

**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

**Department of Park & Planning, Montgomery County, Maryland**  
8787 Georgia Avenue, Silver Spring, Maryland 20910

**MEMORANDUM**

**TO:** Calvin Nelson, Planner Coordinator, Community-Based Planning  
**FROM:** Mark Pfefferle, Planner Coordinator, Environmental Planning Division *MP*  
**DATE:** June 14, 2006  
**SUBJECT:** Site Plan  
Leaman Farm

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The Environmental Planning staff has reviewed the site plan referenced above. Staff recommends approval of the site plan with the following conditions:

1. Impervious surfaces not to exceed 252,775 square feet.
2. Applicant to enter an agreement with M-NCPPC for the purpose of withholding building permits for four (4) single-family detached residential dwelling units to ensure compliance with the impervious limitations. The 4 lots shall be graphically denoted on the certified site plan. A note shall be placed on the record plat restricting issuance of last 4 building permits pending approval from M-NCPPC Environmental Planning. Building permits for the 4 lots to be released one at a time.
3. Applicant to place impervious coverage limitations and information pertaining to the above agreement on the record plat.
4. The developer/builder must submit an impervious surface report to M-NCPPC Environmental Planning staff prior to issuance of building permits for 30<sup>th</sup>, 55<sup>th</sup> and 65<sup>th</sup> dwelling unit. The applicant must submit an impervious report for each of the remaining building permits after the 65<sup>th</sup> dwelling unit. The impervious reports must include: surveyed 'as-builts' drawings which include dimensions and impervious areas for buildings, driveways, sidewalks, leadwalks, porches, patios, chimneys, welled exits, rear exits and any building feature that is two feet or less from the ground. M-NCPPC staff must verify the information prior to the release of the next building permit. If at any time the impervious area limit is reached before building permits for all approved lots have been issued; the lots for which building permits have not been issued must be re-recorded as non-impervious Homeowners Association open space parcels.
5. A conservation easement must be placed on the stream buffer on Lot 17A only if the existing farmhouse is removed and a new house constructed. The new house

must be located entirely outside of the buffer and access to the new house to be via the street internal to the subdivision. All impervious surfaces in the stream buffer must be removed and a forest conservation easement placed over the entire stream buffer prior to Montgomery County Department of Permitting Services issuance of a building permit for a new residence.

6. Applicant to construct a permanent split rail fence along lot lines that adjoin the forest conservation easement.

## **DISCUSSION**

The Leaman Farm, a 29.3-acre site near the intersection of Clopper and Schaeffer Roads in Germantown, consists of a farmhouse, outbuildings and includes a cellular communications tower. The parcel contains numerous specimen-size and significant trees all within the stream buffer. The preliminary plan includes the retention of the existing farmhouse some of the existing outbuildings, retention of the cellular communications tower, construction of 68 new single-family attached and detached residential units, and associated infrastructure.

### **Imperviousness**

The subject property is located in Germantown within the KI-2 analysis area identified in the Germantown Master Plan. This analysis area is subject to special environmental protection measures because of the high sensitivity and high water quality conditions of the portion of Little Seneca Creek stream to which it drains. This section of Little Seneca Creek and its tributaries are classified as III-P waters (natural trout waters).

The special environmental protection measures recommended by the master plan are set forth in Appendix D of the Germantown Master Plan. These measures include an imperviousness cap of 20 percent. Staff requests a condition of approval to ensure compliance with the master plan that restricts the amount of imperviousness surfaces in the Leaman Farm tract to 252,775 square feet.

Part of the subject property includes prescriptive right-of-ways for the Schaeffer and Leaman Farm Roads. The impervious total does not include the existing imperviousness in the prescriptive right-of-way, but shall include any new imperviousness associated with other improvements within the right-of-way.

Consistent with other plans with impervious limitations (Hoyles Mill Village, Reserve at Fair Hill, etc.) Environmental Planning requests the developer enter into an impervious agreement that identifies the total amount of impervious surfaces available, the number and location of lots in impervious reservation and the order in which the four lots in reservation shall be released. The four lots in reservation must be single-family detached units since this type of unit has the greatest flexibility in builder options.

## Environmental Guidelines

The site includes stream buffers and wetlands. These areas will be protected by Category I forest conservation easements. Portions of the stream buffer that will not be reforested will be placed into a category I forest conservation easement consistent with Section 22A-12(b)(1) and (2) of the Montgomery County code which requires the stream buffers to be protected in an undisturbed condition. This is true for all stream buffer areas except for a portion of the stream buffer near the existing farmhouse. The existing farmhouse is partially within the stream buffer as is the yard area toward Clopper Road. As long as the existing house remains, the applicant will not be required to include this area in the conservation easement. If the existing farmhouse is removed and a new house constructed, the new house must be located entirely outside of the buffer and access to the new house to be via the newly created internal street. All impervious surfaces in the stream buffer would be removed and a conservation easement placed over the entire stream buffer.

## Forest Conservation

There are 2.2-acres of existing forest on the subject site, but only 1.88-acres of existing forest outside of the area dedicated to the State Highway Administration. The development is proposing to utilize an optional method of development and therefore must comply with Section 22A-12(f) of the Montgomery County code. Section 22A-12(f)(1) states

*Any site developed in agricultural and resource areas, any planned unit development, any site developed under cluster or other optional method of development in a one-family residential zone, and any waiver from a zoning requirement for environmental reasons, must include a minimum amount of forest on-site as part of meeting its total forest conservation requirement.*

This section of the code requires developments utilizing an optional method of development to either retain or plant a certain percentage of forest onsite. For this particular plan, the appropriate threshold is the afforestation threshold. When the existing forest on a site is less than the afforestation threshold all existing forest must be retained and planting must occur to meet the afforestation threshold onsite. Section 22A-12(f)(2)(C) of the Montgomery County code states:

*On a site covered by this subsection, if existing forest is less than the minimum required retention, all existing forest must be retained and on-site afforestation up to the minimum standard must be provided. If existing forest is less than the applicable afforestation threshold in subsection (a), the afforestation threshold is the minimum on-site forest requirement.*

The plan submitted for Planning Board approval is proposing the removal of less than 0.05 acres of forest, for the construction of a necessary stormwater outfall, and to plant 2.45-acres of forest. The applicant will reforest a portion of the unforested stream buffer until the afforestation threshold is met. This planting will not result in the entire reforestation of the stream buffer but it is sufficient to meet the minimum requirements of the forest conservation law. Environmental

Planning requests a condition on the preliminary plan requiring the applicant to provide a permanent split rail fence at the rear of all proposed lots adjacent to the forest conservation easement area. This is necessary to delineate and protect the afforestation area from encroachment.

### **Noise**

One condition of approval of the preliminary plan of subdivision was for the applicant to prepare and submit a noise analysis for vehicle traffic on Clopper and Schaeffer Roads. The applicant prepared and submitted a noise analysis to Environmental Planning for review. The noise analysis indicates that no residential units are located within either the 60 or 65 dBA Ldn noise contours. Therefore, no special noise conditions are required for this site plan

### **RECOMMENDATION**

Environmental Planning recommends approval of the site plan with conditions. The site meets the requirements of Chapter 22A-12 of the Montgomery County code through the retention of the existing forest and planting up to the afforestation threshold. The site plan also meets the 20 percent impervious requirement established by the Germantown Master Plan.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPENDIX 'C'  
Zoning Ordinance  
definition one-family  
attached units  
regarding 2 over 2

February 10, 2006

Mr. David Flanagan  
Elm Street Development  
6820 Elm Street, Suite 200  
McLean, Virginia 22101

Re: Clarksburg Village Site Plan 8-03002B and the classification of a 2 over 2 dwelling unit type as "dwelling unit, one-family attached."

Dear Mr. Flanagan,

The 2 over 2 dwelling units that you are proposing to substitute for some of the multi-family units, meet the definition of "dwelling unit, one-family attached" and are therefore permitted in the R-200/MPDU zone, provided *they meet all the applicable criteria as follows:*

1. The dwelling units are in a single structure consisting entirely of dwelling units.
2. Each dwelling unit is attached to one or more other dwelling units.
3. Each dwelling unit has at least one direct entrance from the outside.
4. Each dwelling unit has an abutting ground level outdoor area for the exclusive use of its occupants. This will require, in the case of the upper dwelling unit, the designation of a usable front yard of adequate size as determined at the time of site plan review that is clearly designated for the exclusive use of these dwelling units.

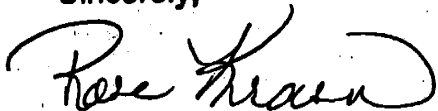
In addition, the following development standards apply per the R-200/MPDU zone:

5. The single structure is within the height limit established in the R-200/MPDU zone as measured from the street as follows: 3 stories, not to exceed 40 feet with additional setback provided per. 59 C 1.626. In this case the "street" is the private parking lot shared with the townhouses in the neighborhood.
6. The number of one-family attached dwelling units, semidetached dwelling units or townhouses (or the total of these dwelling types combined) in the subdivision does not exceed the maximum percentage of 40 percent except as allowed in footnote 1 in 59 C-1.
7. The yard requirements described in 59 C-1.624 are met in combination with those required in 59 C 1.626.
8. Green area is provided at the rate in square feet per unit of 2,000 square feet per 59 C-1.627.

As you know, the Clarksburg Master Plan and Hyattstown Special Study Area (June 1994) identifies this area as the Newcut Road Neighborhood. In this Neighborhood the recommended guidelines for the mix of housing is: 35%-40% attached, 10-20% multi-family and 45-55% detached (Page 62). Therefore, the total percentage of attached units (including townhouses and semi-detached as referenced in the zoning ordinance) should be between 35 and 40 percent.

Thank you for your patience in waiting for our determination of the appropriate category for the 2 over 2-unit type in Clarksburg Village. As you know, this unit type is not specifically identified in the zoning ordinance. *Depending upon specific design features as well as master plan intent, the 2 over 2-unit type could be considered multi-family when reviewed in another setting. The Planning Board will need to determine whether this unit type meets broader policy objectives such as dispersing MPDUs and strengthening existing communities.* We will continue to work with you and other developers in the future as such questions arise.

Sincerely,



Rose Krasnow, Chief  
Development Review Division

Enclosure

EPD Recommendation to Dev Rev Div: Hold for additional informat....

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

TO: Marybeth O'Quinn  
Development Review Division

SUBJECT: Plan # 8-05040, Name Leaman Farm  
DRC date: Monday, July 18, 2005

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 incomplete. The following items must be submitted:

1. Applicant must submit information showing that it complies with the 20 percent impervious limitation. No information was submitted.
2. The applicant must submit a noise analysis. None was submitted.

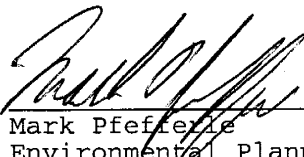
EPD RECOMMENDATIONS:

Hold for the following Revisions/Additional Information before scheduling for Planning Board:

1. Revise forest conservation plan (see FCP recommendation sheet).
2. The applicant must submit a noise analysis for environmental planning review.
3. Stream buffers and wetlands buffers to be included in Category I forest conservation easements.
4. Applicant to enter into an agreement with M-NCPPC for the purpose of withholding of building permits for seven (7) single family residential lots to ensure compliance with the impervious limitations and monitoring compliance with the impervious limitations of the site plan. The 7 lots shall be graphically denoted on the site plan. A note shall be placed on the record plat restricting issuance of building permits.
5. The applicant must provide impervious information to ensure the 20 percent impervious cap is met. This must include:
  - a. lot-by-lot estimates of building footprints, leadwalks, porches, rear entrances/breezeways, chimneys, and any other building feature that is less than 2 feet above the surface.
  - b. Lot-by-lot driveway imperviousness from the front of the garage to the street paving, including that portion of the driveway in the public right-of-way.
  - c. Impervious surfaces, including gravel driveways, associated with the existing cell tower.
  - d. Impervious surfaces for sidewalks along public and private streets on a street-by-street basis.
  - e. Impervious surfaces for each public and private street.
  - f. Impervious surfaces associated with driveway aprons and access points to stormwater management facilities.
  - g. Impervious surfaces for the 2 over 2 parking lot.
  - h. Impervious surfaces associated with offsite improvement including the 8-foot asphalt bike path.
  - i. Impervious surfaces associated with existing Schaeffer Road and Leaman Farm Road that are currently on the subject property.

This information must be submitted to ensure compliance with the impervious cap prior to the scheduling for the Planning Board.

SIGNATURE: \_\_\_\_\_



Mark Pfeffle  
Environmental Planning  
Countywide Planning Division

DATE: July 15, 2005

cc: GLW

**Reminder:** Address your submissions/revisions to the Reviewer who completed the Comments sheet.  
Put the Plan numbers on your cover/transmittal sheets.

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
FOREST CONSERVATION PLAN RECOMMENDATIONS

TO: Marybeth O'Quinn  
Development Review Division

SUBJECT: Plan # 8-05040  
Name Leaman Farm  
DRC date: Monday, July 18, 2005  
NRI/FSD # 4-04155

The subject Forest Conservation Plan has been reviewed by Environmental Planning to determine if it meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). The following determination has been made:

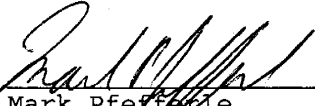
SUBMISSION ADEQUACY  
Adequate as submitted

RECOMMENDATIONS

Revise according to the comments specified below.

1. Areas of forested stream buffer not reforested to be labeled as areas of natural regeneration.
2. Stream buffers and wetlands buffers to be included in Category I forest conservation easements.
3. In the forest conservation statistics table the amount of land in agricultural use should be zero. When the site is developed there will be no farmland left.
4. In the forest conservation statistics table please include separate items for the total acreage of stream buffer, total acreage of wetlands, and total acreage of floodplains.
5. On the forest conservation table, please include an inspection schedule that conforms to Section 110 of the forest conservation regulation.

SIGNATURE: \_\_\_\_\_

  
Mark Pfeifferle  
Environmental Planning  
Countywide Planning Division

DATE: July 15, 2005

cc: GLW

**Reminder:** Address your submissions/revisions to the Reviewer who completed the Comments sheet.  
Put the Plan numbers on your cover/transmittal sheets.



## Oquinn, Marybeth

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**From:** Conlon, Catherine  
**Sent:** Friday, July 29, 2005 4:06 PM  
**To:** Oquinn, Marybeth  
**Subject:** FW: leaman farm 8-05040

FYI

-----Original Message-----

**From:** Williams, Sidney [mailto:Sidney.Williams@montgomerycountymd.gov]  
**Sent:** Friday, July 29, 2005 3:08 PM  
**To:** jclarke@elmstreetdev.com  
**Cc:** Daniels, Reed; Feissner, John; Barnes, Richard; Donahue, Michael;  
Conlon, Catherine  
**Subject:** leaman farm 8-05040

In reviewing your plans I found the following concern.

1. The "T" turnaround in front of lot 41, "road C" must provide 55' on each branch of the "T".

Master Firefighter Sidney Williams, ET  
240-777-2457

**Nelson, Calvin**

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**From:** Wilson, MaryPat [MaryPat\_Wilson@mcpsmd.org]  
**Sent:** Wednesday, June 14, 2006 1:10 PM  
**To:** Nelson, Calvin  
**Cc:** Fain, Christopher; Turpin, Janice  
**Subject:** FW: Sidewalk Leaman Farm

Calvin,

In response to your inquiry for Leaman Farms subdivision, below is comment from Chris Fain of MCPS Transportation on pedestrian connectivity for the development. Please contact me if you have any questions.

Mary Pat Wilson  
Real Estate Management Team  
Dept. of Facilities Management  
Montgomery County Public Schools  
361 Calhoun Place - 4<sup>th</sup> Floor  
Rockville, Maryland 20855  
01-279-3009

-----Original Message-----

**From:** Fain, Christopher  
**Sent:** Wednesday, June 14, 2006 1:01 PM  
**To:** Wilson, MaryPat  
**Subject:** Sidewalk Leaman Farm

Mary Pat,

I went out to the site and yes it would be a good idea to complete the sidewalk on Schaeffer Rd. and to extend the sidewalk on Dopper Rd. from Schaeffer Rd. to Kingsview Rd. Yes to all sidewalk improvements.

Chris

5/16/2006

# MCDPWT DRC Notes for July 18, 2005

8-05040

## LEAMAN FARM

1. Show all existing planimetric and topographic details...(#1)
2. Necessary dedication for future widening...(#2)
3. Grant necessary slope and drainage easements. (#5)
4. Record plat to reflect a reciprocal ingress, egress, and public utilities easement. (#22)
5. Construct sidewalks.(#37)
6. 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...(#52)
7. The owner will be required to furnish...a recorded covenant whereby...owner agrees to pay a prorata share for...future construction or reconstruction of \_\_\_\_\_...(#53)
8. Access and improvements along \_\_\_\_\_ (MD \_\_\_) as required by the MSHA. (#55)
9. Relocation of utilities...shall be the responsibility of the applicant. (#58)
10. All costs associated with relocation of signs, marking and/or street lights shall be the responsibility of the applicant... (#59)
11. Public Improvements Agreement (PIA)...details...determined at the record plat stage...will include...the following improvements... (#62)
12. Permit & bond...required...for...MCDPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements... (#63)

Show opposite and adjacent topographic and planimetric information along entire perimeter of site

Dedication of full right-of-ways for Leaman Farm Road (Hoyles Mill Road) and Schaeffer Road.

Construct one roadway of Leaman Farm Road including all sidewalks/bikeways and curb ramps.

Participate in construction of Schaeffer Road per Master Plan recommendations.

Install curb ramps opposite all site intersections.

Full width dedication and construction so public streets "A", "B" and "D".

Grant necessary slope and storm drain easements prior to submission of record plat.

A Public Improvement Easement may be necessary along Schaeffer Road and all internal public streets to accommodate required sidewalk construction.

Update Sight Distance Evaluations prior to submission of record plat.

RECEIVED FOR APPLICANT AT JULY 18, 2005 DRC MEETING

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINTED NAME

# MCDPWT DRC Notes for July 18, 2005

## 8-05040 LEAMAN FARM (continued)

Provide six hundred foot (600') spacing between all intersections on Leaman Farm Road, a divided arterial roadway

Record plat to reflect reciprocal ingress, egress and public utility easements for all common driveways.

Continue curb and gutter construction for Schaeffer Road for entire frontage west of MD 117.

Install sidewalks on all internal streets.

Construct a cul-de-sac at the end of Street "B".

Dedication, access and improvements along MD 117 as per MSHA.

Comply with all other recommendation sited in or letter of November 16, 2004 for Preliminary Plan No. 1-04060, Leaman Farm.

RECEIVED FOR APPLICANT AT JULY 18, 2005 DRC MEETING

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINTED NAME

Department of Permitting Services  
Right of Way Permitting and Plan Review Section  
DRC Comments  
July 18, 2005

8-5040

Leaman Farm

Schaeffer Road – use closed section from MD 117 to Public Road B. Use open section from Public Road B to Leaman Farm Road.

Leaman Farm Road (A-298) – Completion of northeast half of divided arterial improvements in accordance with DPW&T letter dated November 16, 2004.

Intersection of public road A along Leaman Farm Road still remains < 600 feet from Schaeffer Road, therefore entrance will become right in / right out as no median breaks will be allowed on Leaman Farm Road once fully constructed as a divided arterial.

Recommend use of closed section streets throughout the site.

If open section is utilized, must maintain 10 foot PIE for sidewalk along with 20' PUE as utility companies require 10' free and clear space for PUE. In addition, must maintain a minimum 20 driveway space between back of sidewalk and proposed garage to enable unobstructed sidewalk pedestrian flow.

Provide a pedestrian connection from townhome area to Clopper Road.

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES  
WATER RESOURCES SECTION

255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850-4153

Date: July 15, 2005

MEMO TO: Michael Ma, Supervisor  
Development Review Committee, MNCPPC

FROM: David Kuykendall  
Senior Permitting Services Specialist  
Water Resources Section, MCDPS

SUBJECT: Stormwater Management Concept Plan/100-Year Floodplain Review  
Site Plan # 8-05040, Leaman Farm  
Project Plan #  
Preliminary Plan # 1-04060, DPS File # 211242  
Subdivision Review Meeting of July 18, 2005

The subject plan has been reviewed to determine if it meets the requirements of Executive Regulation 7-02AM for stormwater management and Executive Regulation 108-92 AM for a 100year floodplain. The following summarizes our findings:

**SM CONCEPT PLAN PROPOSED:**

- On-site:  CPv  WQv  Both  
 CPv < 2cfs, not required  
 On-site/Joint Use  Central (Regional): waived to  
 Existing  Concept Approved January 3, 2005  
 Waiver:  CPv  WQv  Both  
 Approved on  
 Other
- Type Proposed:**  
 Infiltration  Retention  Surface Detention  Wetland  Sand Filter  
 Separator Sand Filter  Non Structural Practices  Other

**FLOODPLAIN STATUS:** 100 Year Floodplain On-Site  Yes  No  Possibly

- Provide source of the 100Year Floodplain Delineation for DPS approval:  
 Source of the 100-Year Floodplain is acceptable.  
 Submit drainage area map to determine if a floodplain study (> or equal to 30 acres) is required.  
 Dam Breach Analysis:  Approved  Under Review:  
 100-Year Floodplain study:  Approved  Under Review:

**SUBMISSION ADEQUACY COMMENTS:**

- Provide verification of Downstream notification.

**RECOMMENDATIONS:**

- Approve  as submitted  with conditions (see approval letter)  
 Incomplete; recommend not scheduling for Planning Board at this time.  
 Hold for additional information. See below  
 Comments/Recommendations: Show on Site Plan stormwater management parcels. Show on site plan adequate access with aprons to the stormwater structures.

cc: Steve Federline, Environmental Planning Division, MNCPPC

bill DRC site plan.03/01

Development Review Committee (July 18, 2005)  
Leaman Farm Site Plan #8-05040

Comments by Community-Based Planning Staff

1989 Germantown Master Plan

Within KI-2 Analysis Area

“The entire analysis area is recommended to retain its R-200 zoning classification and is appropriate for rezoning to the PD-2 Zone with a density limit of approximately 1.74 dwellings per acre, excluding MPDUs”

The KI-2 analysis area is subject to watershed protection measures outlined on page 91 of the Master Plan

Subdivision activity within the KI-2 analysis area has revealed difficulty in achieving open-section roadways for lots narrower than 40 feet wide. Environmental Planning and Site Plan Review staff should work together on this site plan to implement the lessons learned earlier in KI-2

MPDU units are shown as 2-over-2 multi-family units. This unit type creates a concentration of MPDUs and prevents broad distribution of the MPDU units as preferred. A subdivision in the vicinity is presently experiencing difficulty in completing its MPDU requirements by means of multi-family units located in a PD-2 subdivision.

Is the two-over-two multi-family unit type permitted in the R-200 Zone?

Property frontage along Clopper Road should contain the streetscape elements for M-26 with 150-foot right of way, 6 travel lanes, bike path on the west side with lawn panel and street trees.

# WSSC Comments on Items for July 18, 2005, Development Review Committee Meeting

Revised July 15, 2005

File Number	Project Name	Comments
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8-05040	LEAMAN FARM	Water and sewer extensions required. Hydraulic planning review previously done (DA3911Z04) requires amendment and hydraulic review.
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Unless otherwise noted, all extensions require Requests for Hydraulic Planning Analysis and need to follow the System Expansion Permit (SEP) Process. Contact WSSC's Development Services Center (301-206-8650) or visit the Development Services on WSSC's web-site ([www.wsscwater.com](http://www.wsscwater.com)) for information on requesting a Hydraulic Planning Analysis and additional requirements for extensions. Contact WSSC's Permit Services (301-206-4003) for information on service connections and on-site system reviews.



# WSSC Comments on Items for July 18, 2005, Development Review Committee Meeting

*Revised July 15, 2005*

File Number	Project Name	Comments
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8-05040

LEAMAN FARM

Water and sewer extensions required. Hydraulic planning review previously done (DA3911Z04) requires amendment and hydraulic review.

Unless otherwise noted, all extensions require Requests for Hydraulic Planning Analysis and need to follow the System Expansion Permit (SEP) Process. Contact WSSC's Development Services Center (301-206-8650) or visit the Development Services on WSSC's web-site ([www.wsscwater.com](http://www.wsscwater.com)) for information on requesting a Hydraulic Planning Analysis and additional requirements for extensions. Contact WSSC's Permit Services (301-206-4003) for information on service connections and on-site system reviews.

**DEVELOPMENT REVIEW COMMITTEE  
TRANSPORTATION PLANNING COMMENTS**

Item No. 4      Memo Required?      Yes      No      X      *chuck kines = 2124*  
 Meeting Date 07/18/05      Transportation Planner Ki Kim      Ext 4538  
 Date of Prior DRC 03/08/04      Dev. Rev. Planner Mary Beth O'Quinn      Ext 1322

Plan Number(s) 8-05040      Zone R-200  
 Plan Name Leaman Farm

Applicant Name, Representative, or Attorney  
 Applicant= Sherington LC c/o Elm Street Development – John Clarke  
 Developer =  
 Engineer= Gutschick, Little & Weber, P.A. - Dave Little  
 Attorney=

Policy Area Germantown West      Parcel or Lot Numbers Parcel 18 to Lots 1 - 54, Parcel "A" - "D", and Lots 1 - 15, Block "B"

Development Type      Single-Family Detached Units      Townhouses      Townhouses 2-over-2  
 Size/Number of Units      +43 new (44 total) units      15 units      10 units

No. of Lots 1 to 59      Phasing none

WSSC Map No(s) 225NW14 & 226NW14      Tax Map No(s) ET 123 & EU 121

**I. ADEQUATE PUBLIC FACILITIES**

Existing Land Use/Occupied House(s)      Retain existing single-family detached unit

Prior approval for Leaman Farm      As      1-04060      On      PB Approval = 01/13/05  
 For      As      On  
 For      As      On  
 For      As      On

a. Policy Area Transportation Review (*Required to be tracked by County Council*)  
 If not a Rural Policy Area, remaining staging ceiling capacity negative?      Jobs      HU's      No

b. Proposed traffic mitigation program:  
 Required/optional participation in TMO for      I-3 Zone

c. Local Area Transportation Review  
 Traffic study required at Pr PI      Traffic statement required      No      Submitted on February 2004  
 Traffic study/statement complete      Letter      Submitted by ITS - Hedberg

- Key Transportation Issues**
1. Construct the sidewalk along Shaeffer Road to be 5-foot-wide, not 4-foot-wide, and extend it from Street "B" to Leaman Farm Road for pedestrian access to the nearby elementary school.
  2. Meet ADA requirements at and show the existing sidewalks on the opposite side of the Leaman Farm Road/Schaeffer Road and Clopper Road/Schaeffer Road intersections.
  3. Align the bikeway along Clopper Road as agreed upon with Ron Welke & Chuck Kines in Summer 2004. Re-align the bikeway on Leaman Farm Road that is too far from the intersection with Schaeffer Road.
  4. Improve, if not already provided, pedestrian/bicycle crossing at the intersection of Clopper Road and Kingsview Road on Sheet 5 of 11.
  5. ~~Construct sidewalks on both sides, not one side, along the entire length of public Street "B".~~  
*Worm*

**II. RIGHT-OF-WAY DESIGNATION/USE**

<b>Roadway(s)</b>	<b>Clopper Road - MD 117</b>	<b>Schaeffer Road</b>
<b>Functional Roadway designation</b>	<b>Major Highway (M-26)</b>	<b>Functional Primary Residential Street</b>
<b>Required right-of-way</b>	<b>120 to 150 feet</b>	<b>70 feet</b>
<input checked="" type="checkbox"/> Dedicated as shown on plan	<b>75 feet from the centerline</b>	<b>35 feet from the centerline</b>
<input type="checkbox"/> Additional dedication for		
<input checked="" type="checkbox"/> Designated bikeway as Class/Side of Road	<b>Class I, Shared-use path, DB-17 on the south side</b>	<b>Class III</b>
<input checked="" type="checkbox"/> Sidewalk	<b>Part of the shared-use path</b>	<b>Not shown, but typical section = 5 feet</b>
<b>Rustic Road</b>		

<b>Roadway(s)</b>	<b>Leaman Farm Road</b>	<b>Public Roads "A" &amp; "B"</b>
<b>Functional Roadway designation</b>	<b>Arterial (A-298)</b>	<b>Tertiary Residential Street</b>
<b>Required right-of-way</b>	<b>100 feet</b>	<b>50 feet</b>
<input checked="" type="checkbox"/> Dedicated as shown on plan	<b>100 feet</b>	<b>50 feet</b>
<input type="checkbox"/> Additional dedication for		
<input checked="" type="checkbox"/> Designated bikeway as Class/Side of Road	<b>Class I, 8 feet</b>	
<input checked="" type="checkbox"/> Sidewalk	<b>Part of bikeway</b>	<b>4 feet on one side</b>
<b>Rustic Road</b>		

- Provide roadway connection to
- Provide sidewalk connection to
- Abandonment needed for
- Place in reservation for
- Place in easement (transit/roadway) for

<b>Sight distance adequate?</b>	<b>From</b>	<b>Leaman Farm Road &amp; Schaeffer Road</b>		
<b>Yes</b>	<b>No</b>	<b>At Preliminary Plan Review</b>		<b>X</b>
<b>Transit service routes?</b>	<b>Ride-On</b>	<b>Metrobus</b>	<b>None</b>	<b>X</b>
<b>Leaman Farm Road</b>				
<b>Transit service routes?</b>	<b>Ride-On</b>	<b>Metrobus</b>	<b>None</b>	<b>X</b>
<b>Schaeffer Road</b>				
<b>Transit service routes?</b>	<b>Ride-On</b>	<b>71</b>	<b>Metrobus</b>	<b>None</b>
<b>Clopper Road</b>				

**COMMENTS:**