



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Metra Pedoeem
Director

September 21, 2020

Mr. Mike Razavi
Raztec Associates, Inc.
341 W. Patrick St.
Frederick MD 21701

Re: **COMBINED STORMWATER
MANAGEMENT CONCEPT/SITE
DEVELOPMENT STORMWATER
MANAGEMENT PLAN** for
Iglesia De Cristo Mi El MD
SM File #: 285406
MNCP&PC Process/No: 120200200
Tract Size/Zone: 7.17 ac.
Total Concept Area: 5.06 ac.
Parcel(s): 950
Watershed: Hawlings River

Dear Mr. Razavi:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The stormwater management concept proposes to meet the required stormwater management goals via Landscape Infiltration.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. There is a large amount of offsite inflow from the west of the site originating near 17501 Old Baltimore Rd. The curb and the grading that you have proposed may not be enough to direct this offsite runoff around Landscape Infiltration Practice No. 6. At the detailed plan review, you must indicate the offsite runoff draining from this area, correct the drainage area lines for LI 6, and provide adequate conveyance for the 10year flow around this stormwater practice.
2. Steep inflow from channels down the proposed steep slopes into stormwater management practices will not provide a means of safe inflow protection of SWM practices. Inlets and storm drain to safely convey runoff into practices may be required at detail design.
3. A detailed review of the stormwater management computations will occur at the time of the detailed plan review.
4. An engineered sediment control plan must be submitted for this development.
5. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

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



255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850 | 240-777-0311
www.montgomerycountymd.gov/permittingervices

Mr. Mike Razavi
September 21, 2020
Page 2 of 2

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

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 Bill Musico at 240-777-6340.

Sincerely,



Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: WJM

cc: N. Braunstein
SM File # 285406

ESD: Required/Provided 16,621 cf / 16,856 cf
PE: Target/Achieved: 1.80"/ 1.83"
STRUCTURAL: 0.00 cf
WAIVED: 0.00 cf.



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

November 21, 2025

Mr. Jonathan Casey, Planner III
Up-County Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reddie Drive
Wheaton, MD 20902

RE: Preliminary Plan No. 120220040
Iglesia De Cristo Mi El Maryland

Dear Mr. Casey:

We have completed our review of the preliminary plan uploaded to Eplans on November 6, 2025. An earlier version of the plan was reviewed by the Development Review Committee at its meeting on May 23, 2023. This item will be heard at the December 11, 2025, Planning Board hearing. We recommend approval of the plan subject to the following comments:

Significant Comments

1. Old Baltimore Road is classified as an area connector with a minimum right-of-way (ROW) of 70 feet. The applicant shall provide the following along their Old Baltimore Road site frontage:
 - a. Dedicate 35' from the existing centerline along Old Baltimore Road to conform with the master plan;
 - b. 16' tree buffer with swale;
 - c. 6' sidewalk; and
 - d. 2' maintenance buffer.
2. The applicant will be required to provide an off-site sidewalk extension to connect to the existing sidewalk on Old Baltimore Road, northeast of the project, as shown on the plan.

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

Standard Comments

3. All Planning Board Opinions relating to this plan or any subsequent revision, project plans, or site plans should be submitted to the Department of Permitting Services (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.
4. The sight distance study has been accepted. A copy of the accepted Sight Distance Evaluation certification form is enclosed for your information and reference.
5. The submitted storm drain study is acceptable. The applicant will be required to install a 15" RCP culvert under the proposed entrance. No improvements are required to the downstream, public storm drain system.
6. Design all vehicular access points to be at-grade with the sidewalk, dropping down to street level between the sidewalk and roadway.
7. The owner will be required to submit a recorded covenant for the operation and maintenance of any private 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.
8. The applicant must submit streetlight plans that comply with MCDOT Streetlight Design Requirements at the time the ROW permit application is submitted. Installation must be completed in accordance with the approved plans. MCDPS will review and approve the location and types of streetlights as part of the ROW permitting process. Failure to meet these requirements will result in the denial of the ROW permit.
9. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
10. Trees in the County rights of way – spacing and species to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with DPS Right-of-Way Plan Review Section.
11. Erosion and sediment control measures as required by Montgomery County Code 19 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 MCDPS.

12. Posting of a ROW permit bond is a prerequisite to MCDPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
- a. Grading, sidewalk and storm drain along Old Baltimore Road site frontage.
 - b. Permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.
 - c. The developer shall provide streetlights as described in Condition #8 above and in accordance with the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact William Whelan, our Development Review Team engineer for this project at william.whelan@montgomerycountymd.gov or (240) 777-7170.

Sincerely,

William Whelan

William Whelan, Engineer III
Development Review
Office of Transportation Policy

[SharePoint\teams\DOT\Director's Office\Development Review\ WhelanW\120220040 Iglesia De Cristo Mi El Maryland-MCDOT Letter 112125.docx](#)

cc: Sharepoint/Correspondence Folder/Preliminary Plans

cc-e: Mike Razavi Raztech Engineers
Justine Gonzalez-Velez MNCP&PC
Neil Braunstein MNCP&PC
Josh Penn MNCP&PC
Sam Farhadi MCDPS RWPR
Marie LaBaw MCDPS FRS



**Department of Permitting Services
Fire Department Access and Water Supply Comments**

DATE: 26-Oct-25
TO: Mike Razavi
Raztec Associates Inc.
FROM: Marie LaBaw
RE: Iglesia De Cristo Mi El Maryland
120220040

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **24-Oct-25** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

***** See statement of performance based design *****

RAZTEC ASSOCIATES, INC

Civil Engineers

Land Planners

October 24, 2025

Ms. Marie LaBaw
Montgomery County DPS
2425 Reddie Drive
Wheaton, MD. 20905

Re: Iglesia De Cristo Mi El MD-Performance Based Design Option

Dear Ms. LaBaw

The project is restricted in the amount of impervious cover that can be constructed on this site, as required by the Environmental Guidelines and regulations, because the northerly portion of the site is located in the Hawlings River watershed which is a tributary of the Patuxent Management Area where there is an impervious cover cap of 10% imposed. Therefore, where practical reduced paving is proposed.

We are providing the required twenty-foot (20') driveway ingress entrance, at Old Baltimore Road into the proposed site, with the required radii based on calculations provided. The driveway will remain twenty feet (20') for approximately 190 feet, starting at the property line and travelling in an easterly direction, where the driveway turns to one way traffic and the pavement is reduced to 16' to 13' wide. Based on calculations provided the radii exceed the requirements for fire and emergency vehicles. The proposed fire hydrant will be within two feet of the edge of pavement.

At the exit point on the westerly side of the proposed building the one way exit drive will reduce from 20 feet to 13'-16', and as calculated provide adequate radii to accommodate the fire truck and emergency vehicles.

We believe the reduced paving 13'-16' pavement will provide adequate fire and rescue access for one-way directional traffic in this part of the site. The proposed access width will be in excess of the fire truck width. Location of pavement narrowing are not in critical areas for building service.

The proposed access driveway will be constructed to a traditional paved load bearing pavement, to support fire trucks and other emergency vehicles. Since this portion of the driveway is designed to be one-directional, there will be no requirement for a passing zone. Also, there will be no obstacles or other on-coming traffic.

Furthermore, operational access of 20' x 50' is provided near the main access point to the building, and at one other locations on the north side of the building where there is a

RAZTEC ASSOCIATES, INC

Civil Engineers

Land Planners

proposed drop-off area. In both these locations, the required 20 feet wide pavement is provided. A fire hydrant is provided adjacent to the operational zones.

A FDC connection is provided 41' from the proposed operational zone, close to the main entrance, and within walking sight of the fire personnel. The stopping point of the fire truck is 50' from the front access of the building. All radii at intersections and other turns have been calculated throughout the site and adequately meet the turning template of the fire truck, as presented on the proposed Fire Department Access Plan. Therefore, the fire truck can be driven throughout the site without being hindered.

Yours Truly,
Raztec Associates, Inc.

m Razavi
Mike Razavi, P.E.



PROFESSIONAL CERTIFICATION:

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER: 22742. EXPIRES JUNE 15, 2026

FIRE CODE ENFORCEMENT

Fire Department Access Review

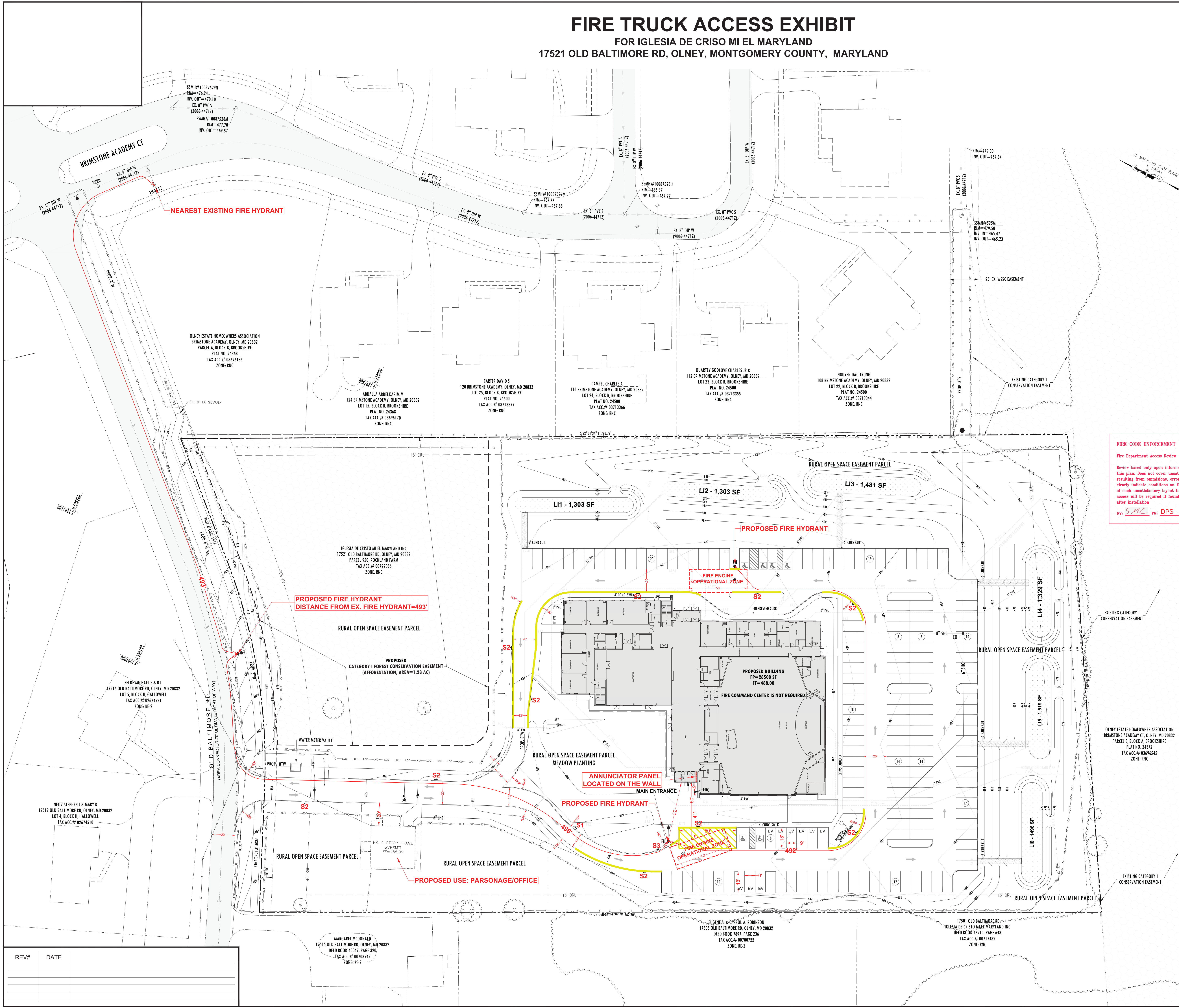
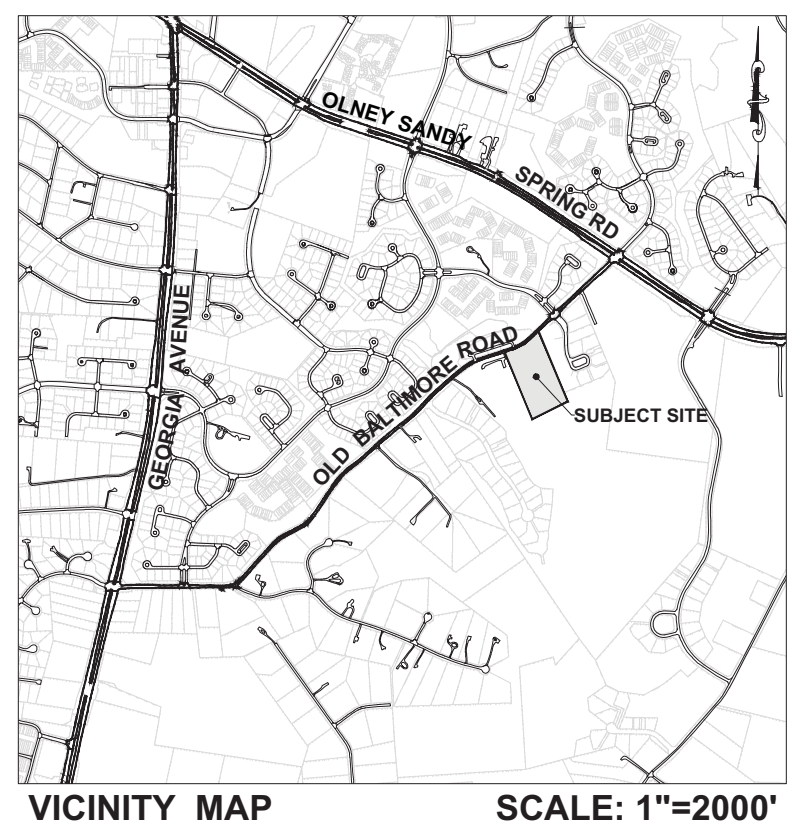
Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation

BY: SAC FM: DPS DATE: 10/26/2025

FIRE TRUCK ACCESS EXHIBIT

FOR IGLESIA DE CRISO MI EL MARYLAND

17521 OLD BALTIMORE RD, OLNEY, MONTGOMERY COUNTY, MARYLAND



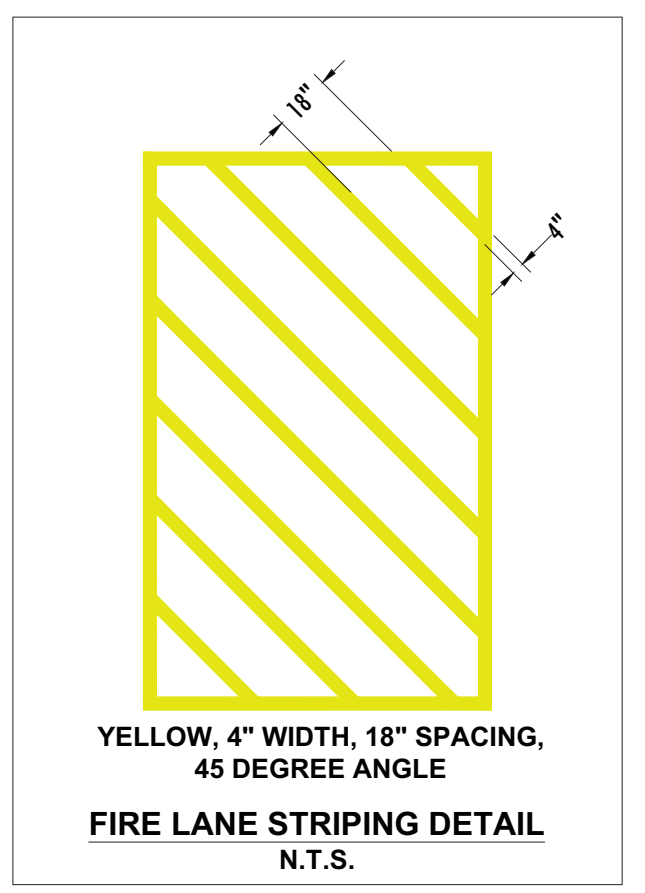
INTERSECTION RADII CALCULATION (AT SITE ENTRANCE)
 Street 1 Pavement Width = 20'
 Street 2 Pavement Width = 20'
 Required Intersection Radii = $25' + 20' - (20' + 20') / 2 = 25'$
 Provided Intersection Radii = 25'

BEND INTERIOR RADIUS CALCULATION (INSIDE REAR PARKING FACILITY)
 Street 1 Pavement Width = 20'
 Street 2 Pavement Width = 20'
 Required Bend Interior Radius = $30' + 20' - (20' + 20') / 2 = 30'$
 Provided Bend Interior Radius = 30', 30' & 30'

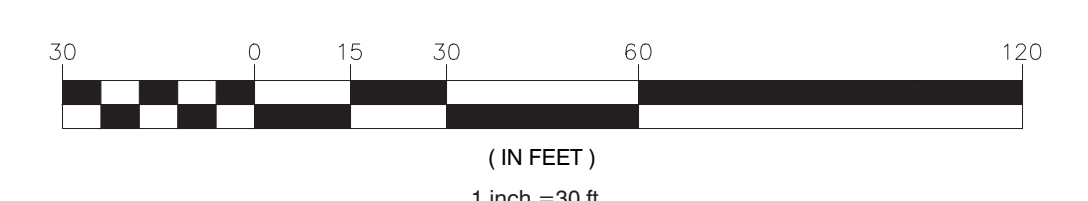
BEND INTERIOR RADIUS CALCULATION
 Street 1 Pavement Width = 20'
 Street 2 Pavement Width = 13'
 Required Bend Interior Radius = $30' + 20' - (20' + 13') / 2 = 33.5'$
 Provided Bend Interior Radius = 46', 48' & 40'

- NOTES**
- Old Baltimore road posted speed limit is 35 mph.
 - Old Baltimore road pavement width is 20'.

FIRE CODE ENFORCEMENT
 Fire Department Access Review
 Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.
 BY: *S.M.C.* PK: DPS DATE: 10/26/2025



LEGEND			
FEATURE	SYMBOL	SYMBOL	
EXISTING STRUCTURES		EXISTING WATER LINE	
PROPOSED STRUCTURES		EXISTING SEWER LINE	
BUILDING RESTRICTION LINE		PROPOSED WATER HOUSE CONNECTION	
PROPERTY BOUNDARY LINE		PROPOSED SEWER HOUSE CONNECTION	
OVERHEAD ELECTRIC WIRE		PROPOSED SEWER MANHOLE	
ROAD CENTERLINE		EXISTING SEWER MANHOLE	
EXISTING TOPOGRAPHY		PROPOSED FIRE HYDRANT	
PROPOSED GRADING		PROPOSED WATER VALVE	
PROP. SPOT ELEVATION		PROPOSED RIPRAP	
EXISTING TREE LINE		PROPOSED LANDSCAPE INFILTRATION	
EXISTING FENCE		PROPOSED DOWNSPOUT	
LIMIT OF DISTURBANCE		PRIMARY MANAGEMENT AREA (PMA)	
FOREST CONSERVATION EASEMENT		PROPOSED STORM DRAIN PIPE	
RURAL OPEN SPACE AREA		FIRE LANE SIGN (NO STOPPING)	
EXISTING POWER POLE		PROPOSED CONCRETE PAVEMENT	
EXISTING WATER VALVE		PROPOSED ASPHALT PAVEMENT	
TO BE SAVED	(TBS)	PROP. CURB FIRE LANE MARKING (NO STOPPING)	
TO BE REMOVED	(TBR)	PROPOSED FIRE DEPARTMENT CONNECTION	
EXISTING TREE (TO BE SAVED)		EXISTING TREE (TO BE REMOVED)	



FIRE TRUCK ACCESS EXHIBIT

IGLESIA DE CRISTO MI EL MARYLAND

PROJECT ADDRESS: 17521 OLD BALTIMORE RD, OLNEY, MD 20832	OWNER/APPLICANT: IGLESIA DE CRISTO MI EL MARYLAND INC 17521 OLD BALTIMORE RD, OLNEY, MD 20832
ZONING: RNC TAX MAP: HT02 TAX ACC.#: 0072056 PARCEL: P567ROCKLAND FARM DEED REF: S2710248 WSSC GRID: 224N403	8TH ELECTION DISTRICT MONTGOMERY COUNTY, MD

RAZTEC ASSOCIATES, INC.
 civil engineers & planners
 3451 Emys Place, Monrovia, Maryland 21770
 Tel: (301) 775-4394
 email: razteceng@comcast.net

PROFESSIONAL'S REVIEW STATEMENT:
 I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NUMBER: 22742 EXPIRES: JUNE 15, 2026

REV#	DATE