



**Armstrong Property: Preliminary Plan No. 120160070**

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**Completed: 03/25/16**

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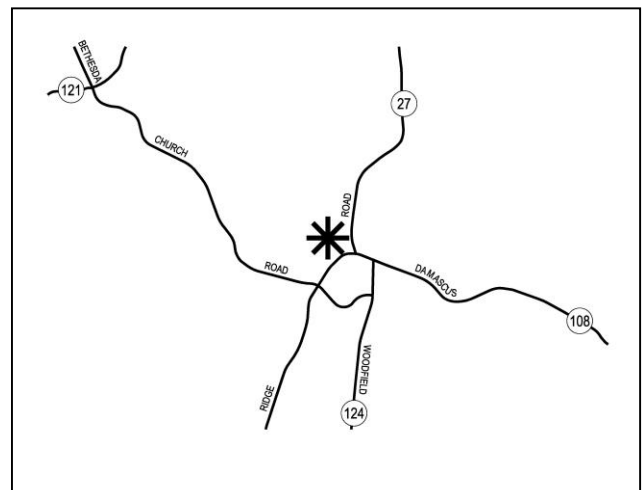
**Description**

**Armstrong Property: Preliminary Plan No. 120160070:** Application to create 55 lots for 47 one-family attached dwellings (townhomes) and 8 one-family detached dwellings (including 7 total MPDUs), a parcel for private streets and parcels for open space, located on the south side of Lewis Lane, approximately 500 feet west of the intersection with High Corner Street; 8.17 acres, Zoned CRT 1.0, C-0.5, R-0.5, H-55T; 2006 Damascus Master Plan.

**Applicant:** Craig Kazanjan (Kaz Brothers)

**Submittal Date:** October 28, 2015

**Review Basis:** Chapter 22A, Chapter 50



**Summary**

- Staff recommends Approval with conditions of the Preliminary Plan.
- The site will be subject to a Site Plan prior to development.
- Staff is recommending construction of approximately 190 feet of off-site sidewalk that will connect the Site to the commercial properties in downtown Damascus.
- A sewer category change was administratively approved on March 9, 2016.
- There has been significant citizen correspondence for this Application both independently, and in conjunction with the Woodfield Commons application that was approved by the Planning Board on December 17, 2015.

## SECTION 1 – RECOMMENDATIONS AND CONDITIONS

**Preliminary Plan No. 120160070:** Staff recommends approval of the Preliminary Plan and associated Preliminary Forest Conservation Plan subject to the following conditions:

- 1) This approval is limited to 55 lots for eight (8) one-family detached and 47 one-family attached dwelling units, including a minimum of 12.5 percent MPDUs, a private road parcel, and open space parcels.
- 2) The Applicant must submit a Final Forest Conservation Plan consistent with Chapter 22A at the time of Site Plan.
- 3) Prior to demolition, clearing, or grading a Category I Conservation Easement approved by the M-NCPPC Office of the General Counsel and must be recorded in the Montgomery County Land Records by deed and the Liber Folio for the easement must be referenced on the record plat.
- 4) The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Service (“MCDPS”) – Water Resources Section in its stormwater management concept letter dated February 8, 2016, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Water Resources Section provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
- 5) The Applicant must dedicate and show on the record plat forty (40) feet of dedication from the centerline of Lewis Drive along the Subject property’s entire frontage.
- 6) The Planning Board accepts the recommendations of the Montgomery County Department of Transportation (“MCDOT”) in its letter dated December 3, 2015, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
- 7) Prior to issuance of access permits, the Applicant must satisfy the provisions for access and improvements as required by MCDOT.
- 8) The Applicant must construct all frontage improvements pursuant to the MCDOT letter.
- 9) The Applicant must construct the private internal streets to applicable Montgomery County tertiary structural standards and must construct all sidewalks, both on and off the Subject property, to applicable ADA standards. Before the release of bond or surety, the Applicant must provide Department of Permitting Services, Zoning & Site Plan Enforcement Staff with certification from a licensed civil engineer that all streets and sidewalks have been built to the above standards.
- 10) The Applicant must construct an off-site, five-foot-wide sidewalk, located along the south side of Lewis Drive, between the eastern edge of the Subject property and the end of the existing sidewalk to the east.

- 11) All private streets must be recorded on their own parcel and shown on the record plat.
- 12) The record plat must reflect a common use and access easement over all private streets and adjacent parallel sidewalks.
- 13) The record plat must show an easement for a possible future inter-parcel connection between the Subject property and the property located to the east.
- 14) Record plat must show necessary easements.
- 15) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for eighty-five (85) months from the date of mailing of the Planning Board resolution.
- 16) Final approval of the number and location of buildings, on-site parking, site circulation, sidewalks, and open spaces will be determined at site plan.
- 17) Prior to the submission of any plat, a Site Plan must be certified by M-NCPPC Staff.
- 18) The certified Preliminary Plan must contain the following note:  
*“Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of site plan approval. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board’s approval.”*
- 19) The Subject property is within the Damascus High School cluster area. The Applicant must make a School Facilities Payment to MCDPS at the middle school level for all units for which a building permit is issued and a School Facilities Payment is applicable (eight single-family detached and 47 single-family attached). The timing and amount of the payment will be in accordance with Chapter 52 of the Montgomery County Code.

## SECTION 2 – SITE LOCATION AND ANALYSIS

### Site Location

The subject property is located on the south side of Lewis Drive, approximately 500 feet west of the intersection of High Corner Street, and consists of Parcel No. 545 on tax map FX343, for a total of 8.17 acres. The site is zoned CRT 1.0, C-0.5, R-0.5, H-55T and is located within the 2006 Damascus Master Plan. The property is near the center of Damascus, less than ¼ of a mile west of MD 27 and the main commercial center of town.

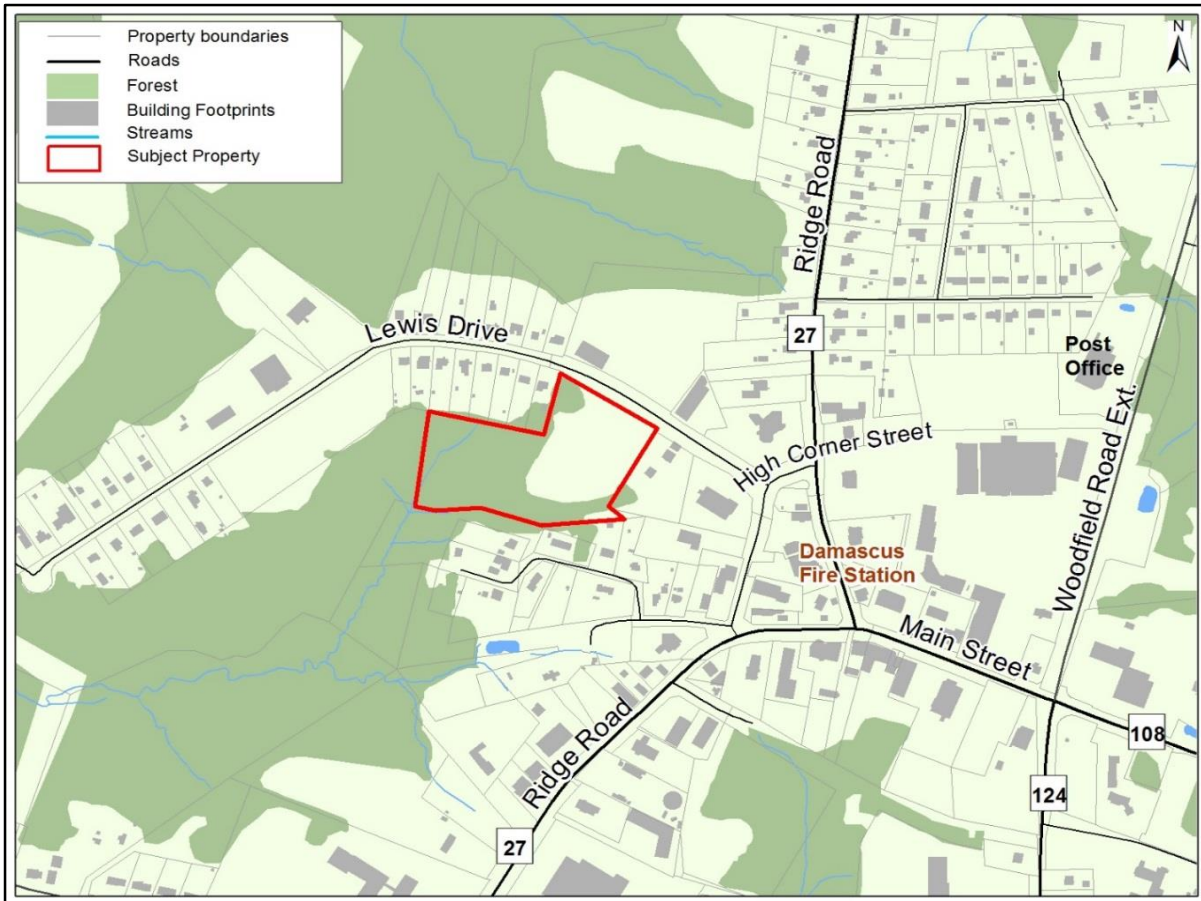


Figure 1 – Vicinity Map

### Site Vicinity

The location of the property is on the western edge of the Town Center of Damascus and serves as a transition from the Town Center and the surrounding residential uses. To the northwest, west and south of the site is land zoned RNC and RE-2C that is developed with one-family detached houses. Opposite the site is an approximately 6.25-acre property zoned CRT with one vacant structure. East of the site are commercially developed properties in the CRT zone.

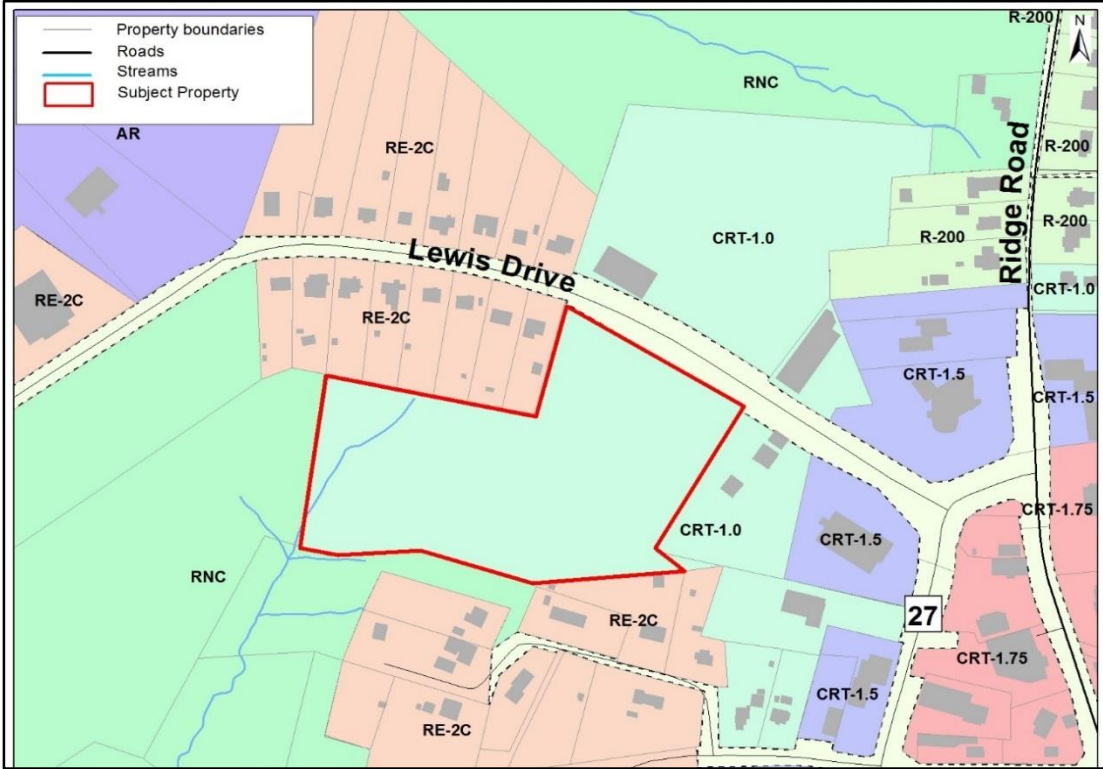


Figure 2 – Vicinity Zoning



Figure 3 – Aerial Map

## Site Description

The property is unimproved with structures but is partially cleared with an abandoned baseball field in the east central portion of the site, and approximately 4.88 acres of on-site forest in the southern and western area. Lewis Drive follows a ridge line along the northern property line of the site. The high point of the property lies in the northeast corner and the site slopes away to the south and west, dropping over 90 feet in total (Figure 4) over about 970 feet in length. There is a relatively level terrace where the abandoned baseball field is located with steeper slopes to the north and to the southwest. The shorter but steeper slope is between the road and the abandoned baseball field, and a more moderate slope continues to the southwestern corner where the low spot of the property is located. The headwaters of a stream are located in the forested area in the far southwestern portion of the Site.

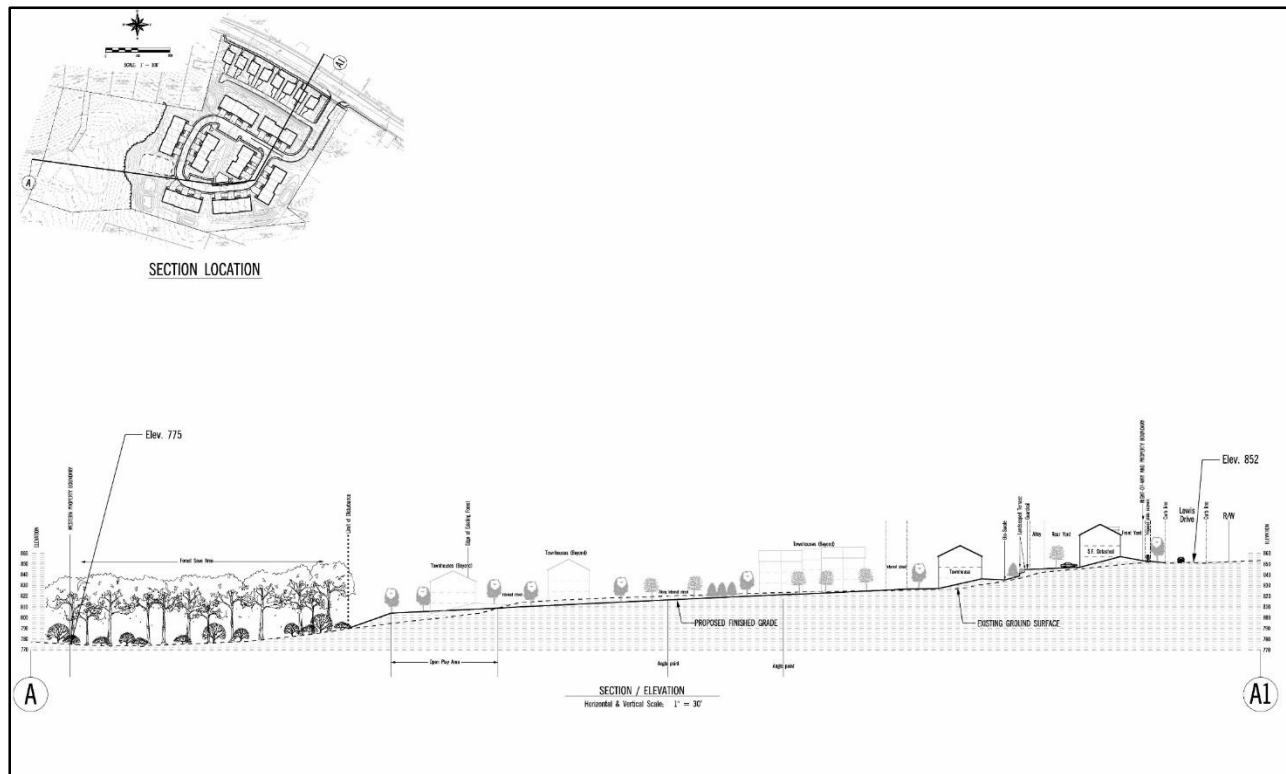


Figure 4 – Topographic Section

## SECTION 3 – APPLICATION AND PROPOSAL

### Previous Application – 720150060

The Applicant submitted a Pre-Preliminary Plan, No. 720150060 which went to DRC on March 16, 2015 for Staff level advice on the development potential on the subject property including total density, layout, legacy open space, and to start the process of obtaining a sewer category change. The Pre-Preliminary Plan was substantially similar to the Preliminary Plan under review currently, and Staff was generally supportive of the ideas and offered minor suggestions including ways to engage the open space, and locating one-family detached dwellings along Lewis Drive with rear access garages to increase compatibility with the existing development along Lewis Drive.

### Preliminary Plan 120160070

The property is currently being reviewed as a Preliminary Plan, No. 120160070, which proposes to subdivide the site into 55 lots, eight for one-family detached dwellings and 47 for one-family attached (townhouse) dwellings, including seven MPDUs (“Preliminary Plan” or “Application”). The Preliminary Plan also creates a parcel for the private internal streets and parcels for open space, stormwater management, and forest conservation areas.

### Proposal

The Preliminary Plan creates eight lots for eight one-family detached dwelling units that are rear loaded and fronting on Lewis Drive, and the 47 townhouse units located around an internal circular street behind the detached units. Parking is proposed with each townhouse unit having a one car garage, and room for one additional car in each driveway. There are 24 additional vehicle spaces designated for visitors and additional resident parking located in four locations along the private street. The eight one-family detached units will each have a two car garage and additional room for extra parking in their private driveways. Within the townhouse portion of the site, the Application proposes seven MPDU units (12.5%), divided up between four of the rows of townhomes. The western 1/3 of the site is forested and will be protected in a Category 1 conservation easement, and will be located on a separate parcel. The Preliminary Plan proposes locations for an open play area, a tot-lot, a sitting area, and natural surface trails within the wooded area. The Application also shows an easement along the eastern site boundary that will allow for a future inter-property connection should the neighboring property redevelop.



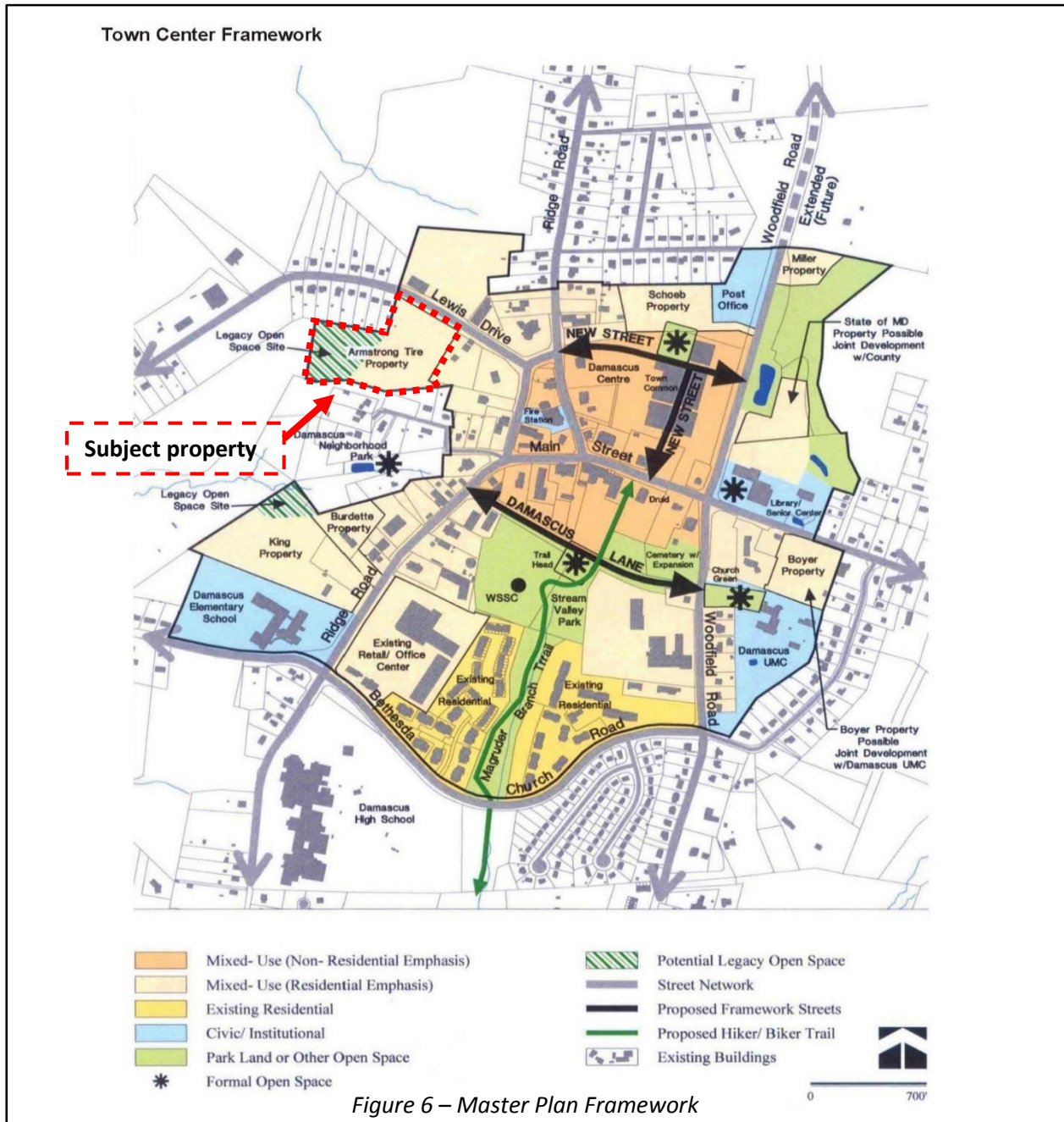


## SECTION 4 – ANALYSIS AND FINDINGS PRELIMINARY PLAN 20160070

1. *The Preliminary Plan substantially conforms to the Master Plan.*

### 2006 Damascus Master Plan

The subject property is located within the boundary of the 2006 Damascus Master Plan (“Master Plan”). The Master Plan establishes a vision of a small town surrounded by agricultural and rural open spaces. It proposes this by establishing a Town Center with a moderate intensity mix of uses, connected with residential neighborhoods and surrounded by rural space. The Master Plan promotes building livable neighborhoods with clustered development, and encourages a variety of housing options.



Specifically, the subject property is within the Town Center area of the Master Plan and is identified as the Armstrong Tire Property in the Town Center Framework (Figure 6). The Master Plan identifies the purpose of the Town Center on page 3 of the Master Plan, including a desire to continue the commercial uses along Main Street and at major intersections to create opportunities for residential development that will support the retail and service businesses in the core. The Land Use Recommendation for the Subject property is for a mixed use development with a residential emphasis. The Master Plan also identifies an area of possible Legacy Open Space on the western portion of the Site. The Preliminary Plan is requesting an all residential development but is proposing a mix of housing types between one-family detached, townhome, and MPDU priced units. Staff finds it appropriate to not include any commercial uses on this site because it is adjacent to existing commercial properties that have higher visibility and more pass-by traffic. Lewis Drive is a dead-end road and therefore has only local traffic, making commercial uses impractical.

There are numerous land use recommendations for the Town Center found on pages 15-22 of the Master Plan which are meant to implement the vision for the Master Plan and the Town Center. These recommendations are grouped into five themes, including: Enhance Town Center Identity, Enhance Main Street Identity, Expand and Enhance Mobility and Connectivity, Expand and Enhance Community Open Space, and Guidelines for Development. Not all of the recommendations found within these five themes are appropriate or applicable to the Subject property due to site or project specific recommendations, or recommendations intended for properties directly along Main Street. The following analysis expands upon the recommendations which are applicable to the Subject property, explaining how the Preliminary Plan meets these recommendations.

*Enhance Town Center Identity (p. 15)*

This section of recommendations is meant to provide placemaking tools to strengthen the sense of place, including a compact town-scale intensity.

- *Transition Experience – Enhance the experience of transition at Town Center entrances from rural to neighborhood to town character on approaches to the Town Center.*

The Preliminary Plan enhances the transition on Lewis Drive between the existing one-family detached housing along Lewis Drive and the Town Center. The Application proposes new one-family detached dwellings along Lewis Drive, which is compatible with the existing detached dwellings further to the west, while creating a more urban feeling with units slightly closer to the street and closer together. The Application will also provide the required streetscape improvements for a Business District Street including sidewalks and street trees. The new streetscape and new detached dwellings will create that transition between the existing development and the center of the Town Center.

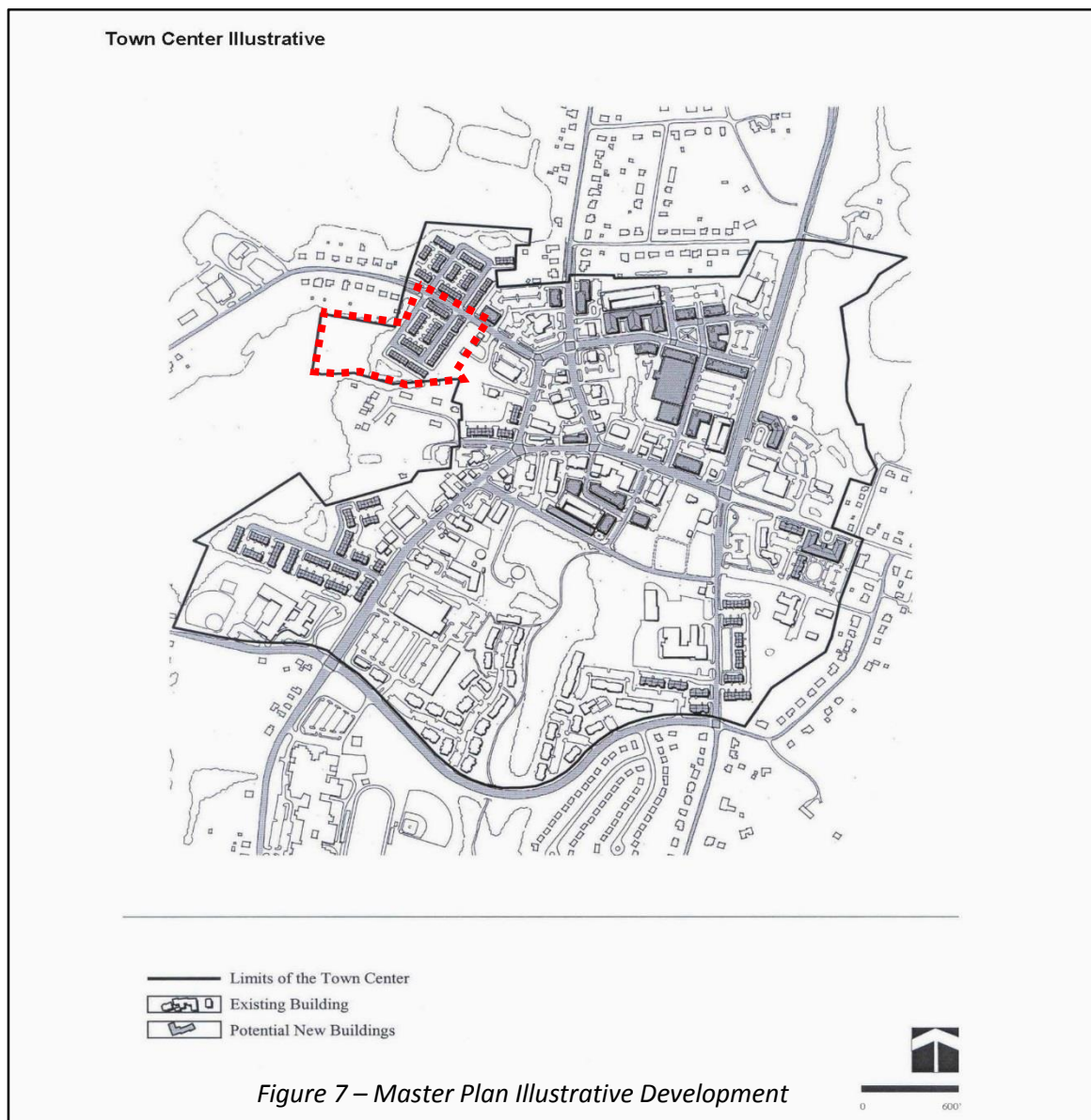
*Enhance Main Street Identity (p. 15-18)*

These recommendations aim to augment the identity of Main Street with design standards that enhance the pedestrian realm. Although the Subject property is not on Main Street proper, it does front on Lewis Drive which is a public street leading to Main Street, making some of these recommendations relevant.

- *Building Orientation – Orient buildings toward streets to enhance spatial definition.*

- *On-Street Parking* – Provide continuous on-street parking where possible to add to the viability of local businesses, and provide a buffer between vehicular travel lanes and pedestrians on sidewalks.
- *Streetscape Treatment* – Enhance the streets in the Town Center with street trees, uniform lighting and special paving. A continued commitment to the implementation should be extended to all streets within the Town Center.

The lots as proposed will allow structures to be oriented toward the street. Particularly, the one-family detached units along Lewis Drive will establish a new street edge consistent with the vision in the Master Plan. The Applicant will use the existing pavement for Lewis Drive to mark 15 parallel parking spaces across the Site frontage. Additionally, the Preliminary Plan proposes a new five-foot wide sidewalk, and tree planting panel along Lewis Drive, consistent with the visions of the Master Plan.



*Expand and Enhance Mobility and Connectivity (p. 18-21)*

The primary goal of these recommendations is to expand upon the existing sidewalk network with new connections, and to create a network of secondary streets for bikes, pedestrians and business access. These all have the intent of limiting the need for vehicle travel within the town. Many of these recommendations are for implementing specific new roads or sidewalks in the Town Center that are not adjacent to the Subject property.

- *Sidewalk Connections – Provide an extended sidewalk system to encourage more pedestrians from adjacent neighborhoods to walk into the Town Center.*
- *Traffic Management – Implement appropriate traffic calming and context-based design measures, particularly at the gateway points. Context-based street design and traffic-calming tools encourage slower speeds and add awareness of the presence of pedestrians. This Plan recommends tools that provide visual cues at the gateways into the Town Center such as narrower vehicle travel lanes, reconfigured travel lanes, and street trees.*

The Application will include sidewalks across the Site frontage on Lewis Drive, sidewalks along all internal private streets, and will construct an approximately 190-foot long off-site sidewalk connection that will link the Subject property to the sidewalks that exist in the commercial portion of the Town Center. By implementing the design standards for a Business District Street along Lewis Drive, this Application will narrow the existing 19-foot wide travel lane by stripping off an eight-foot wide parking lane, and will provide the street trees within the right-of-way.

*Expand and Enhance Community Open Space (p. 21)*

The Master Plan encourages compact town-scale intensity within the Town Center that will decrease imperviousness and provide more community gathering places. Most of these recommendations are for specific sites or projects however there is one applicable recommendation for open space.

- *Open Spaces – Create additional formal open spaces in the Town Center, such as small urban public parks or privately maintained open spaces. Even small seating areas and pedestrian walkways add character and places for human interaction. The Spaces should be safe, comfortable, accessible and highly visible.*

The Application provides open spaces that provide an opportunity to establish passive and active recreation. The proposed Category 1 Easement area will have natural surface trails, and locations have been noted for a sitting area and a play equipment area that are integrated into the development, and an open play area that overlooks the area of protected forest. The final design of these open spaces will be determined at Site Plan.

*Guidelines for Development and Redevelopment (p.21 – 22)*

The Master Plan encourages some development and redevelopment to provide an environment that reinforces the entire range of activities and uses needed in a Town Center. These recommendations are a range of site specific recommendations and Town Center wide recommendations.

- *Housing Types – Provide a range of housing types in the Town Center that will accommodate varied lifestyle choices. Flexibility to permit varied housing types will accommodate future housing within a town-scale framework. Residential opportunities in the Town Center will add vitality and a stronger market for locally oriented commercial activity.*

- *Residential Uses – This Plan recommends that careful attention be given at the time of subdivision or site plan to proposed new residential development that directly adjoins existing single-family residential development, ensuring compatibility of scale, height, and proportion. Such review may limit development potential below that allowed in the zone.*
- *Building Orientation – Buildings within the Town Center should be street-oriented. Residential buildings should have entrances facing the street in order for visitors to instinctively know where to enter, to encourage social interaction, and to promote natural surveillance and safety.*

The Preliminary Plan proposes a mix of one-family detached dwellings (eight units), one-family attached (townhouse) dwellings (47 units) and a total of seven MPDU dwelling units. These new residential units will provide housing for citizens across a wide range of incomes and will provide new residents within walking distance of the commercial center of the Town Center. To ensure compatibility, the Preliminary Plan is locating new one-family detached dwellings along Lewis Drive, and is locating the townhouse units in the interior of the Site which is lower in elevation and not as visible from Lewis Drive. The proposed lots will allow dwellings to be street-oriented. The one-family detached dwellings along Lewis Drive will have a rear alley for vehicle access but will have the front doors opening toward Lewis Drive. The townhouse units will have their fronts facing the private streets, and will have sides facing the primary open spaces. Care should be taken at Site Plan to make sure the sides of the townhomes adjacent to the open areas remain active.

There are also environmental goals in the Master Plan including maintaining the quality and integrity of the natural systems, enhancing water quality and mitigating the impacts of development. The Master Plan pays attention to the protection and creation of green infrastructure through protecting forest and water resources. The Subject property contains approximately 4.88 acres of existing forest, and contains the headwaters of a stream, adding relevance to these environmental goals. The Master Plan includes many general and specific recommendations that are relevant to the Subject property, organized into environmental themes.

*Forest Resources (p. 63 – 64)*

The Master Plan identifies forest resources as one of the primary components of green infrastructure. Some of the recommendations for protecting and enhancing the forest resources that apply to this Application include:

- *Protect existing forest corridors along all stream valleys.*
- *Protect highest priority forest stands through acquisition, dedication or conservation easement.*
- *Protect forest resources in environmentally sensitive areas such as wetlands, floodplains, stream buffers, and steep slopes.*
- *Encourage development patterns and techniques that minimize forest fragmentation.*

The Subject property is protecting almost half of the existing forest resources on Site (approximately 2.34 acres) with a Category 1 Conservation Easement. This includes all areas on the Site identified as stream buffer or other environmentally sensitive area. This high rate of protection is possible by providing a mix of dwelling unit types including townhouses, which

require smaller lots and create less impervious surfaces per dwelling than one-family detached dwellings on larger lots.

*Headwaters, and Wetlands, and Streams (p. 64-67)*

The Subject property is located at the headwaters of a tributary of Bennett Creek, which is a Use 1 watershed (suitable for fishing and swimming). Protecting the headwater areas is of high priority because of the vulnerability to land use changes and the potential for downstream degradation. The Master Plan makes numerous recommendations for protecting wetland and stream quality that apply to a range of potential uses including developed areas, and agricultural areas. The following recommendations pertain to new development:

- *Maintain and protect existing hydrology by avoiding activities that will alter groundwater flow, springs, seeps, wetlands, and streams.*
- *Maintain existing stream buffers and associated habitats.*
- *Encourage clustered development and minimize impervious surfaces to protect sensitive areas.*
- *Reduce the amount of nutrients and sediments from entering headwaters through stormwater management and sediment and erosion control measures outside stream buffer areas.*
- *Encourage new developments using environmentally sensitive development techniques that integrate “Best Management Practices” to maximize stormwater treatment and infiltration.*

Also, there is a specific recommendation for the Bennett Creek Watershed pertaining to the forested headwaters, which is cross-referenced in the Legacy Open Space section of the Master Plan. (p. 69, p. 80)

- *This Watershed has received special attention in this Master Plan because of the large high quality contiguous forested area in the headwaters... The Bennett Creek Headwaters Area are recommended for protection – primarily through easements.*

The proposed Category 1 Conservation Easements extend far beyond the established stream valley buffer areas on the Subject property, helping to protect groundwater and forest habitat. The Preliminary Plan achieves Environmental Site Design stormwater goals required by the County and uses techniques including micro biofiltration, pervious pavement and drywells. Developing the Site with predominantly townhouses allows the Application to achieve a density similar to that contemplated by the Master Plan while still preserving environmental resources. The Master Plan Town Center Framework map identified the western forested portion of this Site as potential Legacy Open Space Area. M-NCPPC Parks has determined that protection of this resource is appropriate for a Conservation Easement rather than dedication, therefore the Applicant is providing a Category 1 Conservation Easement in an area similar to that shown in the Master Plan.

2. *Public facilities will be adequate to support and service the area of the approved subdivision.*

Roads and Transportation Facilities

The Subject property is located on the south side of Lewis Drive, approximately 500 feet west of the intersection of High Corner Street. Lewis Drive is identified in the Master Plan as a Business District Street, with a total right-of-way of 80 feet, including a 38-footwide pavement width with two 11-foot wide travel lanes, and two, eight-foot wide parking lanes. The standard cross-section also requires a

minimum five-foot wide sidewalk on both sides of the road. The Roadway is already 38 feet wide, and the Applicant will stripe in 15 parallel parking spaces in the existing pavement across their Site frontage, and install a five-foot wide sidewalk with room for street trees on their side of the street. Vehicle access to all 55 units will be from a single private street accessing Lewis Drive, and pedestrians will have access to a network of internal sidewalks that connect to the sidewalk that will be installed along Lewis Drive.

*Local Area Transportation Review (LATR)*

The Preliminary Plan proposes 47 townhomes and eight one-family detached dwellings. The peak-hour trip generation estimates for this proposal was based on the trip generation rates included in the M-NCPPC Local Area Transportation Review and Transportation Policy Area Review Guidelines. The proposed development would generate a total of 21 new peak-hour trips during the weekday morning peak period, and 37 new peak-hour trips during the evening peak period.

**Table 1: Site Trip Generation**

Development	Units	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Townhome (M-NCPPC)	44 units	4	19	23	26	13	39
Single Family (M-NCPPC)	8 units	2	6	8	6	3	9
<b>Total</b>		<b>6</b>	<b>25</b>	<b>31</b>	<b>32</b>	<b>16</b>	<b>48</b>

A traffic study, dated September 29, 2015, was submitted as part of the Preliminary Plan to determine the impact of the proposed residential development on the local area transportation system. Three local intersections were identified as critical intersections for analysis to determine whether they meet the applicable congestion standards. All three intersections shown in Table 2 are located within the Damascus Policy Area, which has a Critical Lane Volume (“CLV”) standard of 1,400. The analysis also included the non-signalized intersection of Lewis Drive at High Corner Street.

The proposed development trips were added to the existing and the background traffic (trips generated from approved but unbuilt developments) to determine the total future traffic. The total future traffic was assigned to the critical intersections to evaluate the total future CLVs. The result of CLV calculation is shown in Table 2. All intersections analyzed are currently operating at acceptable CLV congestion standards and will continue to do so under the background development condition, and total future traffic condition with the proposed use on the Subject property.

**Table 2: Summary of Critical Lane Volume (CLV) Calculations**

Intersection	Critical Lane Volume (CLV) Standard	Existing Traffic		Background Traffic		Total Future Traffic	
		AM	PM	AM	PM	AM	PM
Ridge Rd (MD 27) & High Corner St	CLV Standard 1,400	867	770	868	771	872	788
	Exceed CLV	no	no	no	no	no	no
Lewis Dr & High Corner St	CLV Standard 1,400	620	444	620	444	648	475
	Exceed CLV	no	no	no	no	no	no
MD 27/Lewis Dr & Ridge Rd/Locust Dr	CLV Standard 1,400	804	841	820	858	831	866
	Exceed CLV	no	no	no	no	no	no

*Transportation Policy Area Review (TPAR)*

The Property is located in the Damascus Policy Area. According to the 2012-2016 Subdivision Staging Policy the Damascus Area is adequate under the roadway test and transit test; therefore, no TPAR payment is required.

The Preliminary Plan has been evaluated by Staff, the Montgomery County Department of Transportation, the Maryland State Highway Administration, the Montgomery County Department of Fire and Rescue Services, and the Maryland State Highway Administration, all of which support the transportation elements of the Plan. Staff finds the proposed access to the site, as shown on the Preliminary Plan, to be adequate to serve the traffic generated by the development. Staff also finds that the internal and external pedestrian circulation and walkways as shown on the Preliminary Plan will provide adequate movement of pedestrian traffic.

Other Public Facilities and Services

Other public facilities and services are available and will be adequate to serve the proposed dwelling units. The Subject property is located in the W1 and S3 categories for water and sewer, pursuant to the sewer category change administratively approved on March 9, 2016 (Attachment 5), and the Application proposes all dwellings will be serviced by public water and sewer. Other telecommunications and utility companies reviewed the Preliminary Plan and found that the Application can be adequately served. The Application has also been reviewed by the Montgomery County Fire and Rescue Services who have determined that the Application provides adequate access for fire and emergency vehicles (Attachment 6). Other public services such as police and health services are currently operating within the standards set by the Subdivision Staging Policy currently in effect. The Application is within the Damascus school cluster which is subject to a school facilities payment at the middle school level. The Applicant will be required to make these payments for all dwellings that require a building permit in accordance with Chapter 52 of the Montgomery County Code.

- 3. The size, width, shape, and orientation of the approved lots are appropriate for the location of the subdivision, taking into account the recommendations included in the applicable master plan, and for the type of development or use contemplated.*

This Application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The application meets all applicable sections of the Subdivision Regulations. The proposed lot sizes, widths, shapes and orientations are appropriate for the location of the subdivision taking into account the zoning, the land use recommendations in the Master Plan, the townhouse building type contemplated for the site, and the site's unique and steep topography. The private streets will be located on their own parcels, and will be built to County structural standards.

The lots were reviewed for compliance with the dimensional requirements for the CRT zone as specified in the Zoning Ordinance. The lots as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone. A summary of this review is included in Table 3. The topography of the site, and the location at the edge of the Town Center make this unit mix and layout appropriate for the site, in spite of the typical development pattern expected with a CRT zone.



The application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

**Table 3: Development Standards CRT Zone**

<b>Standard</b>	<b>Required/Permitted</b>	<b>Proposed</b>
Density (FAR)	C – 0.5, R - 0.5	C – 0, R – 0.45
Open Space (Common)	10% Min (for TH)	No less than 10%
Min Lot Area (SFD)	1,000 sq. ft.	3,500 sq. ft. minimum
Min Lot Area (TH)	800 sq. ft.	1,400 sq. ft. minimum
Min Lot Width at Front (SFD)	25 ft.	25 ft. minimum
Min Lot Width at Front (TH)	12 ft.	16 ft. minimum
Max Lot Coverage	90%	Not to exceed 90%
Max Building Height	55 ft. (by zone)	40 ft. max
Site Plan Required	YES	Yes
MPDUs Required	YES	Yes - 7

4. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code Chapter 22A.*

Environmental Analysis

A Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) was approved for the subject property on October 23, 2015. The NRI/FSD identifies the environmental constraints and forest resources on the Site. The Site contains a baseball field which appears to have been abandoned sometime in the early 1990s and has since become overgrown with weedy vegetation and meadow grasses. The Subject property also contains approximately 4.88 acres of existing forest divided into two forest stands. The smaller stand is located adjacent to Lewis Drive and is approximate 0.37 acres in size. This stand is dominated by Virginia Pine, with Red Oak, White Oak, and Hickory in the understory. The larger forest stand is located on the western half of the property and is approximately 4.51 acres in size. This stand is comprised of a mixed deciduous forest with Red Maple, Black Cherry, and Black Locust dominating the stand. There is also one intermittent stream and two ephemeral channels located within the larger forested area on the western portion of the Site. The Subject property is located in the Bennet Creek Watershed, which is designated as Use I-P waters.

Generally, the forests on the site are young, and there are no specimen trees (greater than 30” diameter) located on the Subject property. As a result, there is no Tree Variance required as part of this Application.

Forest Conservation Law

The Applicant has submitted a Preliminary Forest Conservation Plan (“PFCP”) for review as part of the Application. The subject property has a net tract area of 8.17 acres after deducting areas of road dedication and adding an area of off-site sidewalk improvements. There is approximately 4.88 acres of existing forest on the subject property. The Applicant proposes to remove 2.54 acres of forest around the abandoned baseball field from Lewis Drive down to the southern site Boundary. The Applicant proposes to retain 2.34 acres of forest located on the western half of the site. The Forest Conservation worksheet shows no planting requirements since the amount of retained forest is greater than the conservation threshold as outlined in Chapter 22A. All retained forest will be protected with a Category 1 Conservation Easement.

The Preliminary Forest Conservation Plan meets all applicable requirements of Chapter 22A of the County Code. Therefore, Staff recommends approval of the Preliminary Forest Conservation Plan.

5. *All stormwater management requirements shall be met as provided in Montgomery County Code Chapter 19, Article II, titled "Storm Water Management," Sections 19-20 through 19-35.*

The Preliminary Plan meets the Stormwater Management requirements of Chapter 19 of the County Code. The Applicant received a stormwater concept approval on February 8, 2016 (Attachment 4). The Application will meet stormwater management goals through the use of micro biofiltration, pervious pavement and drywells.

## SECTION 5 – CITIZEN CORRESPONDENCE AND ISSUES

The Applicant has met all proper signage, noticing and pre-submission meeting requirements for the submitted Applications. A pre-submission meeting for the Preliminary Plan was held on August 25, 2015 at the Damascus Library. According to records submitted by the Applicant, there were 33 individuals in attendance. Concerns raised at this meeting included the process and expected timeline of the Application and how stormwater management and environmental resources will be reviewed. There were also a number of questions relating to transportation and parking, including the location of parking, how the Site access will impact Lewis Drive, how the traffic counts were conducted, and whether traffic signals could be installed or adjusted. The Applicant addressed these concerns at the meeting and through subsequent adjustments to the Preliminary Plan prior to submission.

A follow-up community meeting was hosted by the Montgomery County Upcountry Services Center regarding the proposed Armstrong Property and Woodfield Commons Property. This meeting was on November 30, 2015 at Baker Middle School in Damascus, and was attended by over 60 people. M-NCPPC Staff gave a brief presentation on the Armstrong Property and Woodfield Commons Applications and then opened up the meeting to questions and comments. The majority of the issues raised at this meeting were related to the Woodfield Commons Application. Staff also heard concerns about traffic congestion, poor pedestrian experience on existing sidewalks, and a desire to re-visit the Damascus Master Plan to address local and through traffic along MD 27, and to potentially reduce the total development potential in the area.

Staff has received at least 14 pieces of correspondence that directly referenced or applied to this Preliminary Plan (Attachment 7). Additional correspondence was also received by Staff that pertains directly to the Woodfield Commons Application. These comments are not included as an attachment to this Staff Report but were included in the record for Woodfield Commons, which was published on December 4, 2015 and heard by the Planning Board on December 17, 2015. The community is concerned that this development will change the character of Damascus from a small rural town into a generic suburban location; increase traffic within the town center and further south along MD 27 towards Germantown; and construct incompatible architecture. Many of the letters received asked the Staff and Planning Board directly to re-visit the 2006 Damascus Master Plan because they believe the 2006 Damascus Plan does not represent the wishes of the community.

Although Staff has heard from the community, almost all of the concerns that were raised are not able to be addressed as part of this Application, or were found to not be in excess of any of the thresholds set forth by the Master Plan or the Subdivision Staging Policy. This Application substantially conforms with the 2006 Damascus Master Plan, including the proposed density, unit type, Site access and environmental protection. The Master Plan recommended the site for MXTC zoning (which was re-zoned to CRT by ZTA 13-04 effective October 30, 2014) with a standard method development density of up to 8 units per acre, with a maximum of 20 units per acre if using TDRs. The Application is proposing a total of 55 dwellings, which is only 6.7 dwellings per acre of density. This Application also protects the identified Legacy Open Space resource with a Category 1 Conservation Easement and provides the necessary amount of open space. The transportation analysis including the submitted traffic study shows that critical intersections operate well below the CLV threshold set for the Damascus Policy Area for the LATR review. The Preliminary Plan and accepted adequate public facilities testing process does not offer an adequacy test to look at the capacity and operations of roads far removed from the local area such as MD 27 in Clarksburg. Finally, although Staff understands that the current Master Plan may not reflect the visions

shared by some who live in the community, the request to reconsider the recommendations of the Master Plan is not something that can be addressed as part of this Preliminary Plan.

## **SECTION 6 – CONCLUSION**

The proposed lots meet all requirements established in the Subdivision Regulations and the Zoning Ordinance and substantially conform to the recommendations of the 2006 Damascus Master Plan. Access and public facilities will be adequate to serve the proposed Application, and the Application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plans. Therefore, approval of the Application with the conditions specified above is recommended.

-

### Attachments

- Attachment 1 – Preliminary Plan
- Attachment 2 – Preliminary Forest Conservation Plan
- Attachment 3 - MCDOT approval memo
- Attachment 4 – MCDPS Stormwater Concept approval
- Attachment 5 – Sewer Category Change approval
- Attachment 6 – Fire Marshal approval
- Attachment 7 – Citizen Correspondence
- Attachment 8 – Topography cross-section

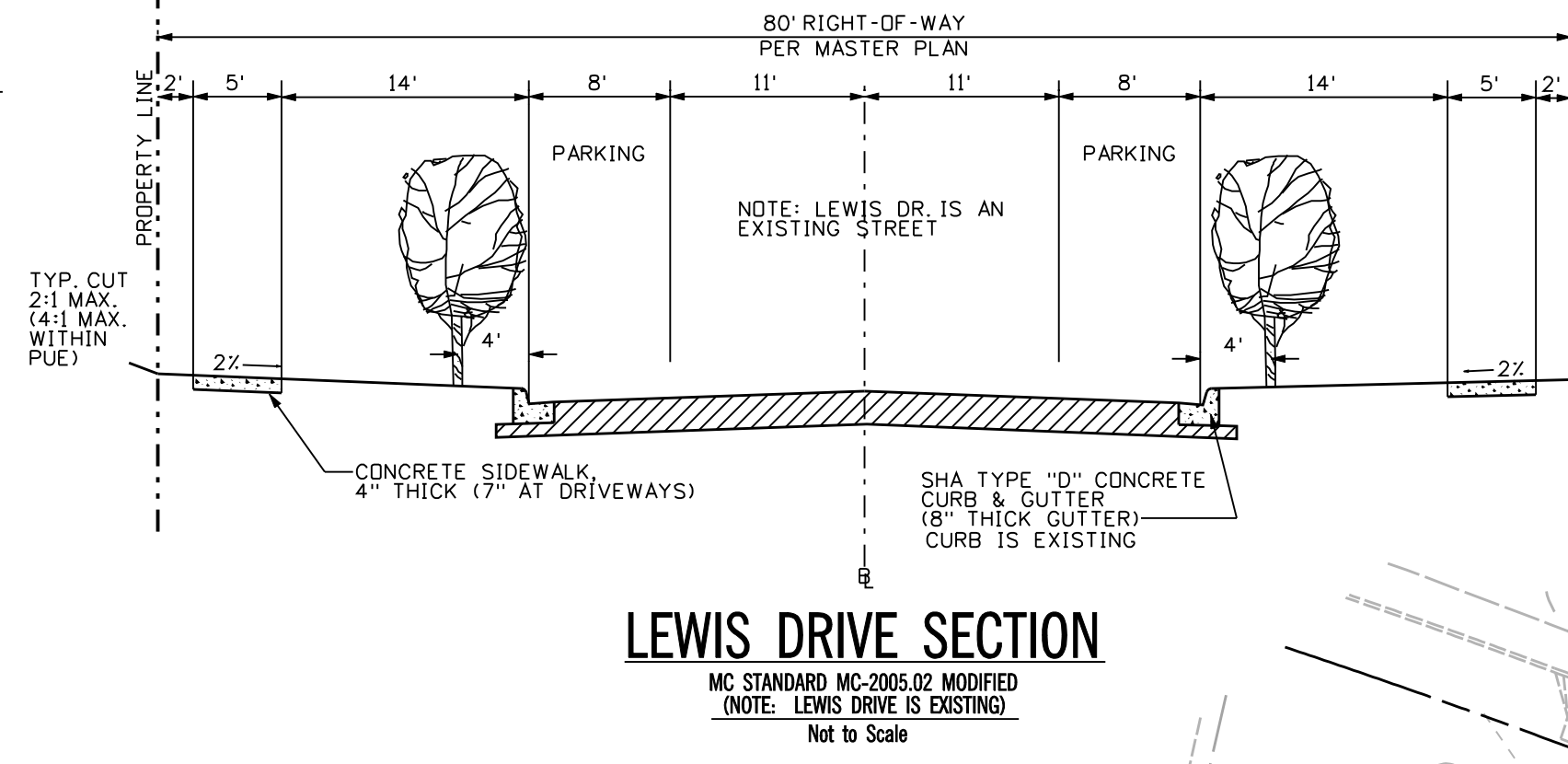
# Attachment 1

## SITE DATA

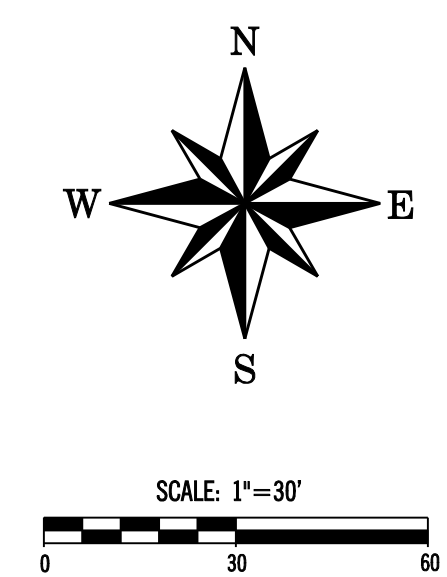
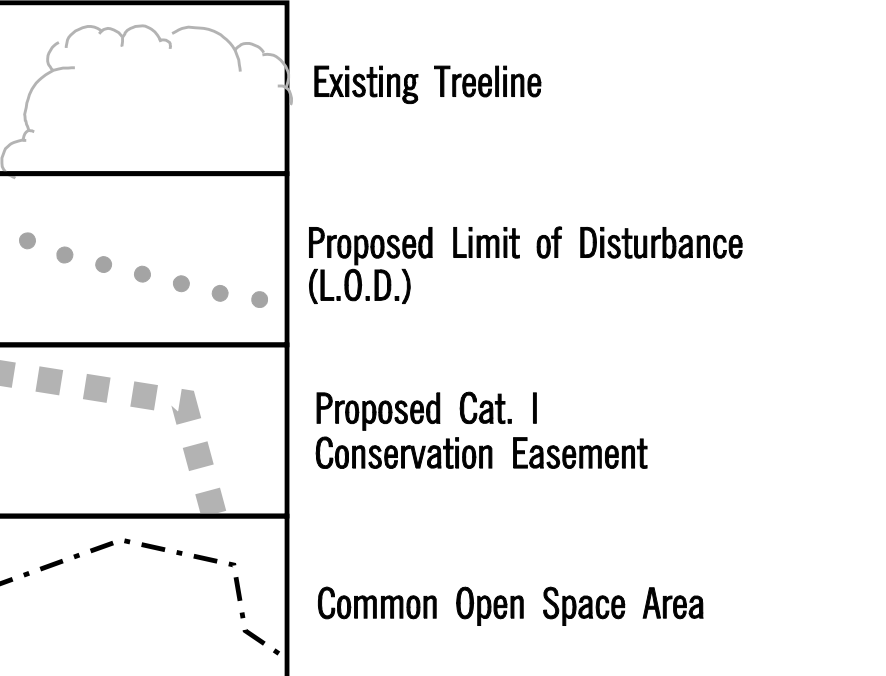
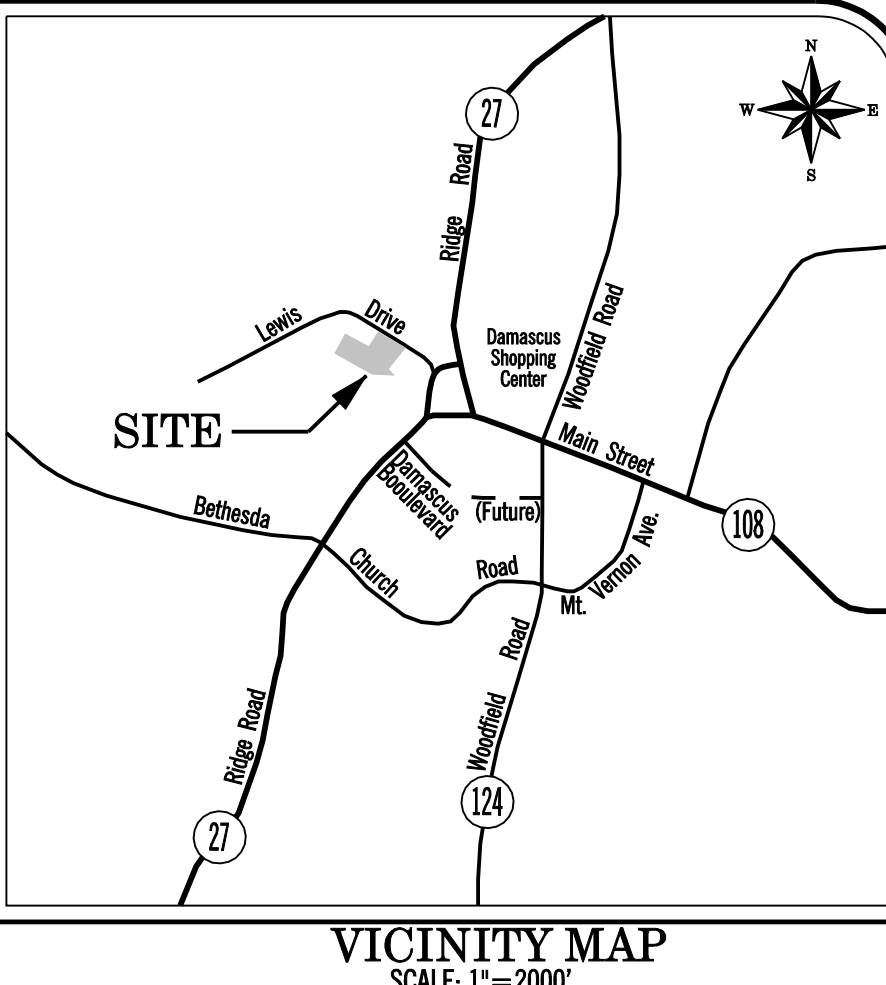
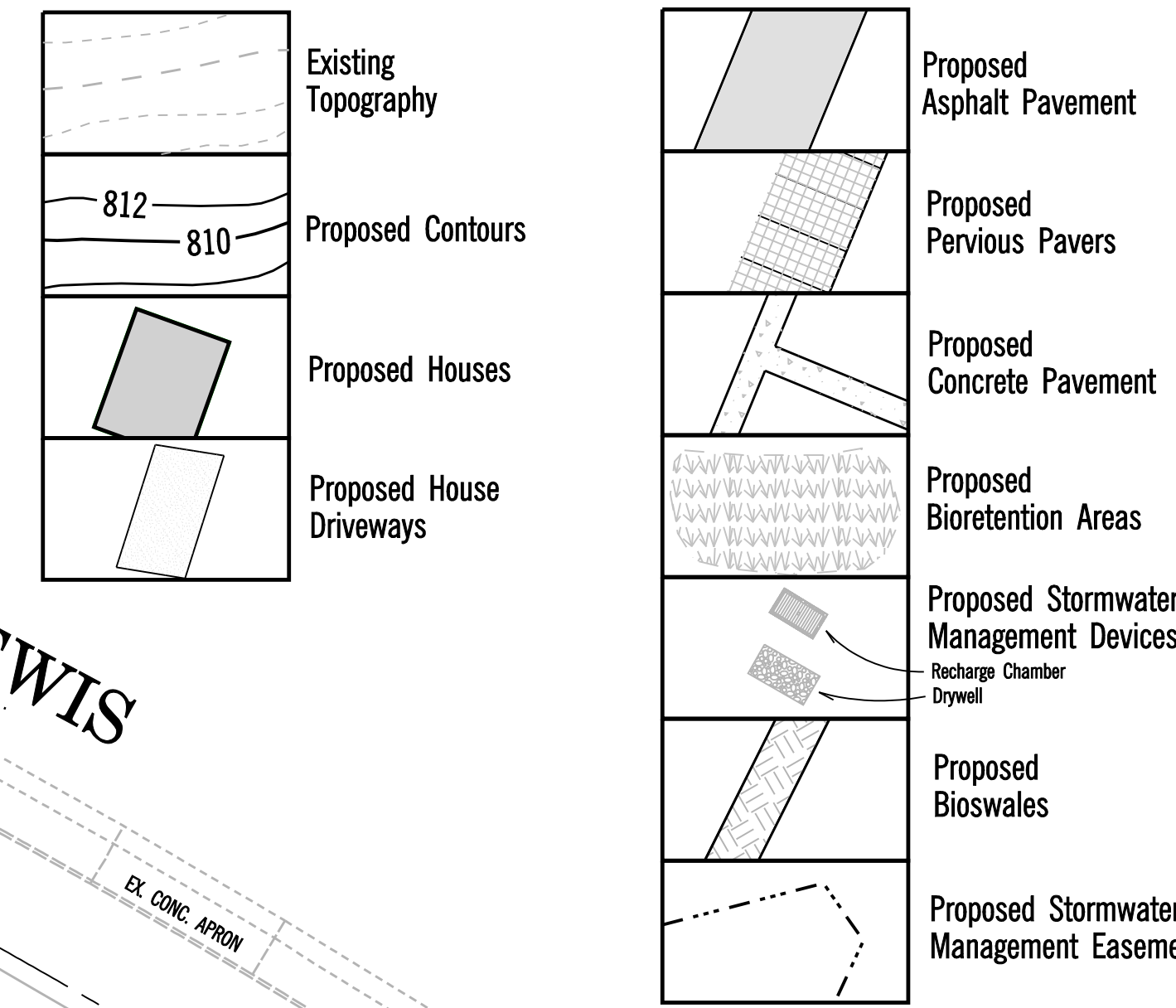
- Gross Tract Area: 8.17 Ac. (355,995 sq.ft.) (per boundary survey)
- Zoning: CRT 1.0 (C-0.5, R-0.5, H-5S7)
- Number of Units Proposed: 55, as follows
  - Single Family Detached = 8 units
  - Market Rate Townhouses = 40 units
  - MPDU Townhouses = 7 units (12-24)
- Unit Types:
  - 8 - SF Detached, Walkout Basement, Basement 2-car garage
  - 40 - 20' wide X 40' deep townhouses, 1-car garage (Front loaded)
  - 7 - 18' wide X 34' deep MPDU townhouses, 1-car garage (Front loaded)
- Off-Street Parking Required: 110 spaces (Per Sec. 6.2.4.B of Mont. Co. Z.O.) / 2.0 Spp. / Unit
- Off-Street Parking Proposed: 151 spaces, as follows
  - SF Detached 2-car garages (8 units) 16 spaces
  - SF Detached in driveways (8 units) 16 spaces
  - TU in 1-car garages (47 units) 47 spaces
  - TU 1-car garage driveways (47 units) 47 spaces
  - TU in Parking Bays 25 spaces
- Total Provided: 151 spaces (2.75 Spp. / Unit)  
(Note: In addition there are 15 parallel spaces proposed along Lewis Drive)
- Watershed: Bennett Creek (State Use I-P)
- Public Utilities to Serve this Property: Potomac Edison, WSSC, Verizon

## General Notes

- Topography and surface feature information from aerial survey by Air Survey, Inc., Baltimore, Md., dated 2006.
- Boundary is per a boundary survey prepared by Site Solutions, Inc., in 2015.



## LEGEND



## CRT Zone Development Standards

STANDARD	REQUIRED / PERMITTED	PROPOSED / PROVIDED
ZONE:	CRT 1.0 (C-0.5, R-0.5, H-5S7)	
Max. FAR	1.0 (C-0.5, R-0.5) (R-17, 197 sq.ft.)	C = 0, R = Not to exceed 0.45 (R = Not to exceed 160,200 sq.ft.)
Open Space Required	Min. 10% (For TR)	No less than 10%
Min. Lot Area For:	Detached house: 1,000 sq.ft. Townhouse: 800 sq.ft.	Detached house: 3,500 sq.ft. Townhouse: 1,400 sq.ft.
Min. Lot Width @ Front Building Line	Detached house: 25 ft. Townhouse: 12 ft.	Detached house: 25 ft. Townhouse: 12 ft.
Max. Lot Coverage (Individual Lots)	90%	Not to exceed 90%
Maximum Building Height	55 feet (Set by Zone)	40 ft. to highest point of roof
PLACEMENT:		
Front setback (Min.)	Detached house: 5 ft. Townhouse: 5 ft.	5 ft. or greater 5 ft. or greater
Side Street Setback (N/A - No side street)		
Side setback abutting Residential Zones (Min.)	Detached house: 6 ft. Townhouse: 4 ft.	10 ft. or greater 10 ft. or greater
Side setback abutting all other zones (Min.)	Detached house: 4 ft. Townhouse: N/A	10 ft. or greater N/A
Rear setback abutting Residential Zones (Min.)	Detached house: 15 ft. Townhouse: 10 ft.	15 ft. or greater 10 ft. or greater
Rear setback abutting all other zones (Min.)	Detached house: 15 ft. Townhouse: 10 ft.	15 ft. or greater 10 ft. or greater
Rear setback, alley (Min.)	Detached house: 5 ft. or 20 ft. Townhouse: 4 ft. or 20 ft.	4 ft. or 20 ft. 4 ft. or 20 ft.
Rear setback between Lot & Site boundary (Min.)	Detached house: N/A Townhouse: 15 ft.	N/A 15 ft. or greater
Parking Setbacks	Detached house: N/A Townhouse: N/A	N/A N/A
* = Minimum Setbacks from Tract Boundary		

## PARCEL AREA TABULATION

Gross Tract Area:	355,995 sq.ft.
Area of Lots	114,530 sq.ft.
Private Street, Parking, Sidewalk Parcel	44,900 sq.ft.
Cat. I Conservation Easement	105,000 sq.ft.
Ex. Storm Drain Easement	43,500 sq.ft.
SM Parcels (A thru D)	42,890 sq.ft.
Lewis Drive Dedication	41,530 sq.ft.
Remainder (Not Open Space Parcels)	41,630 sq.ft.
TOTAL	355,995 sq.ft.

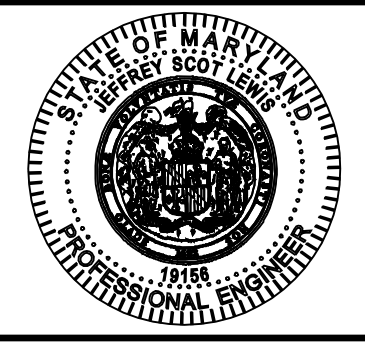
NOTE: Internal property lines and Lot / Parcel areas are subject to adjustment at the time of Site Plan and / or Record Plat. Delineation shown on this plan is subject to M-NCCPC, WSSC and County agency ongoing reviews.

\* NOTE: Common Open Space of 3.0 Acres overlaps these three category areas.

NOTICE: Plans not containing an agency approval are considered unapproved and should not be used for construction. Construction initiated prior to approval or information obtained from unapproved plans cannot be guaranteed by SSI and is the sole responsibility of the user.

APPLICANT:  
Blue Knob Developers, LLC  
14660 Rothgeb Drive, Suite 201  
Rockville, MD. 20850

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. 19156, Expiration 06-02-2017.



PRELIMINARY PLAN OF SUBDIVISION  
ARMSTRONG PROPERTY  
PARCEL P545  
DAMASCUS ELECTION DISTRICT #12  
MONTGOMERY COUNTY, MARYLAND

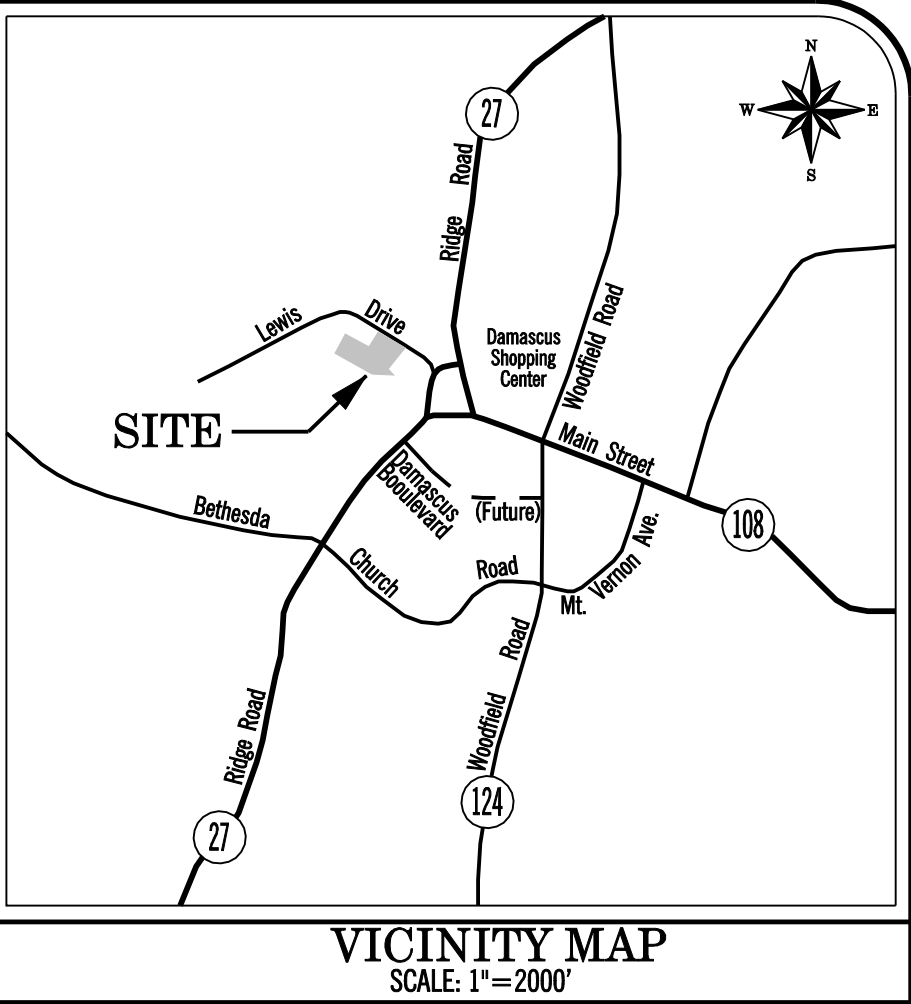
DWR	SCALE	1"=30'
DESIGN		
JSL		
CHECKED	SHEET	1 of 1
3/3/2016	SHEET	
PLOT DATE	PROJ. No.	2006 E-

**SSI SITE SOLUTIONS, INC.**  
20410 Observation Drive Suite 205  
Germantown, Maryland 20876-4000  
(301) 640-7890 Fax (301) 640-7891  
Planning Landscape Architecture  
Engineering Surveying

# Attachment 2

## Plan Notes

1. Tract Area: 8.17 Ac. (355,995 sq. ft.) per boundary survey
2. Area of Proposed R/W's & Easements: 0.03 Ac. (Lewis Drive R/W Dedication)
3. Gross Tract Area: 8.41 Ac. (Includes Off-Site L.O.D. Area)
4. Zoning: CRT 1.0 (C-0.5, R-0.5, H-557)
5. Planning Area: Damascus
6. Area of Existing Forest Cover: 4.88 Ac.
7. Watershed: Bennett Creek (State Use 1-2)
8. This property is not located in a Special Protection Area.

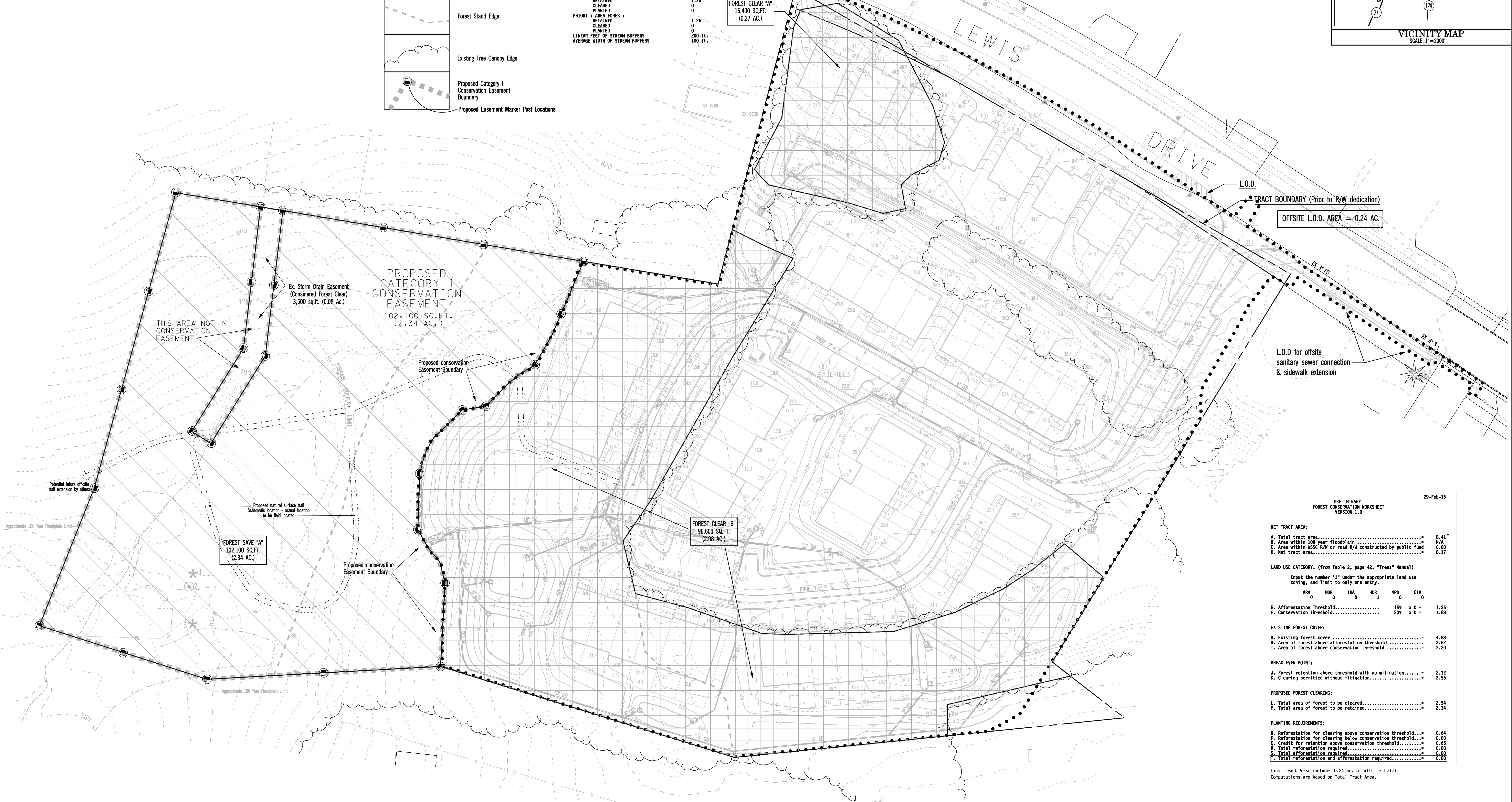


## Legend

- Forest Save Area  
2.41 Ac.
- Forest Clear Area  
2.47 Ac.
- Proposed Limit of Disturbance (L.O.D.)
- Forest Stand Edge
- Existing Tree Canopy Edge
- Proposed Category I Conservation Easement Boundary
- Proposed Easement Marker Post Locations

## Forest Conservation Data Table

ACREAGE OF TRACT (Gross)	8.41 (Incl O/S LOD)
ACREAGE OF TRACT (Net)	8.17
ACREAGE OF ROAD & UTILITY R/W'S THAT WILL NOT BE IMPROVED AS PART OF THE DEVELOPMENT APPLICATION	0
ACREAGE OF STREAM VALLEY BUFFER	1.26
ACREAGE OF TOTAL EXISTING FOREST	4.88
NET TRACT AREA:	8.17
ACREAGE OF FOREST RETENTION	2.34
ACREAGE OF TOTAL FOREST CLEARED	2.54
LAND USE CATEGORY	HIGH-DENSITY RESIDENTIAL
CONSERVATION THRESHOLD (20%)	1.68 ACRES
AFFORESTATION THRESHOLD (15%)	1.26 ACRES
WETLAND FOREST:	
RETAINED	0.13
CLEARED	0
PLANTED	0
100 YEAR FLOODPLAIN FOREST:	
RETAINED	0.21
CLEARED	0
PLANTED	0
STREAM BUFFER FOREST:	
RETAINED	1.26
CLEARED	0
PLANTED	0
PRIORITY AREA FOREST:	
RETAINED	1.26
CLEARED	0
PLANTED	0
LINEAR FEET OF STREAM BUFFERS	200 FT.
AVERAGE WIDTH OF STREAM BUFFERS	100 FT.



PRELIMINARY FOREST CONSERVATION WORKSHEET  
VERSION 1.0  
29-Feb-16

NET TRACT AREA:

A. Total tract area	8.41*
B. Area within 100 year floodplain	N/A
C. Area within R/W or road R/W constructed by public fund	0.00
D. Net tract area	8.17

LAND USE CATEGORY: (from Table 2, page 42, "Trees" Manual)

Input the number "1" under the appropriate land use zoning, and limit to only one entry.

ARA	MOR	IDA	HDR	MPD	CIA
0	0	0	1	0	0

E. Afforestation Threshold..... 15% x D = 1.26  
F. Conservation Threshold..... 20% x D = 1.68

EXISTING FOREST COVER:

G. Existing forest cover	4.88
H. Area of forest above afforestation threshold	3.62
I. Area of forest above conservation threshold	3.20

BREAK EVEN POINT:

J. Forest retention above threshold with no mitigation	2.32
K. Clearing permitted without mitigation	2.56

PROPOSED FOREST CLEARING:

L. Total area of forest to be cleared	2.54
M. Total area of forest to be retained	2.34

PLANTING REQUIREMENTS:

N. Reforestation for clearing above conservation threshold	0.64
P. Reforestation for clearing below conservation threshold	0.00
Q. Credits for retention above conservation threshold	0.66
R. Total reforestation required	0.00
S. Total afforestation required	0.00
T. Total reforestation and afforestation required	0.00

Total Tract Area includes 0.24 ac. of offsite L.O.D.  
Computations are based on Total Tract Area.

Signature & Seal of Qualified Preparer  
  
 Donald W. Rohrbaugh, II Md. R.L.A. #491  
 Feb. 29, 2016  
 Date



**SSI SITE SOLUTIONS, INC.**  
 20410 Observation Drive Suite 205  
 Germantown, Maryland 20876-4000  
 (301) 640-7890 Fax (301) 640-7891  
 Planning Landscape Architecture  
 Engineering Surveying

NO	REVISION	DATE
2	Revise per additional E-Plans comments & Preliminary Plan adjustments	2/29/16
1	Revise per DRC & E-Plans Comments	11/25/15

APPLICANT:  
 Blue Knob Developers, LLC  
 14660 Rothgeb Drive, Suite 201  
 Rockville, MD. 20850

Preliminary Forest Conservation Plan  
**ARMSTRONG PROPERTY**  
 PARCEL P545  
 DAMASCUS ELECTION DISTRICT #12  
 MONTGOMERY COUNTY, MARYLAND

DWR	SCALE	1"=30'
DESIGN		
JSJ		
CHECKED		1 of 1
	SHEET	
3/3/2016		
PLOT DATE	PROJ. No.	2006 E-

PRELIMINARY PROPERTY SITE SOLUTIONS, INC.



## DEPARTMENT OF TRANSPORTATION

Isiah Leggett  
County Executive

Al R. Roshdieh  
Acting Director

December 3, 2015

Mr. Benjamin Berbert, Planner Coordinator  
Area 3 Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 120160070  
Armstrong Property

*Ben*  
Dear Mr. Berbert:

We have completed our review of the preliminary plan dated October 23, 2015. This plan was reviewed by the Development Review Committee at its meeting on November 23, 2015. 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 the Department of Permitting Services 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 all existing planimetric and topographic details (paving, storm drainage, driveways adjacent and opposite the site, sidewalks and/or bikeways, bus stops, utilities, etc.) as well as existing rights of way and easements on the preliminary plan.
2. Full width dedication of Lewis Drive in accordance with the master plan. Lewis Avenue is classified as a Business District road with 80 feet of right-of-way.

The preliminary plan drawing indicates the pavement width on Lewis Drive is thirty-eight (38) feet. An earlier pre-preliminary plan drawing for this site indicated the existing pavement width was thirty-six (36) feet. We recommend the consultant verify the current pavement width. Under MCDOT Context Sensitive design standard no. MC-2005.02 (Business District Street- 2 lanes with parking on both sides), curb-to-curb pavement width is thirty-eight (38) feet. If the pavement width is less than thirty-eight (38) feet, the applicant will need to widen the pavement to that dimension.

## Office of the Director

101 Monroe Street, 10th Floor • Rockville, Maryland 20850 • 240-777-7170 • 240-777-7178 FAX  
www.montgomerycountymd.gov/dot

3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
4. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.
5. We recommend the proposed private streets and alleys be located in private parcels woned by the Homeowners Association.
6. Waiver from the Montgomery County Planning Board for lot(s) on a private right of way.
7. Private common driveways and private streets shall be determined through the subdivision process as part of the Planning Board's approval of a preliminary plan. The composition, typical section, horizontal alignment, profile, and drainage characteristics of private common driveways and private streets, beyond the public right-of-way, shall be approved by the Planning Board during their review of the preliminary plan.
8. In accordance with Section 50-35(n) of the Montgomery County Code, we recommend the Montgomery County Planning Board require the applicant to construct an off-site sidewalk along Lewis Drive to connect with the existing sidewalk in front of the nearby CVS store.
10. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans with Disabilities Act.
11. 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.
12. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
13. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.



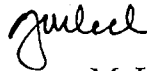
14. Trees in the County rights of way – spacing and species to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with DPS Right-of-Way Plan Review Section.
15. A Transportation Policy Area Review (TPAR) payment is not required for this site.
16. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit 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 Lewis Drive per the MC-2005.02 standard.
  - \* **NOTE: the Public Utilities Easement is to be graded on a side slope not to exceed 4:1.**
  - b. On Lewis Drive construct five (5) foot wide concrete sidewalk between the eastern property line and the existing sidewalk in front of the nearby CVS store if required as an off-site amenity by the Montgomery County Planning Board.
  - c. The applicant needs to submit a copy of the Traffic Impact Statement to the MCDOT Division of Traffic Engineering and Operations for our Departmental review.
  - d. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
  - e. 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.
  - f. Developer shall ensure final and proper completion and installation of all utility lines underground, for all new road construction.

Mr. Benjamin Berbert  
Preliminary Plan No. 120160070  
December 3, 2015  
Page 4

- g. Developer shall provide street lights 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 Ms. Rebecca Torma our Development Review Area Senior Planning Specialist for this project at [rebecca.torma-kim@montgomerycountymd.gov](mailto:rebecca.torma-kim@montgomerycountymd.gov) or (240) 777-2118.

Sincerely,



Gregory M. Leck, Manager  
Development Review Team

m:/subd/tormar01/120160070, Armstrong Property, Preliminary Plan letter.doc

Enclosure

cc: Craig Kazanjian, Blue Knob Developers LLC  
Jeffrey Lewis, Site Solutions, Inc  
Donald Rohrbaugh, Site Solutions, Inc  
Michael Garcia, M-NCPPC Area 3  
Preliminary Plan folder  
Preliminary Plan letters notebook

cc-e: Sam Farhadi, MCDPS RWPR  
Dan Sanayi, MCDOT DTEO  
Rebecca Torma, MCDOT OTP



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

**SIGHT DISTANCE EVALUATION**

Facility/Subdivision Name: Armstrong Property Preliminary Plan Number: 1-20160070

Street Name: Lewis Drive Master Plan Road Classification: Business

Posted Speed Limit: 25 mph

Street/Driveway #1 (Private Street) Street/Driveway #2 ( \_\_\_\_\_ )

Sight Distance (feet) OK?  
 Right 450 ✓  
 Left 375 ✓

Sight Distance (feet) OK?  
 Right \_\_\_\_\_  
 Left \_\_\_\_\_

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**GUIDELINES**

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150'
Secondary - 30	200'
Business - 30	200'
Primary - 35	250'
Arterial - 40	325'
(45)	400'
Major - 50	475'
(55)	550'

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)

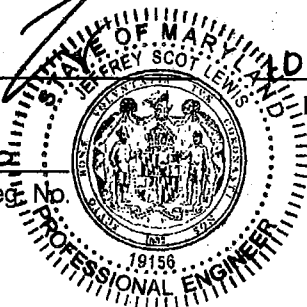
\*Source: AASHTO

**ENGINEER/ SURVEYOR CERTIFICATE**

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

Signature: [Signature] Date: 12/16/15

MD 19156  
 PLS/P.E. MD Reg. No.



<b>Montgomery County Review:</b>	
<input checked="" type="checkbox"/>	Approved
<input type="checkbox"/>	Disapproved:
By:	<u>Rebecca Forman</u>
Date:	<u>12/11/15</u>



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Diane R. Schwartz Jones  
Director

February 8, 2016

Mr. Jeffery Lewis  
Site Solutions, Inc.  
20410 Observation Drive, Suite 205  
Germantown, MD 20876

Re: Combined **STORMWATER  
MANAGEMENT/SITE DEVELOPMENT PLAN**  
request for Armstrong Property  
Preliminary Plan #: 120160070  
SM File #: 280475  
Tract Size/Zone: 8.17/CRT 1.0  
Total Concept Area: 8.17ac  
Lots/Block: #1 - # 55 Proposed  
Parcel(s): P545  
Watershed: Bennett Creek

Dear Mr. Lewis:

Based on a review by the Department of Permitting Services Review Staff, the Combined Stormwater Management/Site development Plan for the above mentioned site is **acceptable**. The concept proposes to meet required stormwater management goals via the use of micro biofiltration, pervious pavement and drywells.

The following **item(s)/condition(s)** will need to be addressed **during/prior to** 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 development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Landscaping shown on the approved Landscape Plan as part of the approved Site Plan are for illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Mont. Co. Department of Permitting Services, Water Resources Section.

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 not required**.

Mr. Jeffrey Lewis  
February 8, 2016  
Page 2 of 2

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 Thomas Weadon at 240-777-6309.

Sincerely,



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

MCE: me TEW

cc: C. Conlon  
SM File # 280475

ESD Acres:	8.17
STRUCTURAL Acres:	N/A
WAIVED Acres:	N/A



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett  
County Executive

Lisa Feldt  
Director

MEMORANDUM

March 9, 2016

TO: Lynn Buhl, Director, Water Management Administration  
Maryland Department of the Environment

FROM: Alan Soukup, Senior Planner, Water and Wastewater Policy Group  
Department of Environmental Protection *AS*

SUBJECT: Approval of Comprehensive Water and Sewer Plan Category Map Amendments

This is to notify you that the Director of the Department of Environmental Protection (DEP) has acted to grant approval for amendments to the County's Comprehensive Water Supply and Sewerage Systems Plan (CWSP) under the authority delegated by the County Council in that plan. Attached for your consideration and distribution are two copies of the approval document addressing the following map amendment:

**Action: AD 2015-2 One of Eight Amendments Approved (3/9/16)**

WSCCR 15-DAM-01A (Armstrong Tires) – Advance Action

*Note: DEP will address the remaining seven amendments following the closing of the AD 2015-2 hearing record on March 14, 2016.*

You may also review and download this document from DEP's Service Area Category Changes webpage at [www.montgomerycountymd.gov/waterworks](http://www.montgomerycountymd.gov/waterworks); refer to the "Completed Actions" heading on that page.

Once MDE has concurred with this action, DEP will revise the water and sewer category map database in the County's geographic information system (GIS), MC:MAPS, to include these amendments, and they will be shown as part of the next Water and Sewer Category Map update

If you have any questions concerning these actions, please do not hesitate to contact either me at either 240-777-7716 or [alan.soukup@montgomerycountymd.gov](mailto:alan.soukup@montgomerycountymd.gov).

ADS:ads\R:\Programs\Water\_and\_Sewer\CCRs\action-transmittals\docs\2016\mde-trns-ltr--2016-0309--ad2015-2advactn.doc

cc: See "DISTRIBUTION" Section of the Attached Approval Document

Attachments



MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION

Comprehensive Water Supply and Sewerage Systems Plan Amendments
Administrative Delegation Action 2015-2 – Advance Action:
Water/Sewer Service Area Category Change Request 15-CLO-02A

CHRONOLOGY

Table with 2 columns: Event and Date. Includes Interagency Notices of Public Hearing (Feb 4, 2016), Published Notice of Public Hearing (Feb 25, 2016), Public Hearing (March 7, 2016), Public Hearing Record Closed (March 7, 2016), and DEP Advance Approval Action for WSCCR 15-DAM-01A (March 9, 2016).

(Note: DEP originally scheduled this public hearing for January 25, 2016; however, a snow emergency closed County offices on that date. This required DEP to restart the notice process on February 4, 2016, for the hearing rescheduled for March 7, 2016.)

BACKGROUND

Authority: Under the Annotated Code of Maryland, Section 9-501, et seq., the Maryland Department of the Environment (MDE) has charged the Montgomery County Council, as the governing body for Montgomery County, with adopting and amending a comprehensive plan for the provision of adequate water supply and sewerage systems within the county.

In the adopted CWSP, the County Council has delegated to the Director of the Department of Environmental Protection (DEP), through an administrative process, the authority to approve certain amendments to the Plan, including water and sewer category changes.

At the request of the applicant, WSCCR 15-DAM-01A was identified for an advance action ahead of the other seven amendments in this administrative group. The applicants were seeking to maintain an established schedule for the Planning Board's consideration of a related preliminary plan.

Proposed Plan Amendments: DEP staff considered eight proposed amendments for approval or restricted approval by the administrative delegation process. The proposed amendments were reviewed by the following agencies, as appropriate: the Washington Suburban Sanitary Commission (WSSC), the Maryland - National Park and Planning Commission (M-NCPPC), and the Montgomery County Department of Permitting Services - Well and Septic Section (DPS).

PUBLIC HEARING PROCESS

Public Hearing Notification: In accordance with State regulations, on February 4, 2016, DEP notified on the appropriate County and State agencies of the public hearing, scheduled for March 7, 2016, and provided the staff recommendations for each proposed amendment.

All hearing notifications identified WSCCR 15-DAM-01A for an advance approval action and noted that the hearing record would close at the conclusion of the public hearing on March 7, 2016.

Public Hearing Testimony and Interagency Recommendations: On behalf of DEP Director Lisa Feldt, DEP senior planner Alan Soukup presided over the public hearing held on March 7, 2016, on the eight amendments proposed for administrative approval.

On January 25, 2016, the Planning Board met to consider M-NCPPC staff recommendations for the eight requests included in the AD 2015-2 administrative delegation packet. The Board concurred with the M-NCPPC staff recommendations for all the included requests, which were in agreement with DEP's staff recommendations. DEP received formal notification of the Board's action in a letter dated January 29, 2016.

On January 22, 2016, the Council's senior legislative analyst, Keith Levchenko, reported to DEP that, following the circulation among the Council members of the administrative packet and the notes on public testimony, no Council members had questions on or objections to the proposed administrative approval of all fifteen requests.

DEP closed the public hearing record for this request only on March 7, 2016. Summary information, which includes all interagency recommendations and all testimony for the proposed amendments, is on file with DEP.

**DEP ADMINISTRATIVE ACTION**

The 2003 water/sewer category map update of the *Montgomery County Comprehensive Water Supply and Sewerage Systems Plan* is hereby amended as follows:

**Damascus Planning Area**

**WSCCR 15-DAM-01: Armstrong Tires & Accessories**

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification						
<ul style="list-style-type: none"> <li>• 10110 Lewis Dr., Damascus</li> <li>• Parcel P545, Res on Delay Etc (acct. no. 00922861)</li> <li>• Map tile: WSSC – 237NW10; MD – FX43</li> <li>• South side of Lewis Dr., west of High Corner St.</li> <li>• CRT-1.0 Zone; 7.25 ac.</li> <li>• Damascus Planning Area Damascus Master Plan (2006)</li> <li>• Bennett Creek Watershed (MDE Use I)</li> <li>• <u>Existing use</u>: vacant, partially wooded <u>Proposed use</u>: 55-lot mixed residential single-family &amp; townhouse subdivision; preliminary plan no. 120160070 "Armstrong Property"</li> </ul>	Service Area Categories: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black; width: 50%;"><u>Existing</u></td> <td style="border-bottom: 1px solid black; width: 50%;"><u>Requested</u></td> </tr> <tr> <td>W-1</td> <td>W-1 (no change)</td> </tr> <tr> <td>S-6</td> <td><b>S-3</b></td> </tr> </table> Administrative Action <b>Approve S-3.</b> Administrative policy V.F.1.a.: Consistent with Existing Plans.	<u>Existing</u>	<u>Requested</u>	W-1	W-1 (no change)	S-6	<b>S-3</b>
<u>Existing</u>	<u>Requested</u>						
W-1	W-1 (no change)						
S-6	<b>S-3</b>						

Now therefore be it resolved by the Director of the Montgomery County Department of Environmental Protection that the amendment described above for inclusion in the County's *Comprehensive Water Supply and Sewerage Systems Plan* is approved. DEP will revise the water and sewer category maps in the County's geographic information system (GIS) database to include this amendment, and it will be shown as part of the next interim or triennial service area map update.

Approved



3/8/2016  
date

Lisa Feldt, Director  
 Montgomery County Department of Environmental Protection

**M-NCPPC DEVELOPMENT REVIEW COMMITTEE UPDATE**

**Plan no. 120160070 "Armstrong Property":** The proposed use of public water and sewer service for this project is consistent with the existing W-1 water category and the S-3 sewer category granted by this action.



**NOTIFICATION OF DEP ACTION**

DEP will submit notification of the Director's action to MDE for that agency's review. MDE has 90 days to comment on the administrative approvals granted. DEP will also notify each applicant, appropriate county government agencies, and other interested parties of the Director's action. A list of agencies that will receive a copy of this summary of action follows:

Distribution: Interagency

Virginia Kearney, Director, Water Mgt. Admin., MDE	Mark Pfefferle & Cathy Conlon, Development Applications and Regulatory Coordination Team, M-NCPPC
George Leventhal, Montgomery County Council	
Keith Levchenko, Montgomery County Council	
Diane Schwartz-Jones, Director, DPS	Geoffrey Mason, Parks Planning Div., M-NCPPC
Gene von Gunten, Well & Septic Section, DPS	Jerry Johnson, General Manager, WSSC
Casey Anderson, Planning Board	Mike Harmer, Beth Kilbourne, & Rufus Leeth, Development Services Group, WSSC
Rebecca Boone & Katherine Nelson, Area 3 Planning Team, M-NCPPC	Luis Tapia, Service Applications Group, WSSC
Pam Dunn, Functional Planning Team, M-NCPPC	Eintou Karima, Assessments Group, WSSC

Distribution: Property Owners Listed Above/Other Interested Parties/Public Interest Groups

Attachments – Service Area Category Designations (see page 4)  
Amendment Service Area Category Maps (see page 5)

ADS:ads/

R:\Programs\Water\_and\_Sewer\actions-AD\2015\AD2015-2\soa\SOA\_2015-2 -adv-actn--15-dam-01a--draft.docx

**WATER/SEWER SERVICE AREA CATEGORIES INFORMATION**

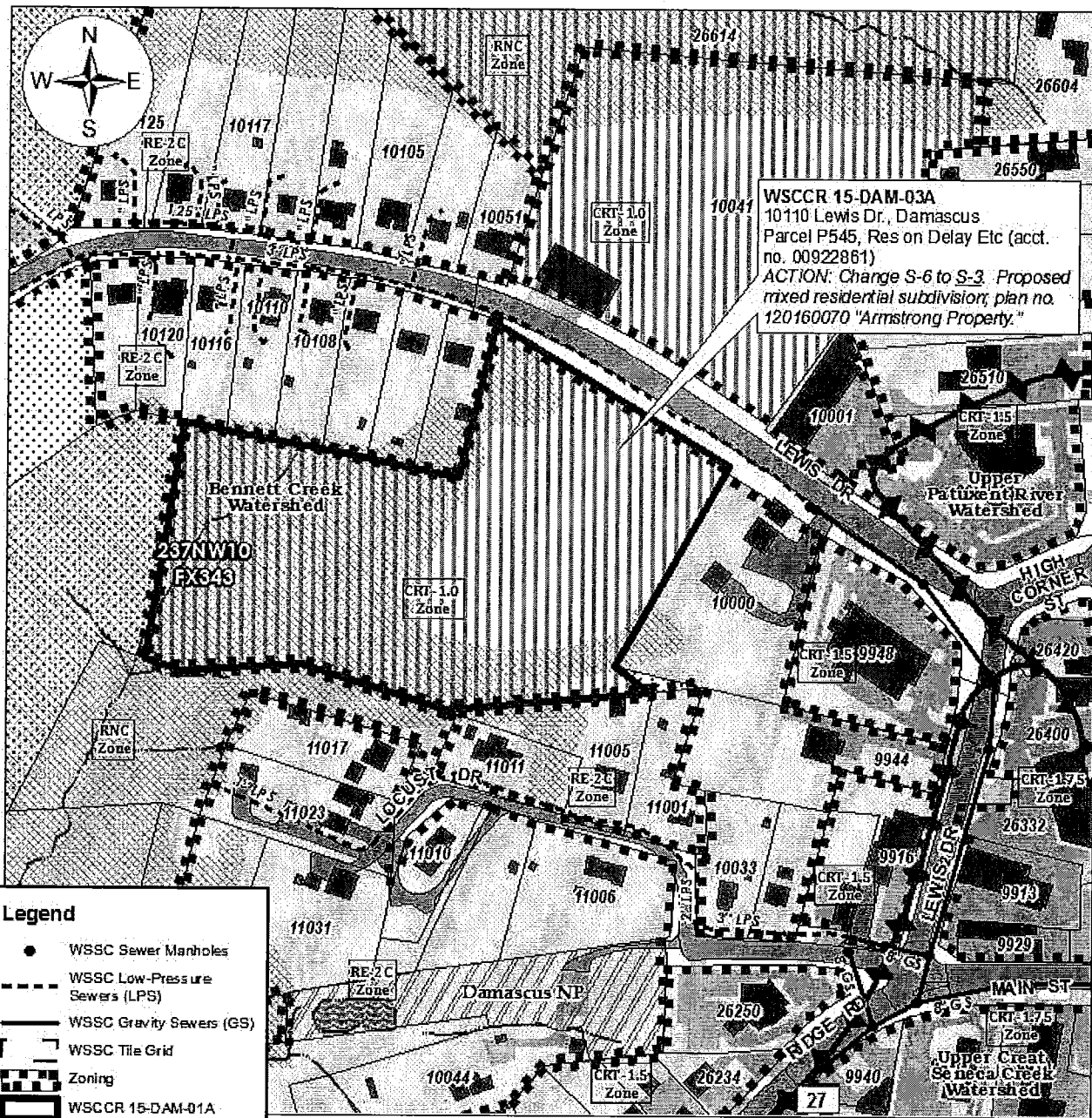
The Montgomery County Ten-Year Comprehensive Water Supply and Sewerage Systems Plan designates water and sewer service area categories for each property within the county. These service area categories determine a property's eligibility to receive public water and/or sewer service and indicate when the County and the sanitary utility (usually the Washington Suburban Sanitary Commission (WSSC)) should program water and sewerage facilities to serve those properties. (Although the actual provision of public service is often dependent on an applicant's own development schedule.) The Water and Sewer Plan is adopted and amended by the County Council; it is administered by the County Executive through the Department of Environmental Protection (DEP).

**Water and Sewer Service Area Categories Table**

Service Area Categories	Category Definition and General Description	Service Comments
W-1 and S-1	Areas served by community (public) systems which are either existing or under construction. • This may include properties or areas for which community system mains are not immediately available or which have not yet connected to existing community service.	Properties designated as categories 1 and 3 are eligible for to receive public water and/or sewer service.  New development and properties needing the replacement of existing wells or septic systems are generally required to use public service. Properties with wells or septic systems on interim permits are required to connect to public service within one year of its availability.
W-2 and S-2	<b>Categories W-2 and S-2 are not used in the Montgomery County Water and Sewer Plan.</b> (State's definition: Areas served by extensions of existing community and multi-use systems which are in the final planning stages.)	Where water and/or sewer mains are financed under the front foot benefit system, WSSC will assess front foot benefit charges for mains abutting these properties unless the property has a functioning well and/or septic system. WSSC provides public water and sewer service throughout the county, except where service is provided by systems owned by the City of Rockville or the Town of Poolesville.
W-3 and S-3	Areas where improvements to or construction of new community systems will be given immediate priority and service will generally be provided within two years or as development and requests for community service are planned and scheduled.	WSSC will not serve properties designated as categories 4 or 5, but will work to program water and/or sewer projects needed to serve these areas. Permits for new wells and/or septic systems for category 4 properties will be interim permits. (See above for further information.) MCDEP may require that development proceeding on interim wells and septic systems in category 4 areas also provide dry water and sewer mains and connections.
W-4 and S-4	Areas where improvements to or construction of new community systems will be programmed for the three- through six-year period. • This includes areas generally requiring the approval of CIP projects before service can be provided.	Where water and/or sewer mains are financed under the front foot benefit system, WSSC will assess front foot benefit charges for abutting properties designated as category 4 unless the property has a functioning well and/or septic system. WSSC will not assess front foot charges for properties designated as category 5.
W-5 and S-5	Areas where improvements to or construction of new community systems are planned for the seven- through ten-year period. • This category is frequently used to identify areas where land use plans recommend future service staged beyond the scope of the six-year CIP planning period.	WSSC will neither provide service to nor assess front foot benefit charges for properties designated as category 6. Development in category 6 areas is expected to use private, on-site systems, such as wells and septic systems.
W-6 and S-6	Areas where there is no planned community service either within the ten-year scope of this plan or beyond that time period. This includes all areas not designated as categories 1 through 5. • Category 6 includes areas that are planned or staged for community service beyond the scope of the plan's ten-year planning period, and areas that are not ever expected for community service on the basis of adopted plans.	

Please note that the County does not necessarily assign water and sewer categories in tandem (i.e. W-3 and S-3, or W-5 and S-5), due to differences in water and sewer service policies or to actual water or sewer service availability. Therefore, it is important to know *both* the water *and* sewer service area categories for a property.

**WSSCR 15-DAM-01A (Armstrong Tires & Accessories)**  
**Sewer Service Area Categories Map: Requested Water and Sewer Plan Amendment**



**WSSCR 15-DAM-03A**  
 10110 Lewis Dr., Damascus  
 Parcel P545, Res on Delay Etc (acct. no. 00922861)  
 ACTION: Change S-6 to S-3. Proposed mixed residential subdivision; plan no. 120160070 "Armstrong Property."

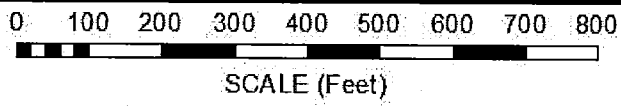
**Legend**

- WSSC Sewer Manholes
- WSSC Low-Pressure Sewers (LPS)
- WSSC Gravity Sewers (GS)
- WSSC Tile Grid
- ▨ Zoning
- ▩ WSSCR 15-DAM-01A
- ▨ Existing Park land
- ▨ Woodlands
- ▨ Major Watersheds

**Sewer Categories**

- ▨ S-1
- ▨ S-3
- ▨ S-6

Damascus Planning Area



Montgomery County, Maryland  
 Draft 2015 Comprehensive Water Supply  
 and Sewerage Systems Plan

WATER'S LAST FRONTIER POLICY GROUP  
 3/8/16



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**FIRE MARSHAL COMMENTS**

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**DATE:** 03-Mar-16  
**TO:** Don Rohrbaugh - dwr@ssimd.net  
Site Solutions, Inc.  
**FROM:** Marie LaBaw  
**RE:** Armstrong Property  
120160070

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**PLAN APPROVED**

1. Review based only upon information contained on the plan submitted **03-Mar-16** .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.

**From:** [matthew booth](#)  
**To:** [Casey, Jonathan](#); [Berbert, Benjamin](#)  
**Subject:** Keeping damascus a charming small town.  
**Date:** Wednesday, October 14, 2015 4:50:59 PM

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Hello Lead reviewer,

I have been hearing rumors that Damascus is going to taking away green space and expanding housing developments and apartment buildings. I just moved from the Silver Spring area up to Damascus because of the farming and green space. Reduced traffic, great scenery, small town, close knit community feel and a family oriented life style was why I moved here. More traffic and more housing would hinder Damascus from keeping these qualities.

PLEASE KEEP DAMASCUS A CHARMING SMALL TOWN.

Thanks,

Matthew

**From:** [fenati](#)  
**To:** [Berbert, Benjamin](#)  
**Subject:** People Who Move To The Country Want To Live In The County  
**Date:** Wednesday, October 21, 2015 6:06:05 PM

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Dear Mr. Berbert,

The Citizens of Damascus enjoy our small town and wish to keep our area rural. We make sacrifices to live here, because People Who Move To The Country Want To Live In The County. It is important you hear the voices of our community.

I moved to Damascus almost 43 years ago. At that time it was a small town of 3,000 people without a library or major grocery chain. Once we left 270 we drove past cow pastures, corn fields and ancient cherry trees that lined the road and formed a pink tunnel in the spring. Damascus was a delightful environment for my children to grow up in. Since we have been here, Damascus has grown considerably. Two shopping centers and many more homes are here now including town homes, however the development has been somewhat controlled.

Of course I realized that there would be development along route 27 as the years progressed, but **never** did I expect to see a small city of thousands compacted into a relatively small space destroy all the farmlands. As I drive along Rt. 27 now my heart breaks and all I can think is the name of the Movie: *How Green Was My Valley*. Those beautiful fields are now office buildings, parking lots and garages, houses built too close to each other, stacked town homes, shopping centers and apartment buildings. Hardly a typical suburban town. The development did not stick to the master plan and the damage cannot be undone.

Looking at the Clarksburg “travesty”, I have become much more interested in the plans for Damascus. I see apartment buildings, crowded town homes and closely built homes are currently planned and that is just the start. The citizens of Damascus do not want another development frenzy destroying the town we now have. I understand you are heading the development projects on Lewis Drive. I hope it is too late in the process to stop that development or at least significantly decrease the number of buildings planned. What are the considerations for infrastructure changes needed for this development? Schools? Roads. We do not want large highways going through our town. We do not want crowded schools. The scant bus routes to this town are not sufficient to bring large numbers of people to where jobs are. And we do not want busses running all the time everywhere. People Who Move To The Country Want To Live In The County

We have heard from some Council members that the Master Plan is not a priority and we have been referred to the Planning Board. We realize Planning Board does not have the power to change the Master Plan. However, we are hoping you will pressure the County Council to make our interests a priority.

Thank you. A Damascus Citizen,

*Pat Fenati*

**MCP-CTRACK**

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1006  
OCT 09 2015

**From:** Foreman, Marisha (HRSA) <MForeman@hrsa.gov>  
**Sent:** Friday, October 09, 2015 3:07 PM  
**To:** MCP-Chair  
**Subject:** Damascus, MD Master Plan

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**Importance:** High

To Whom It May Concern:

I have been a resident of Damascus, MD for over 20 years and respectfully request that you recommend to the County Council that the Master Plan for Damascus, MD be updated because it certainly does not reflect the desires of our community.

I appreciate your assistance in this very important issue that affects our entire community!

Best Regards,  
Marisha Foreman  
Damascus, MD resident

**From:** [Seth Gottesman](#)  
**To:** [Councilmember.Rice@montgomerycountymd.gov](mailto:Councilmember.Rice@montgomerycountymd.gov); [Councilmember.Erich@montgomerycountymd.gov](mailto:Councilmember.Erich@montgomerycountymd.gov); [Floreen's Office, Councilmember](#); [Councilmember.Leventhal@montgomerycountymd.gov](mailto:Councilmember.Leventhal@montgomerycountymd.gov); [Councilmember.Riemer@montgomerycountymd.gov](mailto:Councilmember.Riemer@montgomerycountymd.gov)  
**Cc:** [MCP-Chair](#); [Casey, Jonathan](#); [Berbert, Benjamin](#)  
**Subject:** Development in Damascus  
**Date:** Friday, October 23, 2015 2:42:15 PM

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## Council Members/Planning Board:

I am aware that you have received a number of e-mails regarding the upcoming development plans in Damascus. I am the one that initiated this effort and have found that people care deeply about this and that there is tremendous opposition from my community to the existing plans to develop around the town center. A lot of people are telling me that they moved further away to Damascus to get away from the urban sprawl and enjoy the rural community as it exists currently. The plan to create a more urban town center is counter to the desires of the majority of people that live here.

I made a promise to my community that I would engage our leaders and report back to my community the response from each elected official. I have connected with a significant number of people and am connecting with more people every single day so we're not some insignificant group. I realize that most people are disengaged and don't pay attention, but people care and are paying attention to this. They want to hear updates from me and I'm going to keep my promise and give them. To be clear, this is not a partisan effort. My sincere hope is to report that our Democratic leadership hears us and is fighting for the interest of its constituents. I'd like to encourage everyone to support you on Election Day, however that depends on your priorities. I have the ear of a lot of people and there is an opportunity to gain or lose a substantial number of votes in 2018.

Thus far I have heard from the County Council that they have no role to play as it pertains to the approval of these developments and have been referred to the Planning Board. I also understand that the recommendation to approve/deny projects come from the Planning Board and that their recommendations are guided by the Damascus Master Plan which absolutely does not reflect the desires of the majority of Damascus residents. It's my understanding that only the County Council is able to authorize a review/revision of the Master Plan so this is why I am reaching out to you..

As of this moment, I have met once with Nancy Floreen, I plan to attend the community meeting with Craig Rice on 10/28 and also have a separate appointment with Mr. Rice on 11/9. I would welcome the opportunity to meet with any of you and look forward to your favorable replies.

Seth Gottesman



**From:** [Seth Gottesman](#)  
**To:** [Berbert, Benjamin](#)  
**Subject:** Lewis Drive development plans  
**Date:** Wednesday, September 23, 2015 11:57:16 AM

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Hello Mr. Berbert:

We spoke once before but I wanted to follow up with you regarding development project in Damascus on Lewis Drive. I am concerned for a number of reasons.

I count myself among the many that moved from a more urban area to Damascus to enjoy its rural setting and distinct small town, close knit community feel. It has a distinct character that we value that is different than the rest of the county. Many people that sell their homes in Damascus still stay here for this reason. We'd like to preserve it.

Being two lane roads out of town, Woodfield and Ridge Roads were designed as country roads. Both have numerous neighborhood that empty onto them. In fact Woodfield Road is also lined with houses that have driveways that empty out onto it. Over time, the sheer volume of traffic has increased and these roads have become almost like arteries that they weren't designed to be. In fact this past year, the County installed a traffic light at Hawkins Creamery Rd that has really slowed traffic in that area. At times, just turning left onto either of these roads has become extremely difficult. I see this project putting more cars on both roads that they simply cannot effectively handle.

Closer to the project plans, the Lewis Drive/High Corner/Ridge Rd area has limited capacity and can become be particularly hard to navigate. Just yesterday, I saw the following on Facebook.



**Germantown Pulse**

16 hrs ·

MCFRS is reporting a cyclist struck at Ridge Road and High Corner Street in Damascus. Use caution, expect delays.

We've seen the effects of dense development in other communities and they can't be undone. The plans are certainly not in line with the existing character and feel of our community or even Lewis Drive. For a variety of reasons, I feel the development plans to build densely packed units on that road adversely affect our community permanently and I hope you will consider this in your review.

Thank you

Seth Gottesman



**From:** [Shawn Howell](#)  
**To:** [Berbert, Benjamin](#)  
**Subject:** Damascus Growth - Lewis Drive Project  
**Date:** Wednesday, October 07, 2015 12:07:20 PM

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Good afternoon Ben,

I'm reaching out as I was provided your information upon seeking a resource for what the expected positive outcomes were/are for the potential developments targeted at Damascus.

Damascus barely has the infrastructure to support the growth that is occurring now, as well as the growth that is pushing in from Clarksburg. Instead of sprawling fields with wildlife, there are houses where neighbors can almost pass remotes to each other out the windows...

Curious for your thoughts, thanks.

Shawn Howell  
703-220-1554

RECEIVED  
1000

OCT 09 2015

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**From:** Alison Pruziner <alpruziner@gmail.com>  
**Sent:** Thursday, October 08, 2015 7:50 PM  
**To:** MCP-Chair  
**Subject:** Development in Damascus

Mr. Anderson

I count myself among the many that grew up around Damascus and decided to settle here to start a family for its rural setting and distinct smalltown, close knit community feel. It has a distinct character that we value that is different than the rest of the county. As you may be aware, there are a couple of development projects planned in Damascus that if completed, adversely affect this community we want to live in.

I have met with Mr. Weaver, Mr. Casey, and their teams regarding the current status of the various development applications, and to gain an understanding of the process. We are not against new neighborhood/developments, but we have gained an appreciation that the best way to fight the overcrowding that has been proposed on a few of the sites around our Town Center is to address it through the Master Plan.

A group of Damascus residents and I have been voicing our concerns to the County Council regarding the Master Plan developed in 2006. We are concerned because many residents were not aware of, nor were able to provide input to, the changes included in this plan, and so we have been requesting to revisit it.

The County Councilmembers have been responding to our email inquires, stating revisiting the Master Plan is out of their hands, and that we must contact the County Planning Board. I have corresponded with Ms. O'Quinn, whom has been extremely responsive and helpful. She reinforced that we must continue to approach revisiting the Master Plan through the County Councilmembers, but it was also suggested that I contact you because you and the County Council meet every six months to consider the work program and to adjust schedules or add new projects. I would like to request that you bring the topic to the table during this next meeting with the hope that we can get it added to the agenda.

To provide you support regarding this request, we are organizing and are planning to initiate a petition, which will be able to quantify the magnitude of opposition to the overcrowding. I am waiting on the Councilmembers to respond to confirm if there any requirements for this petition, to ensure each signature counts. Councilmember Rice's office has not provided this information, but they did respond that the reason for our request must be "valid", so I am also requesting clarity on what constitutes "valid" for the Council. We have informed them that we are collecting signatures because despite what they claim, our understanding is that the majority of Damascus residents were not involved in the 2005-2006 discussions, and the majority do not agree with the decisions made by the County Council. We simply would like the opportunity to be involved with a decision affecting our community. We would hope that is a valid reason, but area awaiting confirmation from his office before a significant effort is made. If you have any advice from your experience in the review/revision process, we would appreciate any support you are able to provide. We have received a response from one Councilmember who called some of the assumptions and recommendations in the 2006 Master Plan questionable, so we are attempting to keep working with this Councilmember to help speak with the other members regarding our request.

Despite the size of the population, we are a tight community, and we are talking to each other and working together on this effort. We would truly appreciate your willingness to provide any feedback/advice as we move towards our goal.

Thank you in advance for your response. And a continued thank you to your staff who have all been extremely helpful and informative to me and other residents of Damascus requesting information.

**From:** [michael samuels](#)  
**To:** [Berbert, Benjamin](#)  
**Subject:** KEEP DAMASCUS RURAL  
**Date:** Monday, October 12, 2015 7:38:30 PM

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Good day

I am appealing to you that Damascus be kept rural. I recently bought a property in this area and that was the reason for doing it. It is a very beautiful area and the natural greenery is breathtaking. Please do not spoil it. We do not want this community to be overcrowded, traffic snarling everyday and the environment spoiled. I appeal to you to update the master plan so that the rural charm of Damascus be maintained.

Thanks

**From:** [MJ Smith](#)  
**To:** [Berbert, Benjamin](#)  
**Subject:** Lewis Drive project)  
**Date:** Friday, October 16, 2015 9:35:24 PM

---

Hello

Please no development in Damascus. With the Clarksburg development my commute on 27 to 355 increased by 22 minutes on average one way - 44 minutes per day - an additional 3.6 hours per week. Hasn't this been sufficient development for those that don't reside in Damascus? I now lose 3.6 hours per week of my life because of Montgomery County development. I moved here from Chicago and Damascus has been a great place to live for 15 years, please keep it that way. We need the master plan changed!

Thank you.

MJ Smith  
Damascus, MD

**From:** [Zack Stonich](#)  
**To:** [Berbert, Benjamin](#)  
**Subject:** RE: Regarding Development near Lewis Drive, Damascus Maryland  
**Date:** Monday, September 21, 2015 12:58:50 PM

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Hello Mr. Berbert,

It has come to the attention of the residents of Damascus, Maryland that you are the Lead Reviewer for a development project on Lewis Drive. I would like to personally raise concerns about these plans. My family and I moved to Damascus in 2008 for the community and small town appeal. When I consider the ongoing massive Clarksburg expansion and the impact it is having on the traffic through Damascus, I am very concerned that adding new developments to Damascus will further diminish the town and dramatically impact our already overburdened roads. We love our town for what it is today and do not want to see it changed.

Thank you,  
Zack Stonich  
Concerned Damascus Resident

**From:** [Stacy Stonich](#)  
**To:** [Casey, Jonathan](#); [Berbert, Benjamin](#); [MCP-Chair](#)  
**Subject:** Upcoming Damascus Building & Development Plans  
**Date:** Wednesday, October 07, 2015 12:01:21 PM

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Good Day Sirs,

Per the recommendation of Councilmember Marc Elrich, I am reaching out to you. When I raised concerns of new proposed developments in Damascus Mr. Elrich agrees that "looking back on it [Master Plan] now I would question a number of its assumptions and recommendations".

I would like to personally raise concerns about these plans as well as echo Elrich's statement of questioning the assumptions and recommendations in the Damascus Master Plan. It has come to the attention of the residents of Damascus, Maryland that two plans are underway for development projects in Damascus, one near a Safeway grocery store, the other on Lewis Drive.

My family and I moved to Damascus in 2008 for the community and small town appeal. When I consider the ongoing massive Clarksburg expansion and the impact it is having on the traffic through Damascus, I am very concerned that adding new developments to Damascus will further diminish the town and dramatically impact our already overburdened roads.

We love our town for what it is today and do not want to see it's rural roots changed.

Thank you,  
Stacy Stonich  
Concerned Damascus Resident

**From:** [Stacy Stonich](#)  
**To:** [Berbert, Benjamin](#)  
**Subject:** Regarding Development near Lewis Drive, Damascus Maryland  
**Date:** Friday, September 18, 2015 12:04:16 PM

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Dear Mr. Ben Berbert,

It has come to the attention of the residents of Damascus, Maryland that you are the Lead Reviewer for a development project on Lewis Drive. I would like to personally raise concerns about these plans. My family and I moved to Damascus for its rural roots, scenery, and especially the small town feel. With each new development that is proposed it chips away at the beauty that makes Damascus special. In addition, the road system coming into and out of Damascus are not built to handle increased traffic. The current congestion in the town will only get worse with each new development. We love our town and don't want it to change.

Thank you for your time,  
Stacy Stonich  
Concerned Damascus Resident



**From:** [Heidi Sussmann](#)  
**To:** [Berbert, Benjamin](#)  
**Subject:** Fw: Master Planning and Development in Damascus - Clarksburg region  
**Date:** Wednesday, October 07, 2015 5:30:14 PM

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Dear Benjamin Berbert @ MNCPPC Planning;

My husband and I will be unable to attend the public meeting tonight, held by Craig Rice, because we were unaware of it and have prior commitments at this point. Please consider the following ideas toward the best planning for our Damascus community and region.

We have lived in Damascus for 20 years and have each been residents of Montgomery County for well over 40 years. We are not pleased with the scale and density of Clarksburg and that proposed road improvements have not kept pace with this new mini-city. We moved from Germantown/Gaithersburg to be in an area that was greener, more rural in character, and less densely developed. We would like to become involved with any process to keep Damascus from being so over developed that it becomes an undesirable place to live.

I retired over 4 years ago from the M-NCPPC Parks Department where I worked as a Landscape Architect for 25 years, completing parks, playgrounds, and trails throughout Montgomery County. My 1.5 hour commute, each way, became one reason I retired early (also health and an aging parent). I was required to go to the Planning Board for approval and funding of every project and often to the County Council as well. One of my first projects 28 years ago was the Magruder trail. In later years I also managed the Ridge Road Recreational Park project and was involved with developers' design and build-out of some local parks in Clarksburg. I was not involved with the Master Planning of Clarksburg and believe these communities are too densely developed, although the basic design principals are sound for planning of a very large town/regional community. The Clarksburg park projects I worked on required close coordination with M-NCPPC planners in Developemnt Review and also with the developers. I always fought for as much design and construction quality as I could get from developers so that M-NCPPC parks would be a desirable gathering place and a real asset to our communities; an example is Arora Hills Local Park. I always did my utmost to create preliminary and detail plans that would balance recreation, nature, beauty, function and maintenance. In terms of function, I felt It was important to include adequate on-site parking to serve proposed park facilities, versus placing too many cars along roadways; and getting to and from home as well as to any other destination was crucial to ones way of life.

***These are some fundamental points to consider regarding the mission to keep Damascus a desirable and more semi-rural community.***

**Traffic Congestion:**

(1) Ridge Road/Rte 27 is so clogged with local and commuter traffic that it is almost impassable, as anyone who lives here knows. Ridge Rd has been this way for decades and has obviously become a critical situation. *Long term Transportation Master Plans for Rte. 27 do not adequately address the current and certainly not the projected traffic loads along this '2*

*lane artery', and are unrealistic.*

(2) Development of Clarksburg has drastically impacted traffic on this 2 lane 'artery'. Clarksburg build out of essential planned roadways (new or improved) have lagged behind the construction of the huge number of new homes. I believe that *the approved Master Plan conditions regarding the timeline for Clarksburg road improvements to occur before or concurrent with new development is not being followed or enforced, including critical connections to I-270 among others.* Details of this would need to be verified with MNCPPC Transportation Planning and Development Review. Coordination with Clarksburg Civic associations about this issue is also a common sense idea.

(3) Creating bike lanes along the 2-lane artery of Rte 27 is a nice idea but unrealistic and potentially dangerous because current traffic loads on this artery make it too dangerous. Cars often pass on the shoulder (AKA bike lane) at high speeds during the day and rush hours. *Bike lanes are a very important goal in Montgomery County, but heavy traffic loads on busy roads make this concept unsafe in many places. Adequate roads must be constructed to better ensure safety of cyclists.* Also, *current traffic laws are inadequate and hinder enforcement when cars injure or kill cyclists.* I used to bike on roads for 14 years but I don't anymore, partly for this reason, it is too dangerous. My husband is a major coordinator for PPTC and rides on-road for over 5,000 miles per year, and I worry for his safety!

#### **Agricultural Reserve:**

(1) *The Master Plans for the Agricultural Reserve must be upheld at all costs. Maintaining land for agricultural purpose is essential for production of food closer to the homes they serve, and is a fundamental goal of greener more sustainable communities.* This Master Plan and Greenway Master Plan concept reduces energy expended toward transportation of goods and puts fewer trucks on the roadways, causing less air pollution and traffic incidents. It ultimately lowers food costs to consumers as well.

#### **Maintaining Community Character:**

(1) *Damascus still has some semblance of a small town in a semi-rural area. Every additional piece of land that is developed, big or small, further diminishes this character and converts Damascus into more contiguous suburban land sprawl.* In the wake of Clarksburg changes to our region, many Damascus residents do not desire a more developed 'Town Center' concept, like Germantown, but prefer the small town character that still remains. M-NCPPC master planners should fully reach out to current residents to assess what they really want versus pushing for Master Plan design concepts that developers want or that creates change for the sake of change.

(2) Clarksburg is not even built out yet and one can always see 'numerous' homes up for sale throughout this new community. Why build more prematurely? It is unclear whether

building more homes is about true need or satisfying developers.

**Green Space – Both Contiguous and Separated Land:**

(1) *More green space is needed for adequate animal/bird habitat.* As a Montgomery County resident for 42 years, it is plain to see that we are losing our green space to a point of no return.

(2) *More wooded areas, stream valleys, wetlands and wild meadows are needed for environmental quality, including air and water.* Air and water quality are essential for human health (as well as animals and birds).

(3) *More green space is needed for basic quality of human life and maintaining some connection with our natural world.* Our entire landscape cannot be developed endlessly into contiguous sprawl.

**Recommendations to Consider:**

(1) The Planning Board should review the Damascus Master Plan to ensure that the small town, semi-rural character is upheld; that adequate green space is maintained; that the Agricultural Reserve is upheld; that better and more adequate roads are provided to serve residents, and, that development of all roadways be built before any more new homes (SF, TH, or apartments) are built. I believe it is about 10 years since the last Master Plan update was completed in 2006 (?). M-NCPPC master planners should reach out to current residents to gain their opinions in a thorough and well-notified review process; and update the Master Plan as needed before approving or implementing any more development. Reality is often different than plans on paper.

(2) The Planning Board should specifically modify Transportation Master Plans to widen Rte. 27 more extensively, and make this a high priority. Adding traffic lights at every new and existing intersection and lowering speeds more and more is a poor and unrealistic solution along a heavily loaded 2-lane commuter artery. At some point planning agencies must become more realistic about our transportation system and additional development.

(3) The Planning Board should ensure that construction timing is enforced regarding coordination of building new developments and the new roads that serve them; for example the key connections of Clarksburg and I-270. Master Plan and Development Plan coordination must also occur between different master planned areas such as Clarksburg and Damascus, as well as Laytonsville and Germantown as they are all very interrelated.

(4) The Planning Board should consider adding or converting more green space toward agricultural land, as opposed to adding more development. Also consider designating land space for community agricultural gardens.

(5) The Planning Board should make maintaining natural greenspace an overall priority.

(6) The Planning Board should make the creation (and maintenance) of local parks and completion of HS and NS trails a priority for the Damascus area in an effort to better connect the community at large. Safe sidewalk connections are also important toward better unifying the community.

(7) The Planning Board should defer 'any' development proposals in the Damascus area until Clarksburg is fully built out and all planned roadway improvements are completed and THEN assess the status of traffic and community livability. Our standard of living is what draws people and businesses here or drives them away.

Please put me, Heidi Sussmann, [hsussmann.1@gamil.com](mailto:hsussmann.1@gamil.com), and also my husband Jim Quinn [quinnje.1@gamil.com](mailto:quinnje.1@gamil.com) in your contacts list.

Your consideration of our ideas is very appreciated and we look forward to becoming involved in planning efforts for Damasacus.

Thank you,  
Heidi Sussmann and Jim Quinn  
301-916-8868



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**From:** [Susan Wells](#)  
**To:** [Casey, Jonathan](#); [Berbert, Benjamin](#)  
**Subject:** Damascus planning  
**Date:** Tuesday, October 27, 2015 12:06:16 PM

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Dear Sirs,

I wonder, how many of you have spent any amount of time here in Damascus? We have lived here for 28 years and see huge changes - now almost no farms, overcrowded schools, vastly deteriorated roads between here and everywhere. Our once small, rural community has become a major traffic thoroughfare for tour buses, massive delivery semis, dump trucks and just plain commuter traffic. The town benefits from almost none of this traffic - only our roads (especially Rte. 27) are prized.

Any plans before the Planning Board should be looked at with an eye to the requests and pleas of the community for no more development until, at the very least, these problems are addressed. There desperately needs to be a cut-through from Rte. 70 west to Rte, 270 south (well to the north of Damascus) that does not involve sending so much of this traffic through our community. I believe that, at least once, there was a plan to construct such a bypass. All too much of the traffic is meant for down county and should be using Rte. 270. We are merely a short cut.

Rte. 27 is used as a walking road for a large number of students who are not afforded bussing, yet a large part of Rte. 27 has no side walks. Would you want your children walking to and from school on a major traffic conductor with no sidewalks?

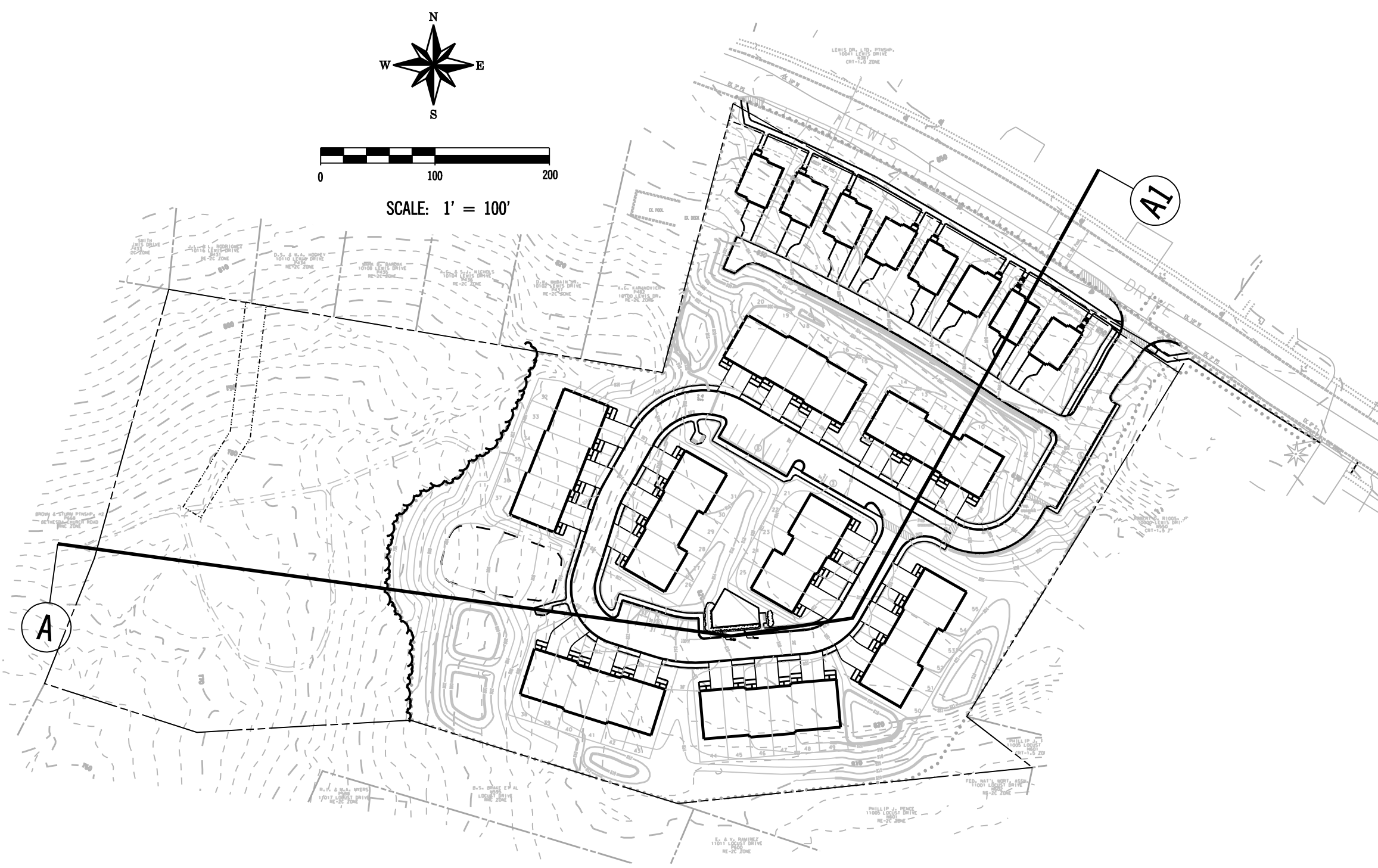
Damascus is struggling to retain the vestiges of rural, small town feeling that made it a desirable place to live. Please do not permit the developers to destroy that; they have had their way in Clarksburg, and it is not a pretty sight. The Master Plan needs to be updated to reflect the desires and hopes of the community, not to be a template for developers getting all of their wish lists met.

I hope that you will take the time to talk to the people of this community to find out how they would feel with more traffic added into the overwhelming pattern that has developed. Damascus does not need more building, we need more protections for our rapidly shrinking open lands and farms. The quality of life for Damascus residents should be as big a consideration as it would be in other parts of the county.

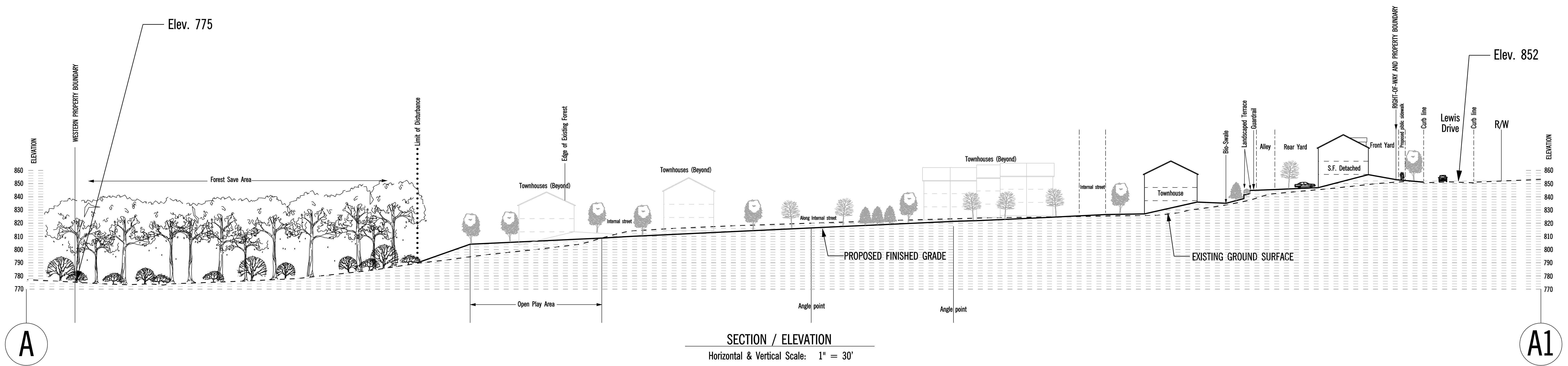
Sincerely,

Susan S. Wells  
10913 Bellehaven Boulevard  
Damascus, MD 20872  
[301-253-0341](tel:301-253-0341)  
[sswells@gmail.com](mailto:sswells@gmail.com)

# Attachment 8



SECTION LOCATION



SECTION / ELEVATION

Horizontal & Vertical Scale: 1" = 30'

\*Section Bends Through Property per Tract Configuration

**SSI SITE SOLUTIONS, INC.**  
 20410 Observation Drive Suite 205  
 Germantown, Maryland 20876-4000  
 (301) 640-7890 Fax (301) 640-7891  
 Planning Landscape Architecture  
 Engineering Surveying

NO	REVISION	DATE

APPLICANT:  
 Blue Knob Developers, LLC  
 14660 Rothgeb Drive, Suite 201  
 Rockville, MD. 20850

SECTION / ELEVATION THROUGH PROPERTY\*  
**ARMSTRONG PROPERTY**  
 PARCEL P545  
 DAMASCUS ELECTION DISTRICT #12  
 MONTGOMERY COUNTY, MARYLAND

DWR	AS NOTED
DESIGN	SCALE
JSL	1 of 1
CHECKED	SHEET
3/7/2016	2006
PLOT DATE	PROJ. No. E-

SITE SOLUTIONS, INC. SECTION THROUGH PROPERTY