
March 25, 2025

Mr. Mike Lenhart
Lenhart Traffic Consulting, Inc.
645 Baltimore Annapolis Blvd
Severna Park, MD 21146

Dear Mr. Lenhart:

Thank you for the opportunity to review the Second (2nd) Traffic Impact Study (TIS) prepared by Lenhart Traffic Consulting, Inc., revised February 14, 2025, for the 16650 Georgia Avenue development (SHA Tracking #24APMO031XX) in Montgomery County, Maryland. The State Highway Administration (SHA) review is complete, and we are pleased to respond.

- Proposed access to the 12,000 square foot day care, the 8,400 square foot “Antique Village”, and 2,152 square foot retail shop area is via two (2) site access Georgia Ave (Service Road).
- The following intersections were analyzed under existing, background and future conditions:
 - MD 97 intersection with Emory Church Road
 - Georgia Avenue (Service Road) intersection with Emory Church Road
 - Georgia Avenue (Service Road) intersection with Site Access
 - Georgia Avenue (Service Road) intersection with Site Access
 - MD 97 intersection with Emory Lane
- The report concludes that the study intersections will meet the adequacy requirements of the Olney Policy Area.

District 3 Traffic Comments (by Alvin Powell):

1. Based on the Synchro/ SimTraffic models provided we note the following calibration issues:

Signal Timing

- a. The minimum split (i.e., 22.5 seconds) entered in the Synchro models for Phase 8 at MD 97 (Georgia Avenue) and Emory Church Road is greater than the maximum split inputted in the model for that phase (i.e., 20 seconds).
- b. The time allocated for the pedestrian phase (i.e. Walk Time + Flashing Do Not Walk – 21 seconds) during Phase 8 at MD 97 (Georgia Avenue) and Emory Church Road is greater than the maximum split (i.e., 20 seconds) entered in the model for that phase.

Lane Configurations

- c. The lane configurations coded in the model at MD 97 (Georgia Avenue) and Emory Church Road (Node 1) differ from the existing lane configurations at the intersection. The southbound approach includes 2 through lanes and 1 right turn lane. However, the model shows three (3) receiving lanes for through movements on southbound MD 97 (Georgia Avenue) at the intersection. There are two (2) receiving lanes.
2. SHA notes that correction of the previously mentioned model calibration issues did not significantly change the overall Synchro and SimTraffic analysis results and recommendations of the study. The projected delays at the state-owned study intersections are acceptable. The projected 95th percentile queues under Total Future Conditions intersections will also be adequately contained within the existing available storage.

Travel Forecasting and Analysis Division (TFAD) Comments (by Scott Holcomb):

1. TFAD does not have any comments on the submittal.

Traffic Development & Support Division (TDSD) Comments (by Akim Mahadiow):

1. We do not have any further comments at this time.


Mr. Mike Lenhart
SHA Tracking No.: 24APMO031XX
Page 3 of 3
March 25, 2025

The SHA concurs with the report findings for this project as currently proposed and will not require the submission of any additional traffic analyses. However, an access permit will be required for all construction within the SHA right of way. Please submit one (1) set of the proposed improvement plans (including a set of hydraulic plans and computations) and all supporting documentation to our online submission page <https://mdotsha.force.com/accesspermit>. Please reference the SHA tracking number on any future submissions. Please keep in mind that you can view the reviewer and project status via SHA Access Management Division web page at <http://www.roads.maryland.gov/pages/amd.aspx>. Please note, if this project has not obtained an SHA access permit and begun construction of the required improvements within five (5) years of this approval, extension of the permit shall be subject to the submission of an updated traffic impact analysis in order for SHA to determine whether the proposed improvements remain valid or if additional improvements will be required of the development. If you have any questions, or require additional information, please contact Mr. Kwesi Woodroffe at 301-513-7347, by using our toll free number (in Maryland only) at 1-800-749-0737 (x7347), or via email at KWoodroffe@mdot.maryland.gov.

Sincerely,

for Derek Gunn, P.E.
District Engineer, SHA District 3

DG/ym

 3/25/2025

cc: Mr. Alvin Powell, SHA – D3 Traffic
Mr. Akim Mahadiow, SHA – TDSD
Ms. Obianuju Ani, SHA – TDSD
Ms. Qianyu Hu, SHA – D3 Traffic
Mr. Randall Scott, SHA – D3 Traffic
Ms. Rola Daher, SHA – TFAD
Mr. Scott Holcomb, SHA – TFAD
Mr. Justine Gonzalez-Velez, Transportation Planner II – MC Planning Department
Mr. Kwesi Woodroffe, Access Management Regional Engineer – SHA, District 3
Ms. Rebecca Torma, Development Review Team – MCDOT

RE: Primrose Georgia Avenue (Preliminary Plan No. 120250090) -- Follow up re ROW Dedication For Shared Use Path

From Kwesi Woodroffe <KWoodroffe@mdot.maryland.gov>
Date Fri 2/13/2026 11:21 AM
To Ruhlen, Christopher M. <cmruhlen@lercheary.com>
Cc Casey, Jonathan <Jonathan.Casey@montgomeryplanning.org>; Gonzalez-Velez, Justine <Justine.Gonzalez-Velez@montgomeryplanning.org>; Brockmyer, Richard <Richard.Brockmyer@montgomeryplanning.org>; Peter F. Chew <pfchew@prospera-us.com>; Courtney Galiber <cgaliber@mragta.com>; Polizzi, Theresa D. <tdpolizzi@lercheary.com>; Patrick McCarthy <PMcCarthy1@mdot.maryland.gov>; Peter Ismay <Plsmay@mdot.maryland.gov>

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hello Mr. Ruhlen

I discussed internally, and we would accept a P.I.E. in lieu of dedication.

Once available, could you send us a draft of the P.I.E. document for review?

Thanks, Kwesi



Kwesi Woodroffe
Regional Engineer
District 3 Access Management

301.513.7347 office
kwoodroffe@mdot.maryland.gov

Maryland State Highway Administration
9300 Kenilworth Ave, Greenbelt, MD 20770

From: Ruhlen, Christopher M. <cmruhlen@lercheary.com>
Sent: Thursday, February 5, 2026 12:56 PM
To: Kwesi Woodroffe <KWoodroffe@mdot.maryland.gov>
Cc: Casey, Jonathan <Jonathan.Casey@montgomeryplanning.org>; Justine.Gonzalez-Velez@montgomeryplanning.org; Richard.Brockmyer@montgomeryplanning.org; Peter F. Chew <pfchew@prospera-us.com>; Courtney Galiber <cgaliber@mragta.com>; Polizzi, Theresa D. <tdpolizzi@lercheary.com>
Subject: Primrose Georgia Avenue (Preliminary Plan No. 120250090) -- Follow up re ROW Dedication For Shared Use Path

Caution: CAUTION: Suspicious? Double-check! This email is from an external source. If something seems unusual, even from someone you know, verify directly. Forward suspicious emails directly to Email Abuse (abuse@mdot.maryland.gov) or call the MDOT Service Desk at 410-768-7181 for assistance.

Mr. Woodroffe,

Per the request of the Montgomery County Planning Department, we are writing to you on behalf of our client, Little Steps LLC, about Preliminary Plan No. 120250090. The Preliminary Plan pertains to the proposed subdivision of property at 16650 Georgia Avenue in Olney, Maryland.

The Preliminary Plan is being proposed to facilitate both the retention of an existing non-conforming building and use on this previously un-platted property (the Olney Antique Village shops), and a new Primrose early child care center on the site. In connection with the Preliminary Plan and its associated Conditional Use application, the applicant also proposes to provide a new on-site shared use path along the frontage of the Property, which adjoins an existing service road that parallels Georgia Avenue in the State right-of-way (see Fig. 1 below and attached). The applicant also has committed to providing an off-site extension of this shared use path along the frontage of the adjacent parcel to the north of the site, which is owned by a third party and not within the boundaries of the Preliminary Plan.

The Department has asked us to provide more information to support the applicant's position that a right-of-way dedication should not be required in connection with this Preliminary Plan, and that the proposed shared use path should be allowed to be placed on-site in a public use easement rather than in the State right-of-way. We note the following for your consideration:

- The existing SHA right-of-way, while variable in width, has a minimum width of 194 feet in the vicinity of the site. Thus, the existing condition already exceeds the Olney Master Plan's recommended width of 150 feet, and no additional dedication is needed to achieve the master plan's transportation recommendations. In fact, as shown in the screenshot of the zoning map below (Fig. 2), the right-of-way is over 200 feet at one point along the property's frontage.
- It appears from the screenshot below that right-of-way widths along the site's frontage also exceeds those of the two properties to the north, including the retail center at 16800 Georgia Avenue. The retail center was platted in approximately 1982 and dedicated land along its frontage to achieve the existing condition. The property located immediately adjacent to the site serves as HOA open space. Neither property is likely to undergo resubdivision in the foreseeable future and, thus, additional dedications are anticipated from those sites to match the existing conditions on the site's frontage, or any additional dedications that could be required.
- As noted above, the Applicant is proposing a 10-foot-wide side path that will be placed with a public improvement easement along the property's frontage. The off-site extension of the path on the HOA property to the north will also be placed in a public improvement easement, given that the off-site land is not within the scope of the Preliminary Plan and cannot be dedicated for public use. If SHA were to require dedication from the site and thus assume maintenance obligations for the on-site portion of the path, it would be for only the limited area of the path adjacent to the service road, in an area that is well separated from the primary vehicle lanes on Georgia Avenue. Further, if the path extension to the north is separately maintained by the County, SHA's obligations would be only for a limited segment along the front of the site. This outcome seems both complex and inefficient for such a small project and portion of the path.
- If additional dedication is required, this also will require relocating proposed site utilities that are currently shown on the plan, including the 4" water meter that serves the new day care center. These changes may have ripple effects on other aspects of the applicant's plans which could further delay review of this application.
- Finally, requiring additional dedication along the frontage at this juncture will require a reevaluation of compliance with applicable development standards for the project, including impacts to the required land area per child metric for the child care conditional use. While we are hopeful the project could still achieve compliance with these development standards, the applicant has not studied these revisions in detail at this juncture.

Hopefully this information provides a helpful summary, but our team also is happy to discuss the information provided so that we can resolve this issue quickly and move this project forward. Please feel free to let us know if you have any additional questions.

Thank you,
Chris

Fig. 1: Proposed Frontage Condition Per Preliminary Plan 120250090 & Conditional Use CU202504

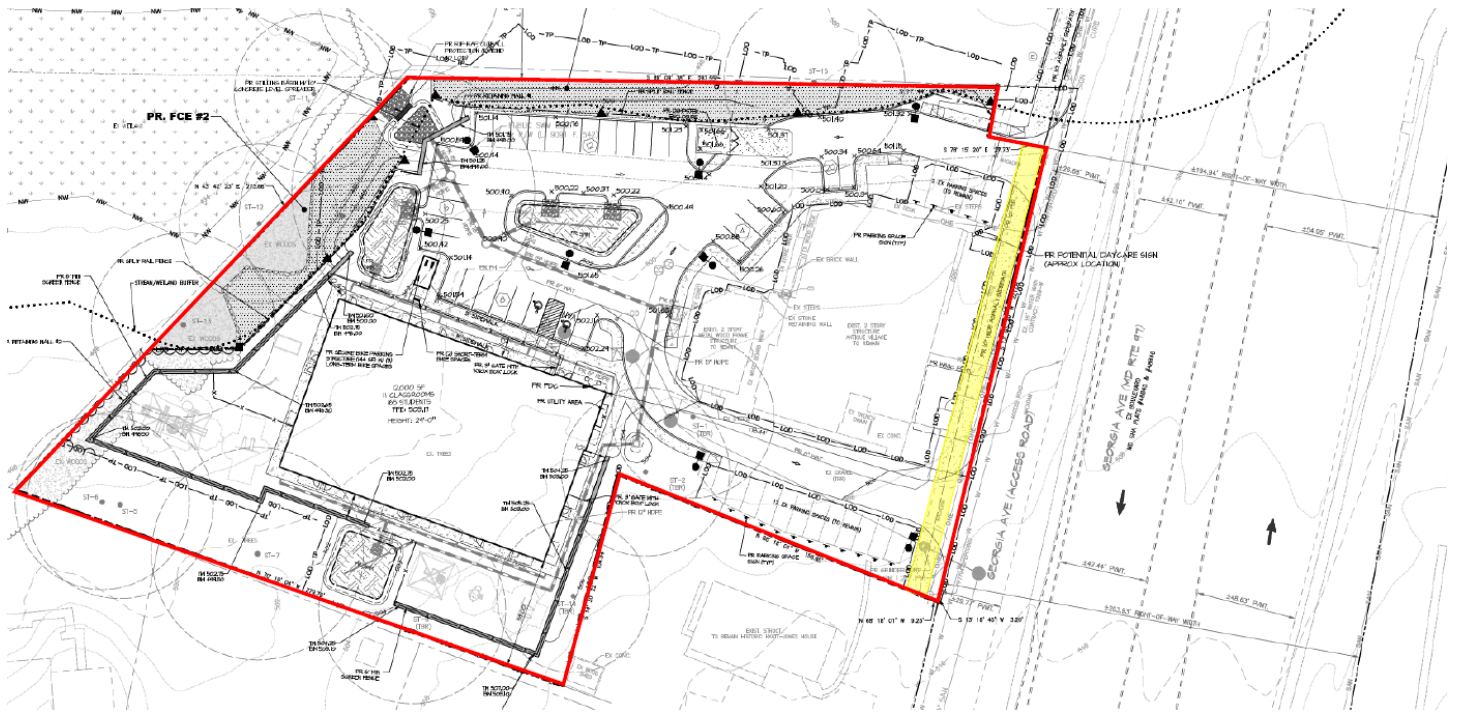


Fig. 2: Zoning Map Excerpt Showing Approximate Existing ROW Width

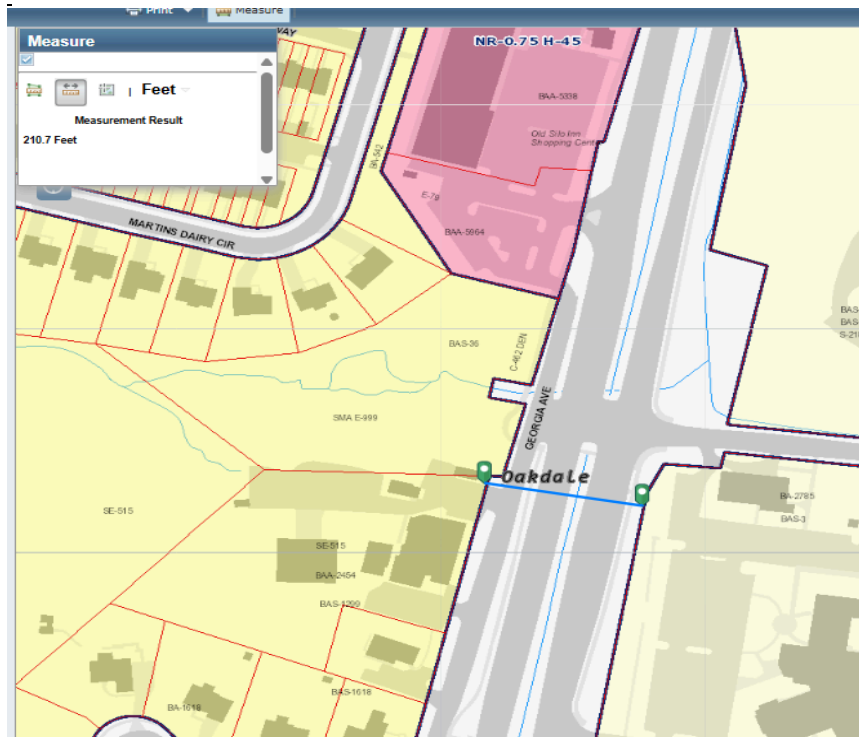


Fig. 3: Existing Conditions Photograph



Christopher M. Ruhlen, Attorney

Pronouns: He, Him, His

Lerch, Early & Brewer, Chtd. rising to every challenge for 75 years

7600 Wisconsin Ave | Suite 700 | Bethesda, MD 20814

T 301-841-3834 | F 301-347-1762 | Main 301-986-1300

cmruhlen@lerchearly.com | [Bio](#)

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Department of Permitting Services
Fire Department Access and Water Supply Comments

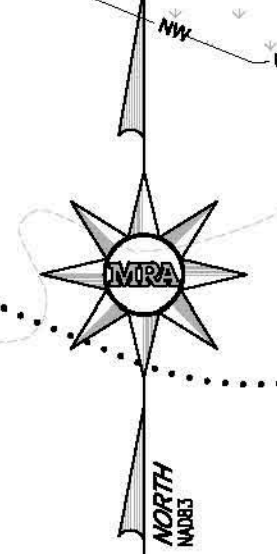
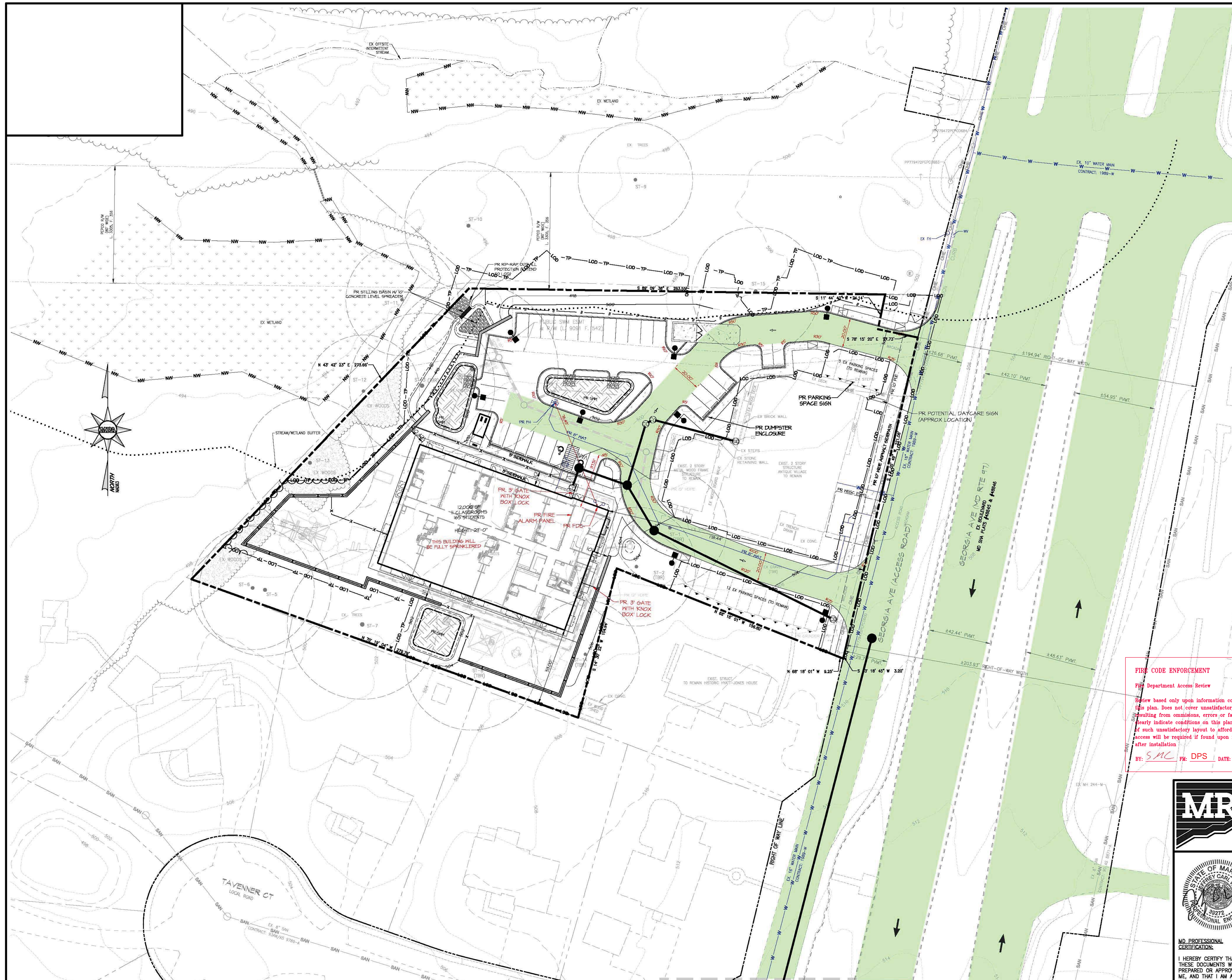
DATE: 19-Mar-25
TO: Courtney Galiber - cgaliber@mragta.com
Morris & Ritchie Associates, Inc
FROM: Marie LaBaw
RE: Primrose at 16650 Georgia Avenue
CU202504 120250090

PLAN APPROVED

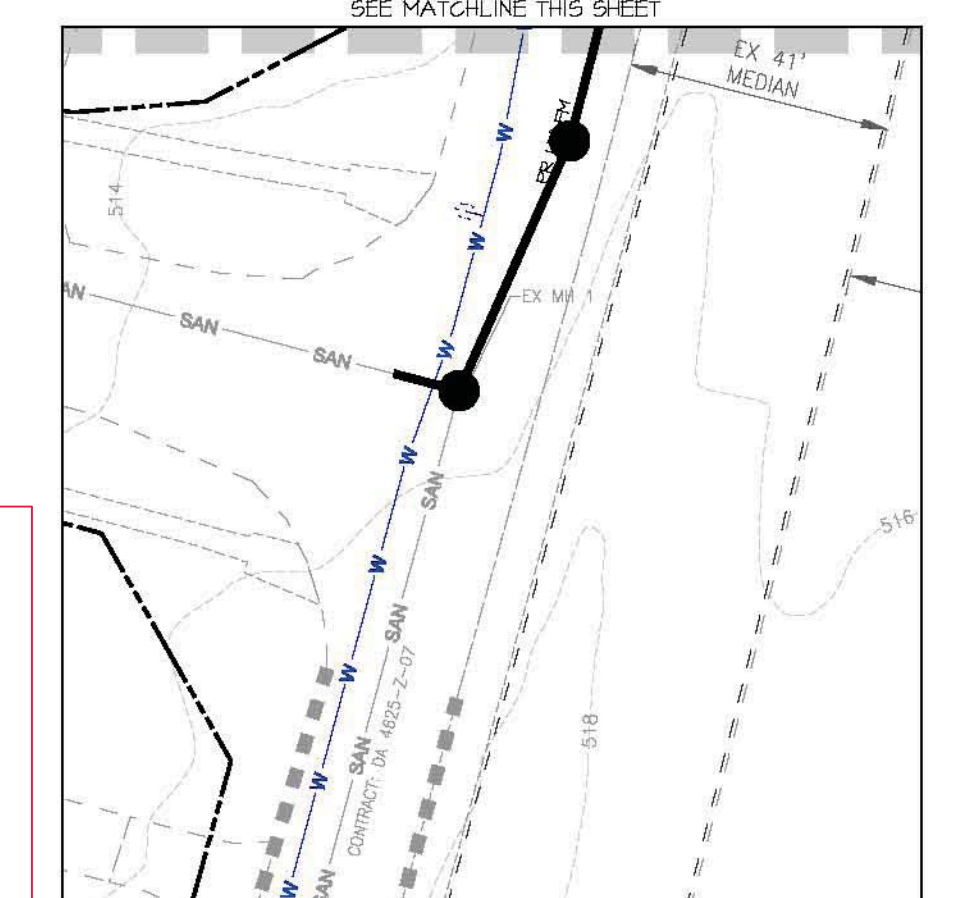
1. Review based only upon information contained on the plan submitted **18-Mar-25**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

LEGEND

- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT PROPERTY LINE
- EX. EASEMENT
- EX. BUILDING
- EX. BUILDING OVERHANG
- EX. CURB
- EX. PAVEMENT/EDGE OF GUTTER
- EX. WALK
- EX. WALL
- EX. CONCRETE
- EX. METAL FENCE
- EX. WOOD FENCE
- EX. NON-TIDAL WETLAND
- EX. STREAM/WETLAND BUFFER
- EX. WATERS-OF-THE-US
- EX. TREELINE
- EX. SPECIMEN TREE (TRUNK & CRITICAL ROOT ZONE)
- EX. TREE
- EX. SHRUB
- EX. OVERHEAD ELECTRIC
- EX. OVERHEAD TELEPHONE
- EX. STORM DRAIN
- EX. SANITARY LINE
- EX. WATERLINE
- EX. POWER POLE
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- EX. EASEMENT
- PR. BUILDING
- PR. CURB & GUTTER
- PR. RETAINING WALL
- PR. WOODS LINE
- PR. LIGHT POLE
- PR. HANDICAP PARKING
- PR. SIDEWALK RAMP
- PR. STORM DRAIN
- PR. WATER LINE
- PR. FIRE HYDRANT
- PR. 1' CONTOUR
- PR. 2' CONTOUR
- PR. 10' CONTOUR
- PR. LIMIT OF DISTURBANCE
- PR. LIMIT OF DISTURBANCE TREE PROTECTION
- PR. MICRO-BIORETENTION FACILITY (M-6)
- FIRE DEPT. ACCESS ROUTE

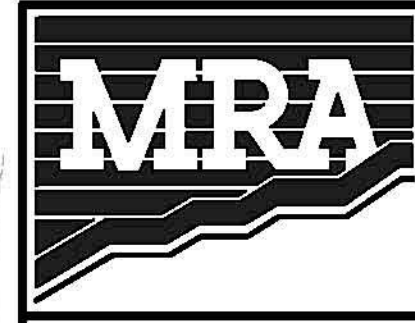
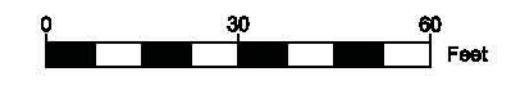


FIRE CODE ENFORCEMENT
 Fire Department Access Review
 Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.
 BY: SMC FM: DPS DATE: 3/19/2025



SITE LAYOUT

SCALE: 1" = 30'



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
 14280 PARK CENTER DRIVE
 LAUREL, MD 20707
 (410) 792-9792 / (301) 776-1690
 MRAGTA.COM

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PRIMROSE AT 16650 GEORGIA AVENUE
CHILD CARE FACILITY
CONDITIONAL USE PLAN - CU202504

FIRE DEPARTMENT ACCESS PLAN

TAX MAP HS53 ~ PARCEL 110 ~ PRELIMINARY PLAN #120250090
 ZONED R-200 ~ L.65992 F.117 ~ WSSC GRID 222NW03
 16650 GEORGIA AVENUE, OLNEY, MD 20832

DATE	REVISIONS	JOB NO.:
		22077X02
		SCALE: 1" = 30'
		DATE: 03/18/2025
		DRAWN BY: ZWB
		DESIGN BY: CMG
		REVIEW BY: CMG
		SHEET: 1 OF 1



MD PROFESSIONAL CERTIFICATION:
 I HEREBY 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 NO. 33272, EXPIRATION DATE: 6/22/25.



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher Conklin
Director

October 27, 2025

Mr. Jonathan Casey, Planner III
Upcounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive, 13th Floor
Wheaton, MD 20902

RE: Preliminary Plan & TIS
Preliminary Plan No. 120250090
Primrose at 16650 Georgia Avenue

Dear Mr. Casey:

We have completed our review of the preliminary plan uploaded to eplans on October 22, 2025, and revised TIS dated September 25, 2025. A previous version of the plan and TIS were reviewed by the Development Review Committee (DRC) at its meeting on January 14, 2025. The tentative Planning Board date is December 11, 2025. We recommend approval of the plan subject to the following comments:

The subject property has street frontage along Georgia Avenue (MD 97) and the Georgia Avenue Service Road, which are maintained by the Maryland State Highway Administration (MSHA). Therefore, MCDOT does not have any jurisdiction, and per Montgomery County Code Chapter 50 Section 4.2, MCDOT shall provide recommendations for the attention of the concerned agencies.

Significant Plan and TIS Review Comments

1. The applicant will be required to extend the proposed, 10-foot asphalt side path along the east side of the Georgia Avenue Service Road, and connect it to the existing path north of the site. The applicant has obtained permission to construct the path from the adjacent property owner, Victoria Springs HOA, in a letter dated October 8, 2025. The Victoria Springs HOA will provide the required easement for the path.
2. Per the LATR proportionality guide, discussed later in the Traffic Impact Study (TIS) portion of this letter, the applicant will be required to provide the following, off-site improvements:
 - Install a high-visibility crosswalk along the south leg of the Georgia Avenue Service Road at Emory Church Road.
 - Install a high-visibility crosswalk along the east leg of Georgia Avenue (MD 97) at Emory

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

Church Road.

Standard Plan Review Comments

3. All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Montgomery County Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. This letter and all other correspondence from this department should be included in the package.
4. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
5. The storm drain analysis was reviewed and accepted by MCDOT. No improvements to any downstream, county-maintained facilities are required with this project.
6. 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.
7. Provide a ten-foot continuous clear path (no grates) along the site frontage.
8. Provide on-site handicap access facilities, parking spaces, ramps, etc., in accordance with the Americans with Disabilities Act.
9. 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 the DPS.

Traffic Impact Study Review Comments

This revised study, dated September 25, 2025, was prepared by Lenhart Traffic Consulting, Inc. The proposed Primrose at 16650 Georgia Avenue development consists of a 12,000-square-foot, 180-student daycare. Access will be provided along the Georgia Avenue (MD 97) service road.

We offer the following comments:

Adequacy Determination:

1. Per the 2020-2024 Growth and Infrastructure Policy adopted on November 16, 2020 (Council Resolution # 19-655) and the 2023 LATR Guidelines, the following adequacy tests are required for

the subject site:

- a. The subject site is in the Yellow Policy Area (Olney). In addition, the study indicates that the subject development will generate more than 50 total weekday peak-hour vehicular trips; therefore, the motor vehicle adequacy test **is required**.
- b. Since the proposed site is within the Yellow Policy Area and will generate between 100 and 199 peak hour person trips, pedestrian, bicycle, and transit adequacy tests **are required** for public facility projects that generate more than 50 peak hour trips.

Motor Vehicle System Adequacy:

1. For the Yellow Policy Area (Olney), generating 50 or more peak-hour person-trip intersections are evaluated for adequacy using the Critical Lane Volume (CLV) analysis methodology. The congestion standard for this policy area is 1,350 CLV. Intersections that exceed the CLV threshold are evaluated using the Highway Capacity Manual (HCM) methodology, which requires an average vehicular delay of 55 seconds/vehicle.
2. The following five intersections were evaluated:
 - a. Georgia Avenue (MD 97) & Emory Church Road
 - b. Georgia Avenue (Service Road) & Emory Church Road
 - c. Georgia Avenue (Service Road) & Site Access
 - d. Georgia Avenue (Service Road) & Site Access
 - e. Georgia Avenue (MD 97) & Emory Lane
3. The consultant concluded that all five intersections will continue to operate within the CLV and delay standards with the proposed development.
4. We defer to the Maryland State Highway Administration (MDSHA) for comments regarding intersections maintained by MDSHA.

Pedestrian System Adequacy:

1. Pedestrian Level of Comfort (PLOC): In the revised TIS, the consultant identified areas that do not meet PLOC adequacy standards and recommended improvements required to achieve an adequate PLOC score on Page 24, Exhibit 10c.

2. Street lighting: The consultant presented the street lighting details on Page 20, Section 3.3. and concluded that the spacing between street lights exceeds the maximum 175-ft distance. Therefore, the street lighting is not adequate.
3. ADA compliance: Based on the review of the handicap ramps within the study area, presented on Page 20, Section 3.4, all ramps are ADA compliant. Therefore, no improvements are necessary.

Bicycle System Adequacy:

1. The consultant evaluated the bicycle system adequacy within the required 400' study limit, and on Page 28, Exhibit 12a, identified Georgia Avenue (MD 97) as a high Level of Stress.

Transit System Adequacy:

1. There are two RideOn bus stops in the study area. These are located on northbound and southbound Georgia Avenue (MD 97) (RideOn Routes 52 & 53), and neither has a bench or a shelter. However, installing shelters and benches in these locations is not feasible based upon the proportionality guide maximum improvement cap (see below in this letter for details).

Vision Zero:

1. An evaluation of vision zero standards included a review of accidents in the study area. The study area does not include any segments identified as High Injury Network segments.

LATR Proportionality Guide:

Based upon the LATR Proportionality Guide, described on Page 4, Section 1.1, the applicant has a maximum \$4,752.00 improvement cap for off-site improvements. The consultant provided cost estimates for the off-site improvements, which total \$3,415.52.

Conclusion:

1. MCDOT agrees with the consultant's findings in the study.

Mr. Jonathan Casey
Preliminary Plan No. 120250090
October 27, 2025October 28, 2025
Page 5

Thank you for the opportunity to review this preliminary plan and TIS. If you have any questions or comments regarding this letter, please contact me at william.whelan@montgomerycountymd.gov or (240) 777-2173.

Sincerely,

William Whelan

William Whelan
Development Review Team
Office of Transportation Policy

cc: Sharepoint Correspondence Folder/Preliminary Plans

cc-e: Courtney Galiber Morris & Ritchie
Mike Lenhart Lenhart Traffic Consulting
Justine Gonzalez-Velez MNCP&PC
Marie LaBaw MCDPS FRS
Wayne Miller MCDOT TSD
Mark Terry MCDOT DTEO



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

January 24, 2025

Mr. Jeffrey Wahl, PE
Morris & Ritchie Associates, Inc.
14280 Park Center Drive
Suite A
Laurel, MD 20707

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
Primrose at 16650 Georgia Ave – Childcare
Facility
Preliminary Plan #: 120250090
SM File #: 290087
Tract Size/Zone: 2.12 ac. / R-200
Total Concept Area: 1.53 ac.
Lots/Block: N/A
Parcel(s): 110
Watershed: Upper Rock Creek
Redevelopment (Yes/No): Yes

Dear Mr. Wahl:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via the use of micro-bioretenion. A partial waiver has been requested and is hereby granted. Due to site constraints and environmentally sensitive features throughout the property, the required ESD volume cannot be fully provided via ESD practices. Structural practices were explored, and available vertical fall and utilities make them infeasible.

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

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this project.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. At the permitting stage, the existing stormwater management easement (L. 9091 F. 542), which does not contain any constructed stormwater management infrastructure, must be terminated.



2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311
www.montgomerycountymd.gov/permittingservices

Mr. Jeffrey Wahl, PE
January 24, 2025
Page 2 of 2

5. Although a Geotechnical Report was provided, no infiltration testing was completed. In the absence of infiltration testing, it will be assumed that recharge will be provided in additional stone below the underdrain.

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

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is 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 Patrick Fitzgerald at 240-777-6362.

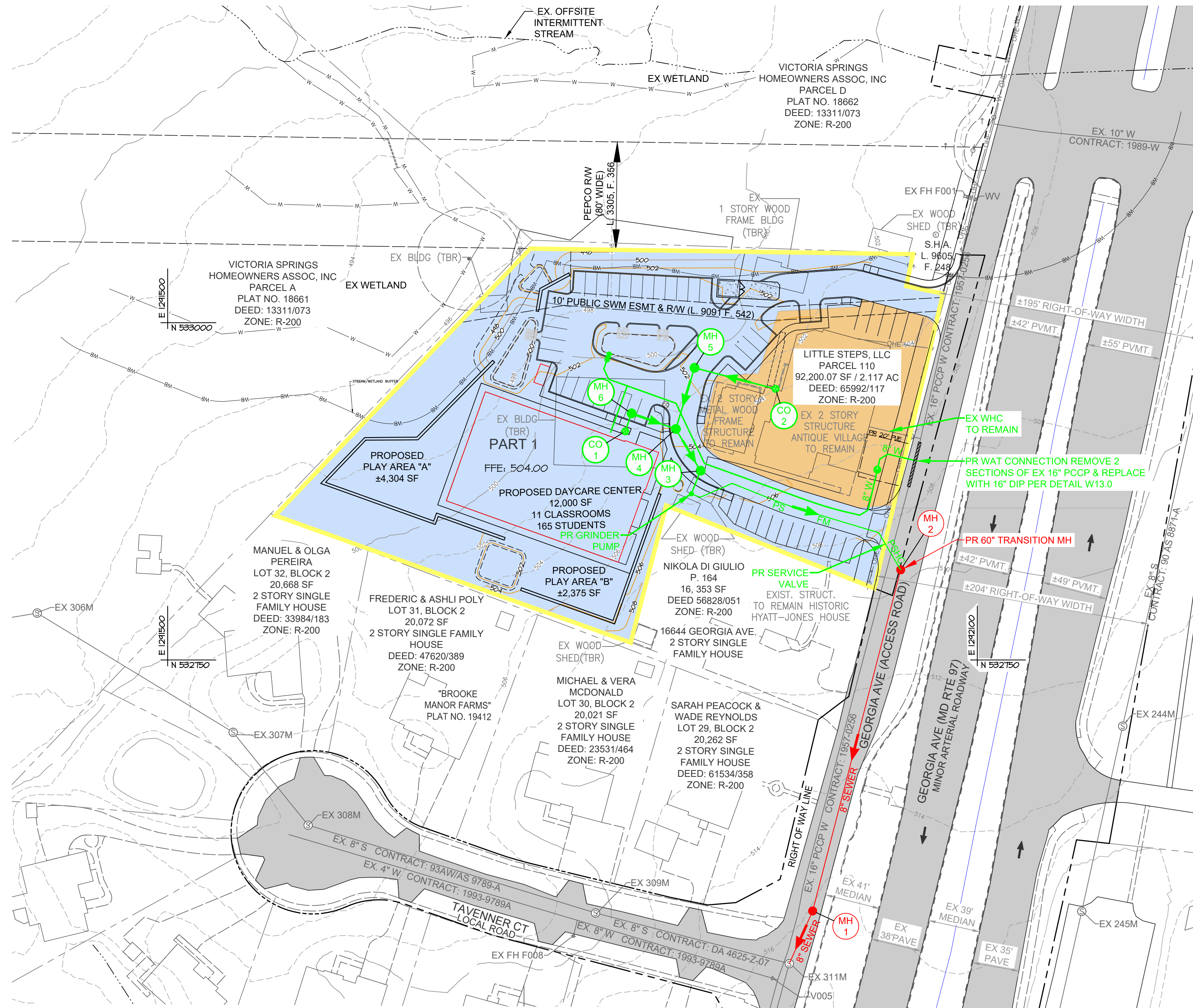
Sincerely,

Mark Etheridge

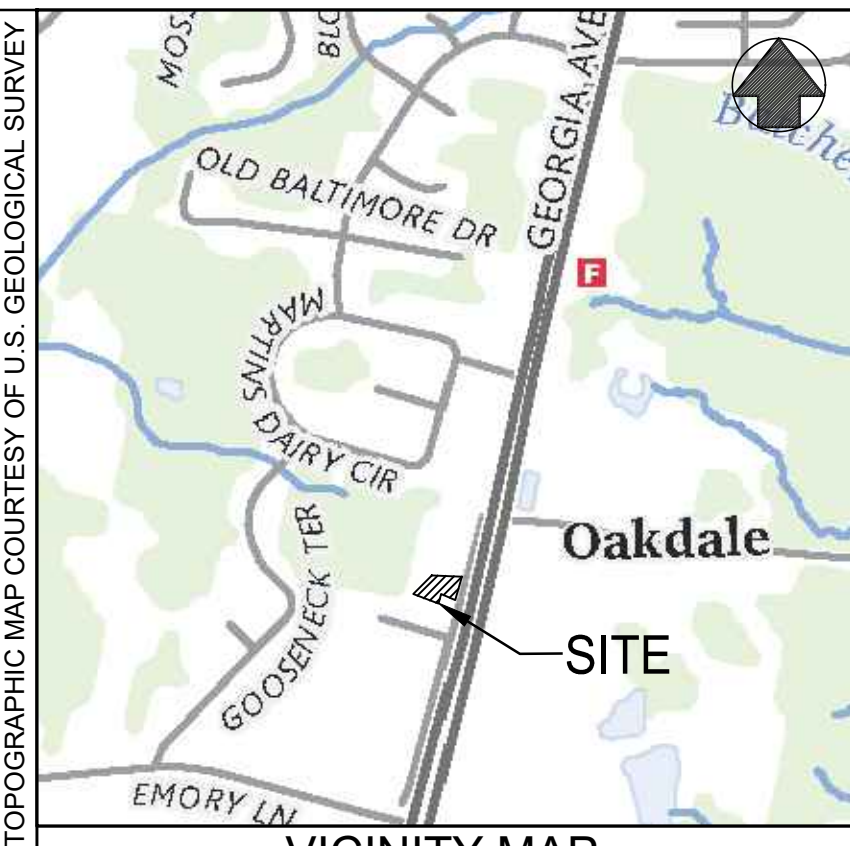
Mark Etheridge, Manager
Water Resources Section
Division of Land Development Services

cc: Neil Braunstein
SM File # 290087

ESD: Required/Provided 6,300 cf / 4,123 cf
PE: Target/Achieved: 2.0"/1.3"
STRUCTURAL: N/A
WAIVED: 2,177 cf.



LOW PRESSURE SEWER NOTES
 1. PSHC SERVICE VALVE TO BE CONSTRUCTED IN ACCORDANCE WITH WSSC STD DETAIL PS 1.1
 2. BLOCKING TO BE INSTALLED AT ALL HORIZONTAL AND VERTICAL BENDS IN ACCORDANCE WITH WSSC STD DETAIL PS 1.4

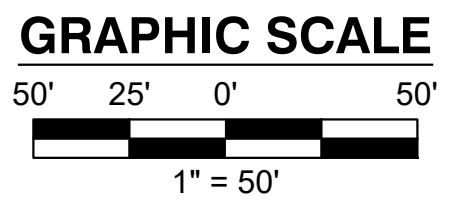


VICINITY MAP
 SCALE 1" : 2000
 PRIMROSE MONTGOMERY Co. PAGE 5049 GRID J10

LEGEND

- APPLICANT'S PROPERTY
- MNCPPC, MARYLAND PARK SERVICE, NATIONAL PARK SERVICE, AND BOARD OF EDUCATION PROPERTY
- ADJACENT PROPERTIES
- EXISTING WATER MAINS (CONTRACT # & SIZE)
- EXISTING SEWER MAINS (CONTRACT # & SIZE)
- PROPOSED WATER MAINS
- PROPOSED SEWER MAINS
- PROPOSED LOW PRESSURE SEWER/ FORCE MAIN
- PROPOSED ON-SITE WATER & SITE UTILITY CONNECTIONS
- PROPOSED ON-SITE SEWER & SITE UTILITY CONNECTIONS
- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- STREET NAME ROAD NAMES
- EXISTING PAVING
- EXISTING / PROPOSED EASEMENTS
- PROPOSED 10' CONTOURS
- PROPOSED 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING 2' CONTOURS
- PROPOSED HIGH/LOW POINT ELEVATIONS

DEVELOPMENT BY PARTS				
PARTS (OUTLINE EACH PART IN A DIFFERENT COLOR)	PER CAPITA/ SQ. FT.			
	SCHOOLS (ELEMENTARY)	RETAIL	OTHER (Specify if needed)	OTHER (Specify if needed)
EXISTING (TO REMIAN)		10,552		
PART 1	197			
TOTAL =	197	10,552		



SERVICE CATEGORIES	
W - 1	S - 3
HYDRAULIC GRADES	
HGG	660
LHG	615
PRESSURE ZONE	660A

WASHINGTON SUBURBAN SANITARY COMMISSION



ENGINEER:
 NAME: MORRIS & RITCHIE ASSOCIATES
 ADDRESS: 14280 PARK CENTER DR. SUITE A
 LAUREL, MD 20707
 PHONE: (410)792-9792
 CONTACT: JEFFREY C. WAHL
 EMAIL: JWAHL@mragsa.com

APPLICANT:
 NAME: LITTLE STEPS, LLC. C/O PROSPERA-U.S., INC
 ADDRESS: 12213 BASSLERS WAY CLARKSVILLE, MD 21029
 PHONE: 410-962-9042
 CONTACT: BEENISH BHATTIA
 EMAIL: BEENISH@GMAIL.COM

ROCK CREEK DRAINAGE BASIN / MINI BASIN 05-160

HYDRAULIC PLANNING ANALYSIS
 PRIMROSE AT 16650 GEORGIA AVENUE

Approved
 Development Services Division

 Maita Pang
 Project Manager
 Date: MARCH 26 2026

CONTRACT DA7944Z25
 200'S 222 NW 03
 222 NW 04
03/20/2026



March 25, 2026

Beenish Bhatia
Little Steps, LLC
c/o PROSPERA-US Inc.
12213 Basslers Way
Clarksville, MD 21029

Re: Letter of Findings / WSSC Project No. DA7944Z25, LITTLE STEPS 16650 GEORGIA AVENUE

Dear Beenish Bhatia:

A hydraulic planning analysis has been completed on the Little Steps 16650 Georgia Avenue project. The project has been conceptually approved. Please refer to the enclosed sketch along with the summary table and list of conditions included in this letter, which provide the results of our analysis.

HYDRAULIC SUMMARY TABLE	
Proposed Development: 1 DAYCARE CENTER, 1 ANTIQUE SHOP	
200-ft Sheet: 222NW03, 222NW04	
SEWER	WATER
WRRF Service Area: Blue Plains	Hydraulic Zone Group: Montgomery High
Mini-Basin Number: 05-160	Pressure Zone: 660A
	High Grade: 660 feet
	Low Grade: 615 feet

The following is a list of conditions that apply to this project and must be met before a Systems Extension Permit (SEP) will be issued:

MANDATORY REFERRAL PROCESS

This project may be subject to the Maryland-National Capital Park and Planning Commission's Mandatory Referral Program, depending on its planned water / sewer infrastructures and associated appurtenances. It is the Applicant's responsibility to contact the appropriate County's Department of Park and Planning for specific guidance and their standards for Mandatory Referral Review. During Phase 2 Design Review, WSSC must be notified if the project is subject to the Mandatory Referral Process.

BLASTING PERMIT

If blasting is proposed within 200 feet of WSSC buried infrastructure, WSSC notification is required per COMAR 29.06.01.10. B (2) at the time of the County's Development Review Committee (DRC) process. This Blasting Plan must be submitted as a Non-DR Plan to WSSC. No blasting work should be done within 200 feet of WSSC mains until the Blasting Plans have been reviewed by WSSC.

CORROSION CONTROL

Based on the submitted Corrosion Survey Check list, the proposed pipe may require cathodic protection. In accordance with the requirements of the latest approved WSSC Pipeline Design Manual Part 3 Section 28, the Form "B" Corrosion Documentation may be required to be submitted as part of the design. If you would like to discuss the corrosion control requirements for this project prior to the submission of the design plans, please contact the Development Services Division's Project Manager.

SANITARY SEWER CONDITIONS

BROAD CREEK BASIN/ NORTHEAST BRANCH BASIN/ ROCK CREEK BASIN/ DAMASCUS BASIN SEWER SYSTEM DEPENDENCY

Based on the Sewer Modeling analysis for this basin, projected flows during a 2-year design storm exceed the capacity of downstream sewers. In accordance with WSSC Code of Regulation, Chapter 11.165, sewer system improvements will be required, and your project will be dependent upon sewer system improvements that eliminate the risk of potential overflow

The applicant may also choose to conduct a sewer system rehabilitation to remove excess inflow/infiltration (Clearwater) from the sewer system in lieu of downstream relief improvements as defined by WSSC Code of Regulations, Chapter 11.165. This work shall be completed as a Developer Relocation Project (DRP) as described in the Development Services Code (DSC). The Applicant shall contact Development Services Division (DSD) for more information with regards to this Clearwater option. Clearwater work shall be completed in accordance with Sewer System Rehabilitation Flow Credits described in

Chapter 4, Section 404 of the DSC. In addition, an amended HPA is required for such a revision at WSSC's discretion.

REQUIRED SANITARY SEWER MAIN SIZES

All proposed gravity sewer mains are to be 8-inch sewer mains at minimum slope are shown on the attached sketch.

SEWER SERVICE DEPENDENCY

It is the applicant's responsibility to meet all downstream sewer dependencies for each development part prior to release of the part. All downstream sewers must be Released for Service (RFS) prior to issuance of the RFS for the subject part (WSSC contract).

INSTALL EJECTOR/GRINDER PUMPS

Based on the proposed grading plan, ejector or grinder pump(s) and on-site low-pressure sewer are required for service. A registered plumber must install the pumps at the developer's expense.

For properties to be served by a grinder pump system, the developer is responsible for all on-site installation (i.e. materials, electrical equipment, the grinder pump unit and plumbing hook-up which shall be installed by a registered plumber). Grinder pump units must be approved by WSSC. Ultimately the property owner will be responsible for all on-site maintenance of grinder pump systems. Builder/developers/owners should disclose this requirement to purchasers at property settlement.

WATER MAIN EXTENSION CONDITIONS

LARGE DIAMETER WATER MAINS IN THE VICINITY

There is a 16-inch diameter water main located in the vicinity of this project. WSSC records indicate that the pipe material is Pre-stressed Concrete Cylinder Pipe (PCCP) CONTRACT NUMBER PCCP 1957-0256.

Prior to submitting Phase 2 System Integrity review, it is the applicant's responsibility to test pit the line and determine its exact horizontal and vertical location as well as to verify the type of pipe material. **The applicant's engineer is responsible for coordinating with WSSC for monitoring and inspecting test pits for this project.** Results of the test pit findings must be accurately depicted on ALL Phase 2 plan submittals and support documents.

Please refer to the latest approved WSSC Pipeline Design Manual, Part 3, Section 11, Loading Analysis, for additional general information and guidance.

PRE-STRESSED CONCRETE CYLINDER PIPE (PCCP) CONDITION ASSESSMENT PROGRAM

WSSC has an on-going program for inspection, repairs, and pipeline management of existing PCCP water mains 36-inches and larger. This program requires sections of the existing PCCP water mains to be shut down for extended periods of time for inspection and repairs. When connecting to these PCCP water mains, scheduled shutdowns may be delayed until the work is completed under this program.

DIRECT WATER SERVICE FROM EXISTING PCCP WATER MAINS

Water service connections to Pre-stress Concrete Cylinder Pipes (PCCP) are not permitted. At minimum, two sections of a PCCP must be removed and replaced with a new material (DIP) prior to connecting to the main. For more details, see Part One, Section 7, page W-7.4, of the latest approved WSSC Pipeline Design Manual.

WATER AVAILABLE

An existing water main is available to provide service to this project. Water service may be obtained by constructing service connections without a public extension.

OUTSIDE METERS

WSSC prefers outside meters, however indoor meters may be allowed under certain conditions. See WSSC Plumbing and Fuel Gas Code Section 112.5.2.

EASEMENT CONDITIONS

GENERAL

WSSC easements must be free and clear of other utilities, including storm drain systems, ESD devices, gas, electric, telephone, CATV, etc. with the exception of allowed crossings designed in accordance with the latest approved WSSC Pipeline Design Manual. Landscaping and Hardscaping are also not allowed without approval. Under certain conditions (and by special request) the items listed above may be permitted within the WSSC easement. However, this will be evaluated on a case-by-case basis and if allowed, will require execution of a special agreement and/or Hold Harmless Agreement between WSSC and the developer.

COORDINATION WITH OTHER BURIED UTILITIES

Refer to the latest approved WSSC Pipeline Design Manual, pages G-7 and G-8 for utility coordination requirements. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC easement unless specifically approved by WSSC. Longitudinal occupancy of WSSC easements (by other utilities) is not permitted. Proposed utility crossings of WSSC pipelines or easements that do not adhere to WSSC's pipeline crossing and clearance standards will be rejected at the design plan review phase. Refer to the latest approved WSSC Pipeline Design Manual, Section 3. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including impacts to proposed street and building layouts.

The applicant must provide a separate “Utility Plan” to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and easements. Upon completion of the site construction, any utilities that are found to be located within WSSC’s easements (or in conflict with WSSC pipelines) must be removed and relocated at the applicant’s expense.

IMPACTS DUE TO GRADING / PIPE LOADING CHANGES

Any grading, change in pipe loading (including but not limited to proposed fill or excavation), adjustment to manhole rims, fire hydrant relocations, placement of access roads or temporary haul roads, temporary sediment control devices, paving construction or construction related activity of any kind over an existing WSSC water or sewer main or within an existing WSSC easement requires **advance approval** by WSSC. Any proposed public street grade establishment plan (GEP) with an existing WSSC water or sewer main of any size located within the existing or proposed public street easement requires WSSC approval directly on the original GEP **prior to** approval of the GEP by the County Department of Public Works and Transportation. Any work (design, inspection, repair, adjustment, relocation, or abandonment) of existing WSSC facilities is done at the sole expense of the applicant / builder / developer. For Relocations work associated with a Systems Extension Project or a Site Utility Project, contact the Development Services Division. Please arrange for this review before plan submittal. See WSSC Design Manual C-11.

CONNECTION AND SITE UTILITY CONDITIONS

MINIMIZE CONNECTION LENGTHS

The length of all connections should be minimized.

SITE UTILITY PROCESS REQUIRED

The Site Utility process is usually required for water lines greater than 2 inches in diameter or sewer lines greater than 4 inches. Contact Permit Services at 301-206-8650 or at www.wsscwater.com for more information on electronic submittal of Site Utility plans.

SHARED SERVICE CONNECTIONS SERVING MULTIPLE PROPERTY OWNERS.

A shared service connection may be allowed when multiple properties or buildings are under separate ownership but located on a common tract of land. The arrangement must be recorded in a Shared Site Utility System Agreement and approved by a WSSC Official Code. The following conditions are required for approval by WSSC:

- Recordation of the necessary covenants and easements for maintenance of the shared site utility system.
- An accessible outside water meter for each water service connection. All WSSC water meters serving the shared site utility system shall be billed to a single account.
- Design to facilitate the sharing of water service connection(s) **and** sewer service connection(s); where only the minimum number of services needed shall be allowed.

- Further division of water and sewer billing obligations shall be a private matter between the property owners, lessees, and tenants and may be accomplished through "private" metering.

MULTIPLE BUILDINGS AND COVENANT REQUIREMENT

In general, where multiple properties or buildings under single ownership are served by water and sewer services connections as allowed or required, a multiple building covenant shall be submitted for the Commission's approval. The covenant shall require the property owner to notify the Commission prior to any subdivision or sale of any or all of the properties covered by the multiple building covenant. Such action may require the property owner to obtain separate water and sewer connections or a Shared Site Utility System Agreement.

The next step in the process is Phase 2, Review for System Integrity. Contact Permit Services at 301-206-8650 or at www.wsscwater.com for more information on electronic submittal of System Integrity Review Packages. Should you wish to schedule a pre-design meeting, please contact Maita Pang at (301) 206-7071 or maita.pang@wsscwater.com.

This Letter of Findings will expire if no "actions" are taken by the applicant over the 3-year period following the date of this letter. For definition of "actions", see the latest Development Services Code, Section 405.1.1.

If you have any questions or concerns, please feel free to contact me at 301-206-7071 or maita.pang@wsscwater.com.

Sincerely,



Maita Pang
Project Manager
Development Services Division

Enclosure: Sketch

cc: Morris & Ritchie Associates - Jeffrey C Wahl
Mr. Fred Mejias (Fred.Mejias@wsscwater.com) - Development Section Manager
Mr. Alan Soukup (alan.soukup@montgomerycountymd.gov) - Department of Environmental Protection - Montgomery County Government