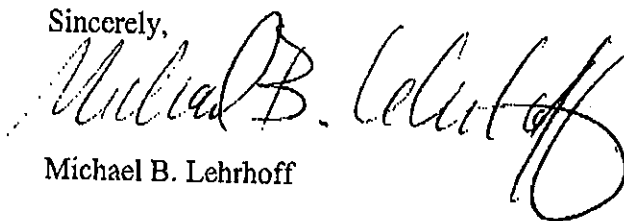
In conclusion, we feel that the plan as presently constituted simply does not require the proposed connection, and that the consequences of the connection are undesirable and even dangerous for homeowners and our children. We believe it would be preferable to connect a portion of the new homes to Orchard Hills and a portion to Willow Ridge. The additional traffic

Mr. Rich Weaver
NCPPC
Page 2

would be minimal, and there would be no inducement to outside vehicles to use our communities as a cut through.

Thank you for this opportunity to speak on behalf of Orchard Hills homeowners.

Sincerely,

A handwritten signature in cursive script that reads "Michael B. Lehrhoff". The signature is written in black ink and is positioned to the right of the typed name.

Michael B. Lehrhoff