



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB  
Item #13  
09.12.02

**REVISED MEMORANDUM**

**DATE:** September 12, 2002  
**TO:** Montgomery County Planning Board  
**VIA:** Michael Ma, Supervisor *Ma*  
Joseph R. Davis, Chief  
Development Review Division  
**FROM:** Mary Beth O'Quinn *mboq*  
Planning Department Staff  
(301) 495-1322

**REVIEW TYPE:** Site Plan Review  
**APPLYING FOR:** 30 Single Family Homes  
**PROJECT NAME:** Layhill Village East  
**CASE #:** 8-02029  
**REVIEW BASIS:** Optional Method: Affordable Housing (HOC)  
Reduced-width tertiary road  
Sec. 50-26 (h) (2), Subdivision Regulations

**ZONE:** R-200 Cluster  
**LOCATION:** Punch Street, 200 feet north of Queensguard Road

**MASTER PLAN:** Aspen Hill, 1994  
**APPLICANT:** Magruder Reed Communities, LLC  
**FILING DATE:** May 28, 2002  
**HEARING DATE:** September 12, 2002 (deferred from August 1, 2002)



**STAFF RECOMMENDATION:** Approval of 30 lots, including 1 existing single-family home (designated historic), 23 new single-family detached homes, and 6 attached single-family MPDUs, subject to the following conditions:

1. Conditions of MCDPS stormwater management approval dated May 28, 2002.
2. Conditions of Transportation Planning Division memo, dated July 19, 2001, to include:
  - a. Development not to exceed ~~22~~ 23 new single-family dwelling units, 6 new single-family attached units, and one existing single family dwelling designated historically significant;
  - b. Dedicate approximately one-foot of right-of-way for approximately eight feet along Layhill Road (MD 182) across the northwest property frontage to provide a 75-foot right-of-way from the centerline;

- c. Restrict access to Layhill Road to the one existing driveway that serves the historic house and remove the other existing driveway;
  - d. Coordinate the Punch Street extension cross-section design with the Montgomery County DPS and DPWT.
  - e. Extend Punch Street from Queensguard Road into the site and provide or dedicate, subject to review and approval of Montgomery County DPWT and DPS:
    - i. A 50-foot right-of-way as a closed-section secondary residential street for approximately 270 feet;
    - ii. A reduced turning radius along the 50-foot right-of-way segment at the 90-degree turn to avoid impacting the historic house;
    - iii. A 27'-4" right-of-way for a closed-section reduced-width tertiary residential street, for the loop road
  - f. Continue the existing sidewalk as a four-foot concrete sidewalk along the west and south sides of Punch Street to provide:
    - i. Pedestrian connection into the site;
    - ii. Pedestrian circulation within the site;
    - iii. Pedestrian connection to the planned Class III bikeway on Queensguard Road and the Layhill Village Park;
  - g. Satisfy Policy Area Review under the "Special Ceiling Allocation for Affordable Housing Section" of the *FY 2003 Annual Growth Policy (AGP)*.
3. Conditions of Environmental Planning Division memo, dated July 11, 2001:
- a. Tree Save Plan and Final Forest Conservation Plan shall be based on a final field survey of tree locations. Additional tree saves/removal will be required as deemed feasible by M-NCPPC inspector at time of establishment of limits of disturbance.
  - b. Retain Tree 34 on Lot 14 (34" Catalpa) unless documentation from a certified arborist is submitted documenting failing health of tree.
  - c. Area designated for natural regeneration (0.19 acres) will need to be planted and maintained. Natural regeneration for the site does not appear feasible due to prevalence of invasive and exotic plant species.
  - d. Place a Category I Forest Conservation Easement on 4.6 acres of on-site forest.
  - e. Show noise attenuation measures along Layhill Rd. and open play area I. Staff recommends a combination of a small earth berm and a noise fence that are high enough to cut the line of sight between noise sources and receptors. Upper levels of dwelling units on lots 2 and 3 should have acoustical treatment.
  - f. Limits of disturbance lines and proposed boundary of HOA open space/conservation easement area on site plan do not match those on forest conservation plan in all places. Revise plans, as needed, so that both plans are consistent.
4. Site Plan
- Site Plan signature set to show all easements, limits of disturbance, PUEs, PIEs, HOA common space, storm water parcels and outlets; provide correct labeling of lots and include the historic house lot in the plan lot numbering;

5. Landscape Plan

- a. Street Trees: Provide a single species of street tree such as London Plane tree, Northern Red Oak, or Zelkova on both sides of the public street throughout the development;
- b. Fencing: Provide a split rail fence along the entire south property line of Lot 1 (Historic House), extending from the ROW line along Layhill Road to the ROW line of the internal public street;
- c. Screening: Provide substantial tree planting inside the split rail fence on the Historic House south property line to provide screening for the rear yards of Lots 3, 4, 5, 6, and 7; provide screening for the Historic House north property line; provide screening for the side of the noise fence facing Layhill Road. For each section of screening, provide a mixture of trees planted every 10 feet in two alternating rows, or an alternate arrangement of equally dense planting using: Leyland Cypress, American Holly, Red Maple, Red Oak, and appropriate understory planting to include low and medium growth plants.
- d. Open Play Area: Clear trees within the open play area that are in poor condition and considered poor candidates for survival, as noted by MNCPPC Development Review arborist; replant the open play area with hardwoods, evergreens, selected ornamentals and understory planting to better define the open play area and screen play activity from the adjacent residences; coordinate with fencing around play area; provide two benches for the open play area;
- e. Tree Size: Provide trees throughout at 2.5 to 3-inch caliper for hardwood species and 8-10 feet height for evergreen species;

6. MPDUs

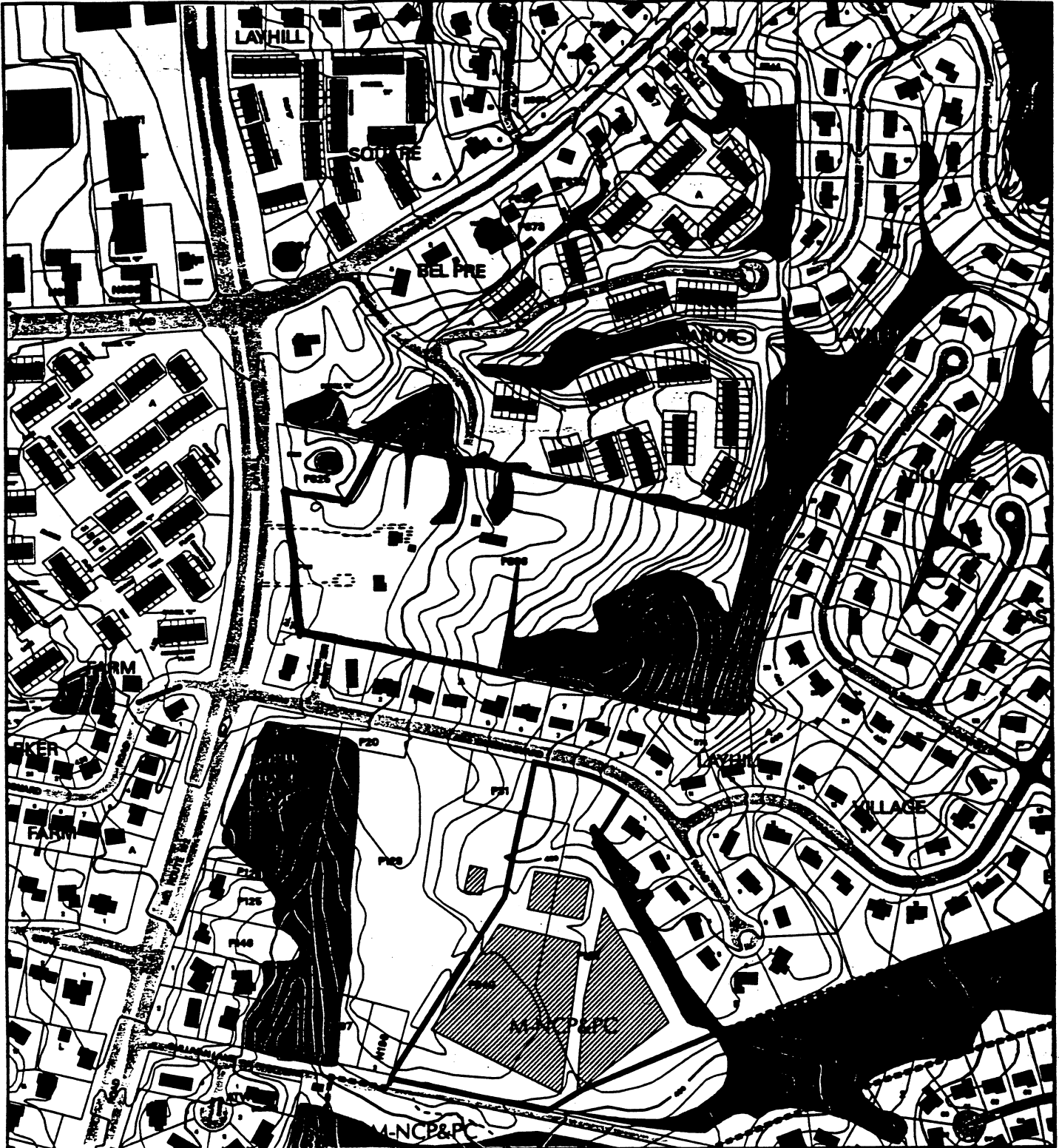
No plats to be recorded prior to County Council action on Bill No. 18-02 concerning voluntary provisions of MPDUs in smaller subdivisions.

7. Site, landscape/lighting, forest conservation, and sediment and erosions control plans subject to staff review prior to approval of signature set.

**SUMMARY OF ISSUES OF SITE PLAN REVIEW:**

In the course of site plan review and discussions, staff, county agencies, and the applicant

VICINITY MAP FOR  
**LAYHILL VILLAGE EAST (8-02029)**



Map compiled on July 26, 2002 at 9:30 AM | Site located on base sheet no - 218N002

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Key Map



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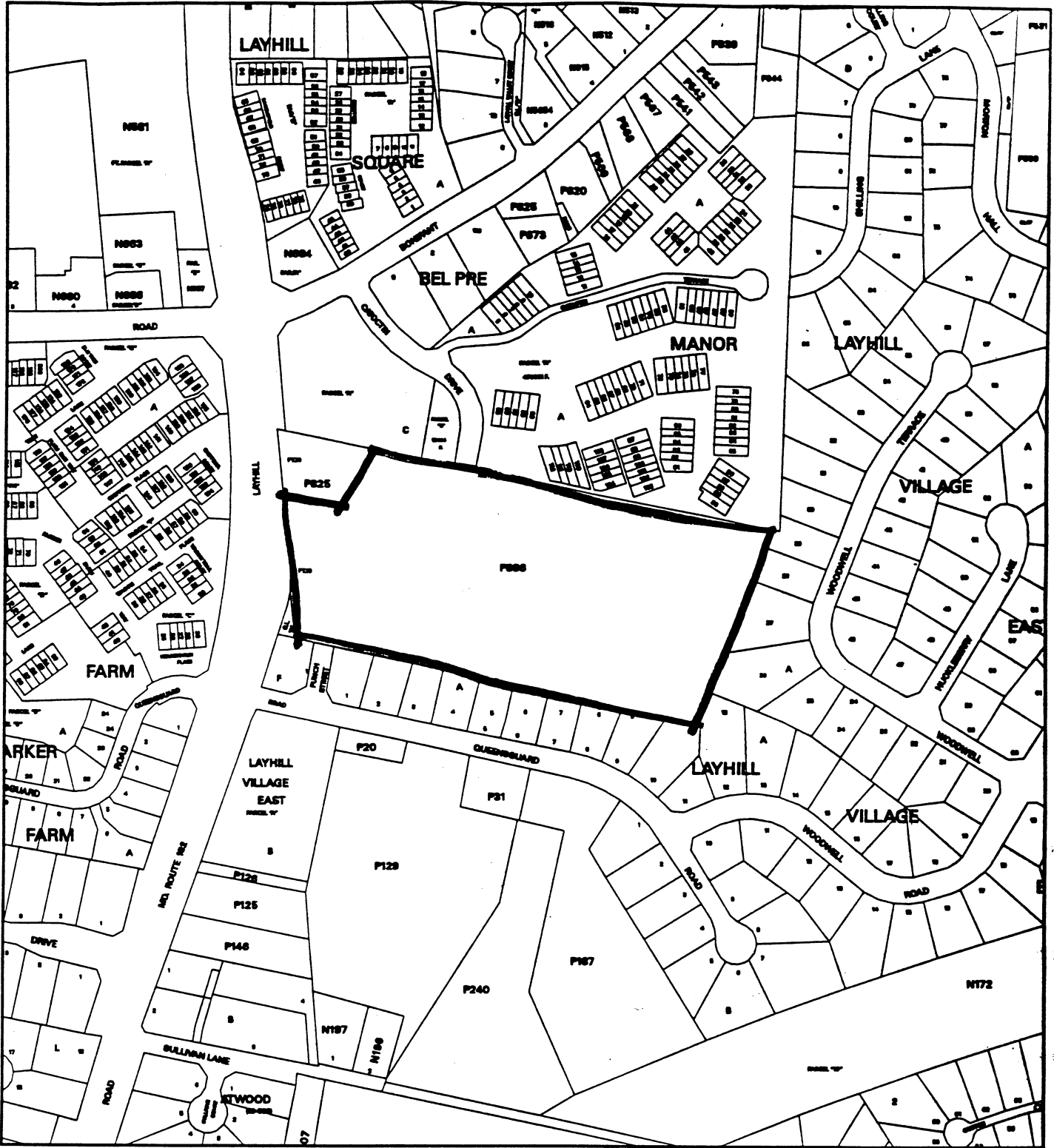


Survey & Technology Center



1:4800

VICINITY MAP FOR **LATHILL VILLAGE EAST 8-02029**  
**NICHOLSON PROPERTY (7-01053)**



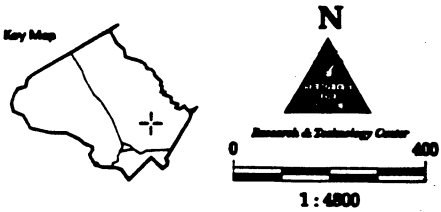
Map compiled on July 18, 2001 at 10:52 AM | Site located on base sheet no - Z19NW02

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## **SUMMARY OF ISSUES OF SITE PLAN REVIEW:**

In the course of site plan review and discussions, staff, county agencies, and the applicant reviewed vehicular and pedestrian circulation, and road design most appropriate to the sensitive environmental areas of the site. Preservation of the John Champayne Farmhouse [#27/12] historic site was addressed within the context of landscape design and evergreen screening.

**PROJECT DESCRIPTION: Surrounding Vicinity**

The property is located on the east frontage of Layhill Road (MD 182) about 200 feet south of its intersection with Bonifant Road. Layhill Village East lies adjacent to the Bel Pre Manor, Bonifant Woods and Layhill View developments. It is located approximately two miles from the Glenmont Metro Station. Within 600 feet of the site is the Layhill Village Park. The Indian Spring County Club and its adjacent Northwest Branch Park are located to the east, within one mile of the site boundaries; the Argyle County Club is located within ½ mile, across Layhill Road, north of Bonifant Road. Local schools include the Argyle Middle School on Bel Pre Road, west of Layhill Road, the Barry Day School, one mile to the south, and the John F. Kennedy High School site, two miles to the south on Randolph Road. The Glenmont Shopping Center, along with its Metro Station is located to the south at the intersection of Layhill Road and Georgia Avenue, within two miles of the subject property.

## **PROJECT DESCRIPTION: Site Description**

The Layhill Village East is a 15.81-acre rectangular shaped wooded property that extends from Layhill Road (MD 182) towards a stream valley that lies between Bonifant Road to the north and Queensguard Road to the south.

The site is bounded to the north by the Bel Pre Manor subdivision (R-60), to the east by the Northwest Branch tributary stream buffer, to the south by the Layhill Village East subdivision. Layhill Road forms the western boundary of the site. A State Highway Administration storm water detention facility forms the northwest boundary of the site adjacent to Layhill Road.

The property, lying within the Aspen Hill Master Plan Area and the Northwest Branch watershed, with moderate forestation. The site slopes down consistently at an 8% grade, then drops steeply to the streambed at the eastern portion of the site.



## **PROJECT DESCRIPTION: Proposal**

The site plan proposal consists of 30 single family homes: one existing historic house, 25 single-family detached homes, and six semi-detached, single-family, affordable housing units. The existing house, known as the John Champayne Farmhouse forms the frontispiece of the development, facing Layhill Road. The plan preserves one-acre of land surrounding the structure and maintains the view of the homestead from Layhill Road as recommended in the Master Plan.

Access to the development is provided from Queensguard Road and Punch Street. The new housing wraps the rear and sides of the Champayne House, its pattern formed by the internal road loop road (Punch Street extension) located between the rear of the Champayne House and the stream buffer that forms the eastern portion of the site. A Category I Conservation Easement will protect a land area of 4.6 acres of existing forest within the stream buffer.

Stormwater management is being provided on the site by a dry detention pond for on-site water quantity and a surface sand filter for water quality control.

**PROJECT DESCRIPTION: Prior Approvals**

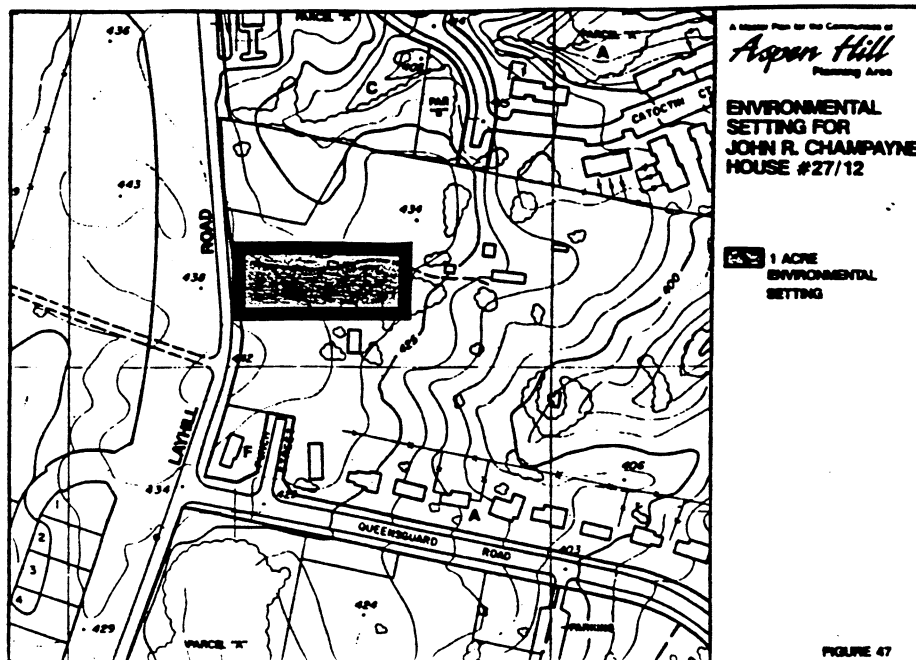
**Preliminary Plan**

On December 20, 2001, Pre-Preliminary Plan 7-01064 (The Nicholson Property) was brought before the Montgomery County Planning Board for a public hearing under the provisions of Section 50-33, Pre-application Submission. The applicant made no formal request under 50-33 and no formal action was taken by the Board.

The Preliminary Plan 1-02086 will be heard concurrently with the Site Plan.

## ANALYSIS: Conformance to Master Plan

The plan conforms to the recommendations of the Aspen Hill Master Plan. The proposal's treatment of the John Champayne Historic Farmhouse conforms to the guidance in the master plan for a lot of at least one acre in size with the preservation of the historic vista to Layhill Road.



The Champayne Farmhouse, built in 1860 is a 2-1/2 story, frame house with three bays. It is significant as one of the few remaining farmhouses in the Layhill area, representing the predominantly agricultural economy of the county in this period.



## **ANALYSIS: Conformance to Master Plan**

The plan conforms to the recommendations of the Aspen Hill Master Plan. The proposal's treatment of the John Champayne Historic Farmhouse conforms to the guidance in the master plan for a lot of at least one acre in size with the preservation of the historic vista to Layhill Road.

The Champayne Farmhouse, built in 1860 is a 2-1/2 story, frame house with three bays. It is significant as one of the few remaining farmhouses in the Layhill area, representing the predominantly agricultural economy of the county in this period.

**ANALYSIS: Conformance with the Zoning**

**PROJECT DATA TABLE**

<b><u>Development Standard</u></b>	<b><u>Permitted/Reqd</u></b>	<b><u>Proposed</u></b>
Gross Lot Area (ac)	5.0 acre	15.81 acres
Min Net Lot Area: SFH detached	6,000 sf	10,130 sf
Min Net Lot Area: (semi-detached)	3,500 sf	4,072 sf
Density of Development Opt Method	2.44 du/acre	30 units
	37 units	37 units
<b>Green Space %</b>		
MPDUs:	2,000 sf/MPDU	
	12,000 sf	206,474 sf
<b>Lot Width</b>		
Attached Units	25 feet min	27 feet min
<b>Building Height</b>	40 feet/3 stories **	35 feet
<b>Setbacks: standard unit</b>		
Front Standard	25 feet min	25 feet min
Front MPDUs	15 feet min	25 feet min
Side (R-200)	N/A cluster	10 feet min
Rear (R-200)	N/A cluster	30 feet
Rear (R-200) adjacent to R-60	40 feet (subd line)	40 feet (subd line)
<b>Parking</b>		
Standard	2 spaces/du	2 spaces/du

**RECREATION ANALYSIS: Layhill Village East**

<b>DEMAND POINTS</b> <i>per 100 units</i>	<b>Tots</b>	<b>Children</b>	<b>Teens</b>	<b>Adults</b>	<b>Seniors</b>	<b>TOTALS</b>
<b>Housetype</b>						
SFH III	<b>0.31</b>	14	19	12	127	13

<b>DEMAND POINTS</b> <i>per 100 units</i>	<b>Tots</b>	<b>Children</b>	<b>Teens</b>	<b>Adults</b>	<b>Seniors</b>	<b>TOTALS</b>
<b>Housetype</b>						
SFH III	4.34	5.89	3.72	39.37	4.03	
<b>TOTALS</b>	<b>4.34</b>	<b>5.89</b>	<b>3.72</b>	<b>39.37</b>	<b>4.03</b>	<b>57.35</b>

<b>SUPPLY POINTS</b>	<b>Tots</b>	<b>Children</b>	<b>Teens</b>	<b>Adults</b>	<b>Seniors</b>	
<b>On Site</b>						
Sitting or Picnic Area	1.00	1.00	1.50	5.00	2.00	
Natural Area	0.00	0.29	0.37	3.94	0.20	4.81
Open Play Area I	6.00	9.00	12.00	30.00	2.00	59.00
<b>On Site Total</b>	<b>7.00</b>	<b>10.29</b>	<b>13.87</b>	<b>38.94</b>	<b>4.20</b>	<b>74.31</b>

<b>SUPPLY/DEMAND RATIOS</b>	<b>Tots</b>	<b>Children</b>	<b>Teens</b>	<b>Adults</b>	<b>Seniors</b>	
<b>On Site Ratio</b>	<b>1.61</b>	<b>1.75</b>	<b>3.73</b>	<b>0.99</b>	<b>1.04</b>	
	<b>161%</b>	<b>175%</b>	<b>373%</b>	<b>99%</b>	<b>104%</b>	

**FINDINGS for Site Plan Review:**

1. ***The site plan is consistent with an approved development plan or a project plan for the optional method of development, if required.***

The Site Plan is in general conformance with the proposed Preliminary Plan 1-02086 in street dedication, storm water management, conservation easement, and use and access.

2. ***The site plan meets all of the requirements of the zone in which it is located.***

The Site Plan meets the requirements of the R-200 zone with respect to open space, tree preservation, and recreational opportunities for common use.

3. ***The locations of the buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.***

- a. **Location of Buildings**

The 29 new homes are arranged in linear form facing the loop road that is centered within the site, and surrounds the sides and rear of the historic home facing Layhill Road. Extensions from the loop road create “fingers” of lots that support one additional detached home on the north side of the stream buffer and three homes along the south side of the buffer. This arrangement respects the conservation easement areas of the stream buffer on the eastern half of the site. The locations of the homes are adequate and safe.

- b. **Open Spaces**

Open space provided meets requirements of the purpose clause for the R200 Zone for Cluster Development. The 4.74 acres of Forest Conservation Easement includes 1.42 acres in excess of the forest conservation requirements and represents 29.9% of the site. The retention of some of the existing forest, along with reforestation, provides an effective natural area for recreation and screening while enhancing the value of the proposed residences.

Stormwater management is being provided on the site by a dry detention pond for on-site water quantity and a surface sand filter for water quality control. The applicant has requested a waiver for water quantity and quality for lots 2, 9, 15, 18, 19, and 25.

Berming and a noise fence whose placement preserves the view of the historic house will mitigate noise impact affecting lots along Layhill Road. Building construction will mitigate potential interior noise levels for the subject units.

- c. **Landscaping and Lighting**

Landscaping adequately meets the needs of the proposal site and complements the

existing topography. The forest conservation area and reforestation areas provide an effective naturalistic buffer and visual screening that frames the view of the historic house from Layhill Road. Formal street tree planting will visually enhance the safety and visual amenities of public sidewalk and internal public loop road.

Lighting is to be provided as part of the street improvements and will result in a safer public street environment.

**d. Recreation**

Recreation proposed offers safe and efficient recreation. The amenities provided include an open play area, and natural forested areas along the streambed. The naturalistic setting offers attractive recreational opportunities. Staff recommends the addition of a sitting area or picnic table within the open play area to offer adult passive recreation and supervision for small children.

**e. Vehicular and Pedestrian Circulation**

Street connections to the site are in accordance with the proposed Preliminary Plan. The entrance design provides adequate, safe, efficient access to the development for both vehicles and pedestrians. The use of the reduced-width public tertiary road meets the purpose of Sec. 50-26 (h) (2) of the subdivision regulations for more efficient use of the site and preservation of a sensitive environment. The placement of the public loop road provides a vehicular system that is optimal in its attractiveness, safety, and efficiency.

The applicant requests a waiver of the sidewalk requirement, and proposes a sidewalk on one side of the road. The plan also requires the waiver of the standard turning radius requirement at the northwest corner of the play area to allow more efficient use of the open space and to allow preservation of the one-acre historic house parcel, as recommended in the Aspen Hill Master Plan. Staff supports both of the proposal elements.

**4. *Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.***

The proposal plan for houses is compatible with surrounding uses and other site plans and with the existing adjacent development. The proposal provides respectful setbacks for the historic house, and allows an adequate and attractive view of the streambed.

**5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.***

The plan meets the requirements of the Forest Conservation Act. The use of a reduced-width tertiary road, instead of the standard open-section, allows the protection area to be



enlarged.

Total reforestation credit is granted for 4.74 acres, with a reforestation area of 0.20 acres; 4.6 acres of forest will be protected by a Category I Conservation Easement. Planting street trees along the public street internal to the subdivision will provide the balance of the forestation.

## **APPENDIX**

- A. Standard conditions dated October 10, 1995
- B. Correspondence referenced in report
- C. Documentation of relevant prior action or approval

## **APPENDIX A: STANDARD CONDITIONS OF APPROVAL DATED 10-10-95:**

1. Submit a Site Plan Enforcement Agreement, Development Program for review and approval prior to approval of the signature set as follows:
  - a. Development Program to include a phasing schedule as follows:
    - 1) Street tree planting must progress as street construction is completed, but no later than six months after completion of the units adjacent to those streets.
    - 2) Community-wide pedestrian pathways and recreation facilities must be completed prior to seventy percent occupancy of each phase of the development.
    - 3) Landscaping associated with each parking lot and building shall be completed as construction of each facility is completed.
    - 4) Pedestrian pathways and seating areas associated with each facility shall be completed as construction of each facility is completed.
    - 5) Clearing and grading to correspond to the construction phasing, to minimize soil erosion;
    - 6) Coordination of each section of the development and roads;
    - 7) Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation or other features.
  - b. Site Plan Enforcement Agreement to delineate the requirements of condition of approval by State Highway Administration.
2. Signature set of site, landscape/lighting, forest conservation and sediment and erosion control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
  - a. Limits of disturbance;
  - b. Methods and location of tree protection;
  - c. Forest Conservation areas;
  - d. Conditions of DPS Stormwater Management Concept approval dated May 28, 2001.
  - e. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading;
  - f. Conservation easement boundary
  - g. Street trees at least 40' feet on center along all public streets;
  - h. Details for and location of noise fencing to attenuate current noise levels to no more than 60 dBA Ldn for the outdoor back yard area of homes at Lots 20-31.
  - i. Certification on signature set from a professional acoustical engineer that the building shell will attenuate current noise levels to an interior level not to exceed 45 dBA Ldn.
3. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.

4. No clearing or grading prior to M-NCPPC approval of signature set of plans.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

September 4, 2002

**MEMORANDUM**

TO: Malcolm Shaneman, Supervisor  
Mary Beth O'Quinn, Site Planner  
Development Review Division

VIA: Ronald C. Welke, Supervisor  
Transportation Planning

FROM: Ed Axler for Janet E. Gregor, EA  
Planner/Coordinator  
Transportation Planning

SUBJECT: Preliminary Plan No. 1-02086  
Site Plan No. 8-02029  
Layhill Village East  
Aspen Hill Policy Area

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This memorandum is Transportation Planning staff's revised and updated adequate public facilities (APF) review of the subject site plan and preliminary plan. This memorandum updates our memorandum dated July 19, 2002.

**RECOMMENDATIONS**

Transportation Planning staff recommends the following conditions as part of the APF test for transportation requirements related to approval of the subject site plan and preliminary plan:

1. Limit the preliminary plan to no more than 30 housing units consisting of 23 new single-family detached units, six new single-family attached units, and one existing historic single-family detached unit.
2. Dedicate approximately one-foot of right-of-way for approximately eight feet along Layhill Road (MD 182) across the northwest property frontage to provide a 75-foot right-of-way from the centerline.

3. Restrict access to Layhill Road to the one existing driveway now serving the historic house. Remove the other existing driveway.
4. For the extension of Punch Street from Queensguard Road into the site, dedicate or provide:
  - a. a 50-foot right-of-way for a closed-section tertiary residential street from its existing terminus to the start of loop road for approximately 270 feet.
  - b. a reduced turning radius along the 50-foot right-of-way segment at the 90-degree turn to avoid impacting the historic house.
  - c. a 27.4-foot right-of-way for a closed-section reduced-width tertiary residential street, for the loop road.

Coordinate Punch Street Extension's cross-section design with the Montgomery County Department of Public Works and Transportation (DPWT) and the Montgomery County Department of Permitting Services (DPS).

5. Continue the existing sidewalk as a four-foot concrete sidewalk along the west and south sides of Punch Street to provide:
  - a. A pedestrian connection into the site.
  - b. Pedestrian circulation within the site.
  - c. A pedestrian connection to the planned Class III bikeway on Queensguard Road and the Layhill Village Park.
6. Satisfy Policy Area Review under the Special Ceiling Allocation for Affordable Housing section of the *FY 03 Annual Growth Policy (AGP)*.

## **DISCUSSION**

### Site Location, Access and Circulation

The site is located on the east side of Layhill Road between Queensguard Road and Bonifant Road. Vehicular access to the site is proposed via an extension of Punch Street to Queensguard Road to Layhill Road. Pedestrian access is provided with four-foot sidewalks on one side of Punch Street Extension.

### Master Planned Roadways and Bikeways

According to the *Aspen Hill Master Plan*, Layhill Road (MD 182) is designated as a major highway, M-16, with a 150-foot right-of-way and an existing Class II bikeway. The nearby Queensguard Road is a non-master-planned primary residential street with a 70-foot right-of-way. The existing segment of Punch Street and the nearby Queensguard Road and nearby Catoctin Drive are designated as secondary residential streets with 60-foot rights-of-way.

Local Area Transportation Review

The proposed housing development generates the following traffic during the weekday morning peak period (6:30 a.m. to 9:30 a.m.) and evening peak period (4:00 p.m. to 7:00 p.m.):

Type of Single Family Unit	Number of Units	Peak Hour Trips	
		Morning	Evening
New Detached	23	22	26
New Attached	6	3	5
Subtotal New	29	25	31
Existing Historic Detached	1	1	1
Total New and Existing	30	26	32

Since the projected site-generated trips are fewer than 50 total peak-hour trips during both weekday morning and evening peak periods, no traffic study is required to satisfy Local Area Transportation Review (LATR).

Policy Area Review/Staging Ceiling

The Layhill Village East site is located in the Aspen Hill Policy Area. As of August 1, 2002, the remaining capacity is negative 7,319 housing units in the transportation staging ceiling in this policy area. Despite the moratorium on residential development, the preliminary plan could satisfy Policy Area Review under the Special Ceiling Allocation for Affordable Housing as provided for in the *FY 03 Annual Growth Policy*.

EA:cmd

cc: Khalid Afzal  
Greg Cooke  
Mary Goodman  
Karl Moritz  
Jeff Riese

Revised PP 1-02086 SP 8-02029 Layhill Village East 9-4.DOC

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

July 30, 2002

Ms. Felicia Barlow  
14112 Woodwell Terrace  
Silver Spring, MD 20906-2054

Dear Ms. Barlow:

Thank you for your recent nomination of the Nicholson Property located south of the intersection of Layhill Road and Bonifant Road to the Legacy Open Space program. Staff evaluated the natural and historic resources on the property according to the Legacy criteria as spelled out in the *Legacy Open Space Functional Master Plan* as approved by the County Council in July 2001. Unfortunately, the characteristics of this site do not meet the Legacy criteria and we must decline to add this property to the Legacy program.

The property consists of 15.81 acres of land, including 8.4 acres of forest, a stream and associated wetlands, and an old farmhouse listed in the County's Historic Master Plan (Champayne House, #27-12). As you are well aware, a proposed development project on the property is under review by M-NCPPC as the Layhill Village East project. The proposed development plan preserves 4.5 acres of forest that includes all the sensitive areas (wetlands and steep slopes) and stream valley buffer in a forest conservation easement. The development plan also provides for a one-acre lot surrounding the historic farmhouse.

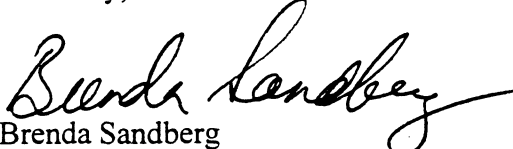
Staff evaluation of the natural resources on the site results in a determination that the site does not have enough environmental significance to belong in the Legacy program. The forest and wetlands on the site are only in fair condition, including large areas of invasive plant species across the property, even in the most mature forest areas. The site does not have Countywide significance for rare, threatened, or endangered species habitat, unique or unusual ecological communities, or as a "best example" of a terrestrial community. The site is also surrounded by residential development, so the property does not provide critical connectivity between parks or natural areas, provide buffering capacity to other important resources, or contribute to a critical mass of natural resources in the immediate vicinity. The forest and stream buffer on the property does contribute to the health of the Northwest Branch stream system. However, the amount of forest and stream buffer that will be preserved on the property by the current development plan, in addition to adequate stormwater management facilities, will provide the Northwest Branch with appropriate protection without a Legacy designation.



The heritage value of the property has also been studied, and staff determines that the site does not contribute significantly to the heritage theme emphasized in the Legacy Open Space Functional Master Plan. The Champayne House is an historic farmhouse, but it does not represent the Farming History Cluster theme of the Legacy program in that the Farming History Cluster is focused around remaining agricultural areas in the County. The Layhill Village area is part of the residential wedge in the County's General Plan, not the agricultural preserve. In addition, the designation of the house in the Historic Master Plan and recommendations in the Aspen Hill Master Plan have provided adequate protection of the house through the development process. Historic preservation staff has reviewed the development plans and are satisfied with the one-acre lot provided in the development plan.

I want to thank you again for your interest in the Legacy Open Space program. If you have any questions about our decision, please do not hesitate to contact me at #301-650-4360.

Sincerely,

  
Brenda Sandberg  
Legacy Open Space Program Manager

cc: Gwen Wright, Historic Preservation Supervisor  
Dom Quattrocchi, Environmental Planning



## DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

May 28, 2002

Dean Packard  
P.G. Associates  
354-B Hungerford Drive  
Rockville, MD 20850

Re: Stormwater Management **CONCEPT** Request  
for Layhill Village East  
Preliminary Plan #: 1-02086  
SM File #: 205197  
Tract Size/Zone: 15.81 acres/R-200  
Total Concept Area: 5 acres  
Tax Plate: JR123  
Lots/Block: proposed lots 2-31/F  
Parcel(s): A-D  
Liber/Folio: 4706/198  
Montg. Co. Grid: 30J5  
Watershed: Northwest Branch

Dear Mr. Packard:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site water quantity control via construction of a dry detention pond, on-site water quality control via construction of a surface sand filter, and a waiver request for water quantity and water quality control for lots 2, 9, 15, 18-20, 25.

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

1. The water quality control facility must be sized to treat 1-inch over the contributory impervious drainage area. The sand filter must be designed per the most current Montgomery County specifications.
2. The detention pond will be sized to provide 2-year attenuation to predeveloped conditions.
3. A review of the stormwater management computations will occur at the detailed plan review stage.
4. A formal waiver of the closed-section roadway requirement will be necessary prior to submittal of detailed plans for review.

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


Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is required for lots 2, 9, 15, 18-20, 25 (Qn/Ql waiver).



Dean Packard  
May 28, 2002  
Page 2

This letter must appear on the sediment control/stormwater management plan at its initial submittal. 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 Mark Etheridge at 240-777-6338.

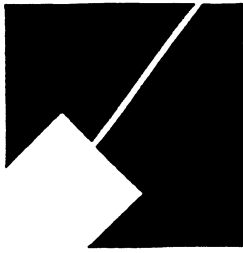
Sincerely,  
  
Richard R. Brush, Manager  
Water Resources Section  
Division of Land Development Services

RRB:enm mce

cc: M. Shaneman  
S. Federline  
SM File # 205197

QN - Comb; Acres: 5 acres  
QL - Comb; Acres: 5 acres

M-NCPPC



**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

July 19, 2002

**MEMORANDUM**

TO: Malcolm Shaneman, Supervisor  
Mary Beth O'Quinn, Site Planner  
Development Review Division

VIA: Ronald C. Welke, Supervisor  
Transportation Planning  
EPA

FROM: Ed Axler for Janet E. Gregor, Planner/Coordinator  
Transportation Planning

SUBJECT: Preliminary Plan No. 1-02086  
Site Plan No. 8-02029  
Layhill Village East  
Aspen Hill Policy Area

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This memorandum is Transportation Planning staff's revised and updated adequate public facilities (APF) review of the subject site plan and preliminary plan. This memorandum supersedes our memo dated April 17, 2002.

**RECOMMENDATIONS**

Transportation Planning staff recommends the following conditions as part of the APF test for transportation requirements related to approval of the subject site plan and preliminary plan:

1. Limit the preliminary plan to no more than 22 new single-family detached units, six new single-family attached units, and one existing historic single-family detached unit.
2. Dedicate approximately one-foot of right-of-way for approximately eight feet along Layhill Road (MD 182) across the northwest property frontage to provide a 75-foot right-of-way from the centerline.

3. Restrict access to Layhill Road to the one existing driveway now serving the historic house. Remove the other existing driveway.
4. For the extension of Punch Street from Queensguard Road into the site, dedicate or provide:
  - a. a 60-foot right-of-way as a closed-section secondary residential street for approximately 140 feet.
  - b. a reduced turning radius at the 90-degree turn to avoid impacting the historic house.
  - c. a 50-foot right-of-way as a closed-section reduced-width tertiary residential street from beyond the 60-foot right-of-way width.

Coordinate Punch Street Extension's cross-section design with the Montgomery County Department of Public Works and Transportation (DPWT) and the Montgomery County Department of Permitting Services (DPS).

5. Continue the existing sidewalk as a four-foot concrete sidewalk along the west and south sides of Punch Street to provide:
  - a. a pedestrian connection into the site.
  - b. pedestrian circulation within the site.
  - c. a pedestrian connection to the planned Class III bikeway on Queensguard Road and the Layhill Village Park.
6. Satisfy Policy Area Review under the Special Ceiling Allocation for Affordable Housing section of the *FY 03 Annual Growth Policy (AGP)*.

## DISCUSSION

### Site Location, Access and Circulation

The site is located on the east side of Layhill Road between Queensguard Road and Bonifant Road. Vehicular access to the site is proposed via an extension of Punch Street to Queensguard Road to Layhill Road. Pedestrian access is provided with four-foot sidewalks on one side of Punch Street Extension.

### Master Planned Roadways and Bikeways

According to the *Aspen Hill Master Plan*, Layhill Road (MD 182) is designated as a major highway, M-16, with a 150-foot right-of-way and an existing Class II bikeway. The nearby Queensguard Road is a non-master-planned primary residential street with a 70-foot right-of-way. The existing segment of Punch Street and the nearby Queensguard Road and nearby Catoclin Drive are designated as secondary residential streets with 60-foot rights-of-way.

## Local Area Transportation Review

The single-family-unit development of 22 detached units, six attached units, and one existing historical detached unit would generate 27 peak-hour trips during the weekday morning peak period (7:00 a.m. to 9:00 a.m.) and 31 peak-hour trips during the weekday evening peak period (4:00 p.m. to 6:00 p.m.). Since the projected site-generated trips during both weekday morning and evening peak-hours are fewer than 50, no traffic study is required to satisfy Local Area Transportation Review (LATR).

## Policy Area Review/Staging Ceiling

The Layhill Village East site is located in the Aspen Hill Policy Area. As of June 30, 2002, the remaining capacity is negative 7,289 housing units in transportation staging ceiling in this policy area. Despite the moratorium on residential development, the preliminary plan could satisfy Policy Area Review under the Special Ceiling Allocation for Affordable Housing as provided for in the *FY 03 Annual Growth Policy*.

JG:EA:cmd

cc: Khalid Afzal  
Greg Cooke  
Mary Goodman  
Karl Moritz  
Jeff Riese

Layhill Village East PP 1-02086 SP 8-02086.DOC



Approve w/conditions as noted below

**MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS**

TO: Mary Beth O'Quinn  
Development Review Division

SUBJECT: Plan # 8-02029, Name Layhill Village East

The above-referenced plan has been reviewed to determine if it meets requirements of the Guidelines for Environmental Management of Development in Montgomery County, and other county regulations that may apply. The following recommendations are made for the DRC meeting:

**SUBMITTAL ADEQUACY**

Plan is complete. (see recommendations below)

**EPD RECOMMENDATIONS:**

Approval with conditions as specified below. (see comments)

Comments:

1. Tree Save Plan and Final Forest Conservation Plan shall be based on a final field survey of tree locations. Additional tree saves/removal will be required as deemed feasible by M-NCPPC inspector at time of establishment of limits of disturbance.
2. Retain Tree 34 on Lot 14 (34" Catalpa) unless documentation from a certified arborist is submitted documenting failing health of tree.
3. Area designated for natural regeneration (0.19 acres) will need to be planted and maintained. Natural regeneration for the site does not appear feasible due to prevalence of invasive and exotic plant species.
4. 4.6 acres of on-site forest to be placed in a Category 1 Forest Conservation Easement.
5. Show noise attenuation measures along Layhill Rd. and 3 and open play area I. Staff recommends a combination of a small earth berm and a noise fence which are high enough to cut the line of sight between noise sources and receptors. Upper levels of dwelling units on lots 2 and 3 should have acoustical treatment.
6. Limits of disturbance lines and proposed boundary of HOA open space/conservation easement area on site plan do not match those on forest conservation plan in all places. Revise plans, as needed, so that both plans are consistent.

SIGNATURE: Dominic Quattrocchi  
Environmental Planning Division

DATE: 11JULY2002

cc: Magruder/Reed Communities



**PG ASSOCIATES, INC.**  
ENGINEERS • LAND PLANNERS • SURVEYORS

Dean Peckard, P.E.

July 9, 2002

Mr. Joe Cheung  
Montgomery County DPS  
255 Rockville Pike, 2nd floor  
Rockville, MD 20850

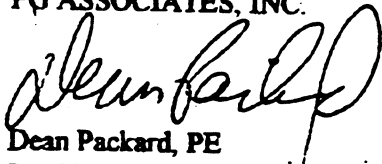
Re: Layhill Village East  
Preliminary Plan #1-02086  
Road Waiver Request

Dear Joe:

In order to develop this property in the layout requested by planning commission staff we need to request a waiver from the minimum centerline radius standards. Abutting lot 26 is a curve with a radius of 50'. This is a curve with a delta angle less than 90 degrees which shall accommodate trucks of any size. Abutting Parcel B is a curve with a radius of 60'. This radius is adequate to accommodate trucks of any size. Attached is a plan with a trailer truck turning templet overlay. Between the slope of the street, and degree of the curves, this portion of the roadway shall create minimal speeds of vehicular travel which will minimize any sight distance or safety issues.

Therefore, please review this application request for a waiver from the minimum radius requirements and respond to Malcolm Shannaman so that he can complete the file for plan approval. If you have any questions or require any additional information, please contact me at once.

Sincerely,  
PG ASSOCIATES, INC.

  
Dean Peckard, PE  
President

cc:  
Sara Navid, MCDPS  
Jeff Reise, MCDPW&T





**PG ASSOCIATES, INC.**  
ENGINEERS • LAND PLANNERS • SURVEYORS

Dean Packard, P.E.

July 8, 2002

Mr. Malcolm Shammaman  
M.N.C.P.&P.C.  
8787 Georgia Avenue  
Silver Spring, MD 20814

Re: Layhill Village East  
Plan #1-02086

Dear Malcolm:

We hereby request a waiver from the normal road standards to provide a reduced width tertiary residential street. Justification for this request is based on your staff's recommendation to provide a subdivision layout that is consistent with the meeting the environmental requirements, fits with the existing topography, provides access to the central open space, provides compatibility with the historic house and provides flexibility to an appealing site design. Please process this request in order to move the preliminary and site plan to the board for approval. If you have any questions or require any additional information to process this request, please contact me at once.

Sincerely,  
PG ASSOCIATES, INC.

A handwritten signature in cursive script, appearing to read 'Dean Packard', is written over the typed name.

Dean Packard, PE  
President



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

To: Mary Beth O' Quinn, Development Review Division

From: Malcolm Shaneman, Development Review Division *[Signature]*

Subject: Pre-Preliminary Plan Application No 7-01053 – Layhill Village East  
(Nicholson Property)

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The above referenced pre-preliminary plan was submitted on June 29, 2001. The application was presented before the Development Review Committee (DRC) on July 31, 2001. At that meeting a number of issues were raised regarding the proposed plan. Some of the issues identified involved stream buffer encroachment by several lots to the east side of the property, the need for adequate open space/ recreation, compatibility issues with some of the house layouts including the configuration of the lots adjoining the historic resource site. The DRC minutes are attached to this memorandum for placement in the preliminary plan file and forth coming site plan file

Staff has identified the three issues stated above since these issues were discussed by Development Review staff, the applicant, and the Planning Board as part of the public hearing held on December 20, 2001. Staff has reviewed the record of that hearing and has also listened to the tape of the proceeding. Attached to this memorandum are the highlights of that hearing, as documented by staff, and the issues raised by all parties.

The pre-preliminary plan application was presented to the Planning Board under the provisions of Section 50-33, Pre-application submissions. The applicant made no formal request under 50-33A and as such no formal action was taken by the Board and any comments or advise given by the Board are not binding on the Board or the applicant

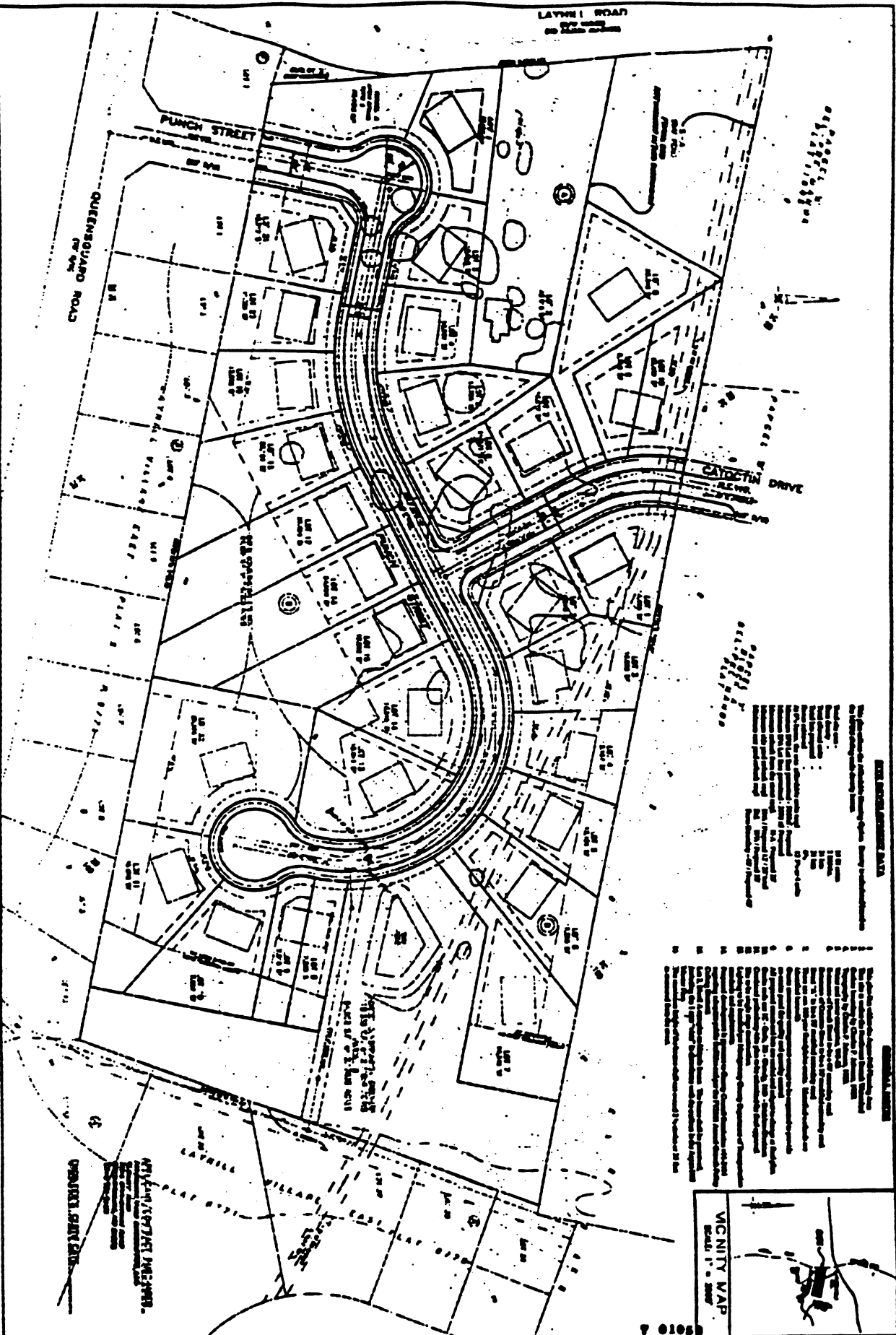
File

LAYNE ROAD  
100' WIDE  
60' ROAD WIDTH

PUNCH STREET

QUICKENBERRY ROAD

CANTON DRIVE

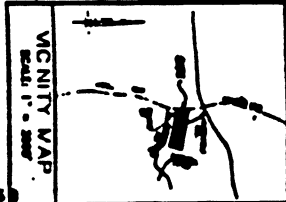


**GENERAL NOTES**

1. The site plan is based on the following information:
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**PRO - PRELIMINARY PLAN**  
 100' WIDE ROAD  
 60' ROAD WIDTH  
**NICHOLSON PROPERTY**  
 RECORDED IN BOOK 683 AT FOLIO 257  
 ORIGINAL SURVEY

**P.G. ASSOCIATES, INC.**  
 CIVIL ENGINEERS • SURVEYORS • LAND PLANNERS  
 326-A HANCOCK ROAD  
 ROCKVILLE, MARYLAND 20850  
 PHONE (301) 208-1400

**VICINITY MAP**  
 SCALE: 1" = 500'

*PREAPPLICATION DESIGN*