



# MONTGOMERY COUNTY EXECUTIVE ORDER

Offices of the County Executive • 101 Monroe Street • Rockville, Maryland 20850

|  |                                      |                                   |
|--|--------------------------------------|-----------------------------------|
| <b>Subject:</b><br>SNOUFFER SCHOOL ROAD PROJECT (CIP NO. 501109) | <b>Executive Order No.</b><br>267-12 | <b>Subject Suffix</b>             |
| <b>Originating Department:</b><br>DEPARTMENT OF TRANSPORTATION   | <b>Department Number</b>             | <b>Effective Date</b><br>12/11/12 |

- Pursuant to Section 49-53 of the Montgomery County Code (2004) as amended, a public hearing shall be held before the County Executive (or his designee)  
  
at 6:00 p.m. on Wednesday, January 30, 2013, in the Lobby Level Auditorium of the Executive Office Building (EOB) located at 101 Monroe Street, Rockville, Maryland.  
  
The purpose of this hearing is to consider a proposal to construct an improvement to Snouffer School Road, a public way, located in the Gaithersburg Vicinity Planning Area, within the First and Ninth Election Districts.  
  
The planned improvement widens the 5,850 foot segment of Snouffer School Road between Centerway Road and Sweet Autumn Drive to provide two 11-foot travel lanes and a 5.5-foot bike lane in each direction and a continuous 11-foot center turn lane. The project includes an 8-foot shared-use path along the northern side, a 5-foot sidewalk along the southern side, curb and gutter, enclosed storm drainage system, street lighting, landscaping, and stormwater management.
- Project related data and files are available for examination in the offices of the Department of Transportation, 100 Edison Park Road, Gaithersburg, Maryland. The phone number is 240-777-7220.
- Estimated cost of the proposed improvement and estimated funding allocations thereof are as follows:

|                  |   |
|------------------|---|
| \$ 0.00          | Costs to be assessed for special benefit against applicable properties  |
| \$ 23,710,000.00 | Costs not otherwise incurred, to be borne by Montgomery County  |
| \$ 23,710,000.00 | Total estimated cost of the project, including engineering, land acquisition site improvements and construction |
- Unless otherwise approved by the County, expenditures authorized by this Order plus expenditures accrued to date for this project shall not exceed \$23,710,000 and shall be payable from funds approved for C.I.P. Project No. 501109.
- The purpose of the hearing is solely to obtain public comment to assist the County Executive in the determination of whether or not to authorize this project.



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6. Pursuant to Section 49-52 of the Montgomery County Code (2004) as amended, THERE ARE NO PROPERTIES that are considered to be specially benefited by the proposed improvement and subject to assessments:

| Owner's Name   | Account Number       | Parcel/Lot | Liber/Folio          | Accessible Front Footage | Estimated F.F. Cost    | Est. Special Benefit |
|--|----------------------|------------|----------------------|--------------------------|------------------------|----------------------|
| Toro Luna LLC<br>C/O Seasons Wholesale Nursery<br>8135 Snouffer School Road<br>Gaithersburg, MD 20879              | 00003300             | Lot 2A     | 44087/366            | 245                      | \$538,065              | \$0                  |
| Metropolitan Fleet Service<br>C/O Pat & Murphy ENT I Inc<br>21409 South Montgomery Avenue<br>Laytonsville MD 20882 | 02640925<br>00006520 | 19A<br>10A | 7163/235<br>4008/592 | 170<br>169               | \$373,351<br>\$371,155 | \$0<br>\$0           |
| Rogewitz, Michael Et Al<br>PO Box 2058<br>Gaithersburg, MD 20879   | 00770371             | P435       | 39600/16             | 199                      | \$437,041              | \$0                  |
| Horizon Plaza LLC<br>C/O Site Realty Group<br>2141 Industrial Parkway<br>Silver Spring, MD 20904                   | 02130596             | 11C        | 17860/578            | 302                      | \$663,247              | \$0                  |
| UNO Properties General Partnership<br>8441 Snouffer School Road<br>Gaithersburg MD 20879                           | 02645780             | 39b        | 9428/817             | 220                      | \$483,160              | \$0                  |



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| Maryland National Captial Park and Planning Commission<br>9500 Brunett Avenue<br>Silver Spring, MD 20901       | 02438950             | P860       | 36838/175              | 84                       | \$184,479              | \$0                  |
| Washington Suburban Sanitary Commission<br>4017 Hamilton Street<br>Hyattsville MD 20781                        | 00778398<br>02362256 | P490       | 4008/592<br>6302/388   | 89<br>100                | \$195,460<br>\$219,618 | \$0<br>\$0           |
| Discovery LLC<br>8201 Snouffer School Road<br>Gaithersburg, MD 20879   | 00008038             | 1A         | 19846/219              | 170                      | \$373,351              | \$0                  |
| Shub Divver Land Company LLC<br>C/O John Divver<br>8418 Sandalwood Court<br>Jessup, MD 20794                   | 03248550<br>01631286 | 23C<br>2C  | 29035/141<br>15287/580 | 52<br>150                | \$114,202<br>\$329,428 | \$0<br>\$0           |
| Potomac Electric Power Company<br>C/O Corp Tax Dept<br>701 9TH Street NW, Suite 5617<br>Washington D. C. 20068 | 01685062             | 3C         | 4601/480               | 277                      | \$608,343              | \$0                  |
| Centerway Plaza II LLC<br>11611 Old Georgetown Road<br>Floor 2<br>Rockville MD 20852                           | 03414790             | 43B        | 40781/435              | 166                      | \$364,567              | \$0                  |



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|---|----------------|------------|-------------|--------------------------|---------------------|----------------------|
| Rozansky, Katheryn Et Al<br>7312 Arrowood Road<br>Bethesda, MD  | 01759391       | 8A         | 31165/415   | 169                      | \$371,155           | \$0                  |
| Airpark Equities<br>C/O Time Equities Inc<br>55 Fifth Avenue 15th floor<br>New York NY 10003                | 02509408       | 25B        | 43629/391   | 269                      | \$590,773           | \$0                  |
| Peyrataud, Paul<br>8041 Snouffers School Road<br>Gaithersburg MD 20879                                      | 02130608       | 12C        | 13412/388   | 25                       | \$54,905            | \$0                  |
| Jemals Auto Park LLC<br>C/O Douglas Develop Corporation<br>702 H Street NW Suite 400<br>Washington DC 20001 | 02481020       | 21C        | 14579/640   | 92                       | \$202,049           | \$0                  |
| Five SAC RW MS LLC<br>1250 E Missouri Avenue<br>Phoenix, AZ 85014   | 03306303       | N606       | 30689/188   | 232                      | \$509,515           | \$0                  |
| Oliver LLC<br>8045 Snouffer School Road<br>Gaithersburg, MD 20879   | 02130610       | 13C        | 28305/216   | 25                       | \$54,905            | \$0                  |
| TWP Properties LLC<br>8513 Connecticut Avenue<br>Chevy Chase MD 20815                                       | 02191776       | 16A        | 17476/747   | 752                      | \$1,651,530         | \$0                  |



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|---|----------------|------------|-------------|--------------------------|---------------------|----------------------|
| Sunbelt Equipment & Rentals Inc.<br>C/O Property Tax<br>2341 Deerfield Drive<br>Fort Mill, SC 29715 | 02645778       | 38B        | 13951/611   | 166                      | \$364,567           | \$0                  |
| Rivera Family Investments LLC<br>719 Pebble Beach Drive<br>Silver Spring MD 20904                   | 02645745       | 35B        | 21732/705   | 267                      | \$586,381           | \$0                  |
| Flower Hill Central Corporation<br>8100 Montain Laurel Lane<br>Gaithersburg MD 20879                | 02266837       |            | 6415/43     | 529                      | \$1,161,781         | \$0                  |
|   | 01881060       |            | 8884/710    | 198                      | \$434,844           | \$0                  |
|   | 02173391       |            | 6408/685    | 410                      | \$900,435           | \$0                  |
|   | 02173378       |            | 6408/685    | 716                      | \$1,572,468         | \$0                  |
|   | 02811952       |            | 9743/273    | 499                      | \$1,095,896         | \$0                  |
|   | 02811688       |            | 9743/273    | 242                      | \$531,476           | \$0                  |
|   | 02811336       |            | 9743/273    | 325                      | \$713,760           | \$0                  |
|   | 02813027       |            | 9743/273    | 100                      | \$219,618           | \$0                  |
|   | 02812490       |            | 9743/273    | 357                      | \$784,038           | \$0                  |
|   | 02086327       |            | 6747/286    | 9                        | \$19,766            | \$0                  |
| 02173471  |                | 6408/685   | 43          | \$94,436                 | \$0                 |                      |
| Centerway Plaza I LLC<br>11611 Old Georgetown Road<br>Floor 2<br>Rockville MD 20852                 | 03414788       | 42B        | 40781/435   | 205                      | \$450,218           | \$0                  |
| Stubbs, Lawrence E & MK<br>16408 Henry Drive<br>Gaithersburg, MD 20877                              | 00009443       | 1C         | 3325/74     | 209                      | \$459,002           | \$0                  |



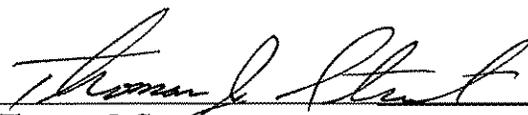
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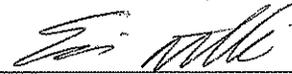
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| BCP Realty Inc<br>2302 Home Farm Court<br>Gambrills MD 21054   | 00009591             | 3A         | 14355/38               | 170                      | \$373,351                | \$0                  |
| Airpark Apartment Limited Partnership<br>C/O PMB 395<br>9710 Traville Gateway Drive<br>Rockville, MD 20850 | 03547228             | 2          | 15588/559              | 534                      | \$1,172,762              | \$0                  |
| Montgomery County<br>101 Monroe Street<br>Rockville MD 20850   | 02758927<br>01835507 | P280       | 8180/63<br>5164/723    | 618<br>171               | \$1,357,242<br>\$375,547 | \$0<br>\$0           |
| Carriage Walk Homeowners Association, Inc<br>6301 Ivy Lane #400<br>Greenbelt, MD 20770                     | 02887073<br>02887461 |            | 10400/396<br>10400/396 | 326<br>353               | \$715,956<br>\$775,253   | \$0<br>\$0           |
| Summer Ridge Condominium   |                      |            |                        | 222                      | \$487,553                | \$0                  |

APPROVED:

  
 Thomas J. Street  
 Assistant Chief Administrative Officer

Approved as to form and legality  
Office of the County Attorney

By 

Date 12/5/12