

MEMORANDUM

DATE: October 26, 2001
TO: Montgomery County Planning Board *Appl's for IRD.*
VIA: Joseph L. Davis, Chief
 Larry R. Ponsford, Supervisor
 Development Review Division
FROM: Mary Beth O'Quinn, AICP *when*
 Planning Department Staff
 (301) 495-1322

REVIEW TYPE: Site Plan Review
APPLYING FOR: 4,334 sf Office Space
PROJECT NAME: Glenvilah Center
CASE #: 8-01030
REVIEW BASIS: Site Plan required by the approved Preliminary Plan 1-88323

ZONE: C-1 and RE-2
LOCATION: SW intersection of Travilah Road and Glen Road
MASTER PLAN: Potomac Subregion, 1980, amended 1994
APPLICANT: Greenbaum and Rose Associates
FILING DATE: July 18, 2001
HEARING DATE: November 1, 2001

STAFF RECOMMENDATION: Approval with the Following Conditions of 4,334 sf new office space and 4,240 sf existing:

1. Conditions of MCDPS stormwater management approval, dated May 9, 2001.
2. Conditions of Transportation Planning Division memo, dated October 26, 2001, including: Applicant to provide 8-foot bike path/sidewalk along Travilah Road frontage at lots 1, 2, 3, and 4;
3. Provide additional street tree(s) and lighting at lots 1, 2, 3, and 4 on Travilah Road, subject to review by staff, DPS, and DPWT; trees and lighting to be field located;
4. Provide tree protection measures for rear line of trees;
5. Shift north parking bay. (5 spaces) a distance of two feet to achieve setback requirement;
6. Site, landscape/lighting, forest conservation, and sediment and erosions control plans subject to staff review prior to approval of signature set.

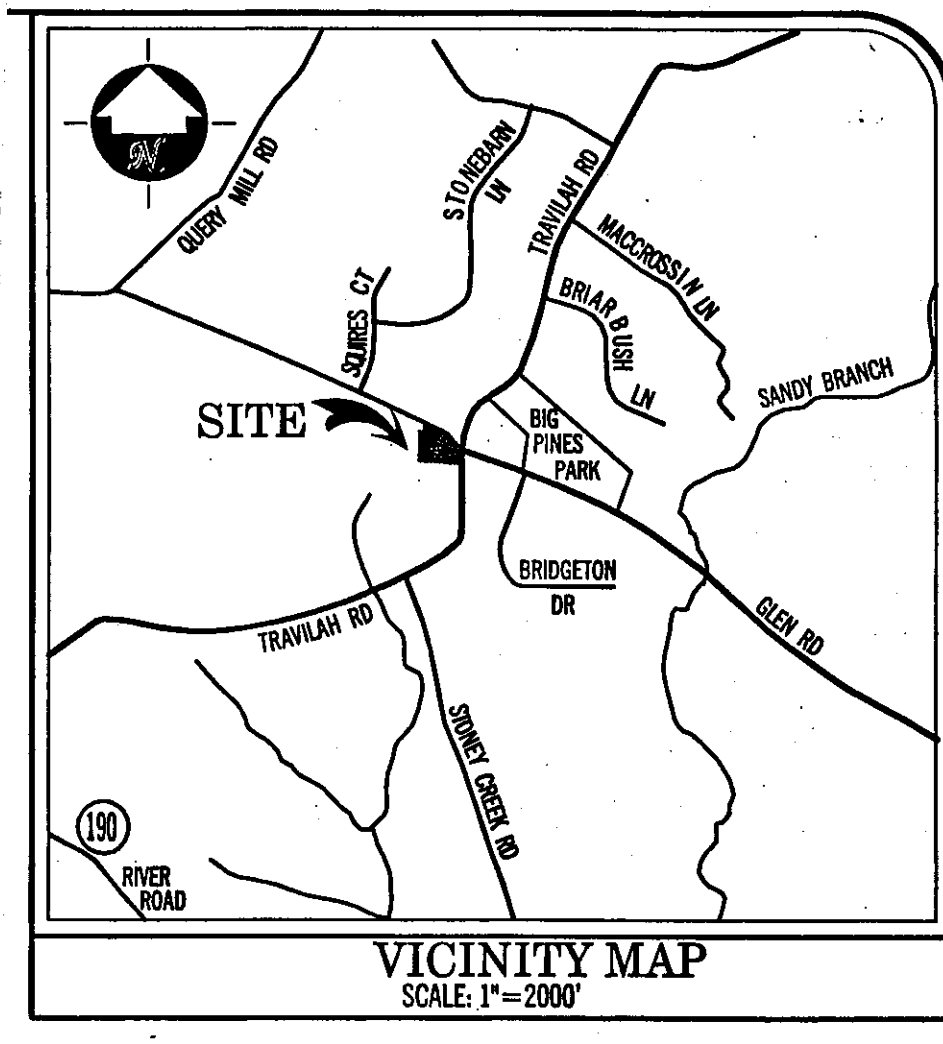
SUMMARY OF ISSUES OF SITE PLAN REVIEW:

Issues of review included the review of the approved Preliminary Plan and restrictions on approved uses for that plan. The Preliminary plan limited use of the site to retail; the application for amendment to the Preliminary Plan will be heard concurrently with the Site Plan.

Other issues of review included pedestrian safety, Class I Bikeway, streetscape, and capital improvements planned for Travilah Road.

PROJECT DESCRIPTION: Surrounding Vicinity

The property is located on the west side of Travilah Road, at the intersection of Travilah Road and Glen Road. The Glenvilah Center site is located in the vicinity of Greenbriar Estates, and within walking distance of Greenbriar Park, The Town of Gaithersburg lies approximately 2.5 miles to the northeast.



PROJECT DESCRIPTION: Site Description

The Glenvilah Center parcel is a 2.85-acre "triangle-shape" corner property located approximately 2.5 miles southeast of Gaithersburg. The property forms a "pivot point" between the local commercial strip and the surrounding rural residential area and contains area of two zones: C-1, facing Travilah Road on its west side and RE-2, facing Glen Road on its south side.

The parcel is bounded to the north by the Travilah Road, to the west by the Glen Road, to the south by Silver Bell Terrace (single family homes) and to the west along its frontage on Travilah Road. The C-1 portion of the subject site is part of a four-lot group that features local retail stores. The RE-2 section features a 2-story existing house on Glen Road.

The property lies within the Potomac Master Plan Subregion. The site is essentially flat with a cluster of forestation surrounding the single-family home within the RE-2 section at the eastern site boundary. There are patches of isolated wetlands within 1,000 feet of the site.

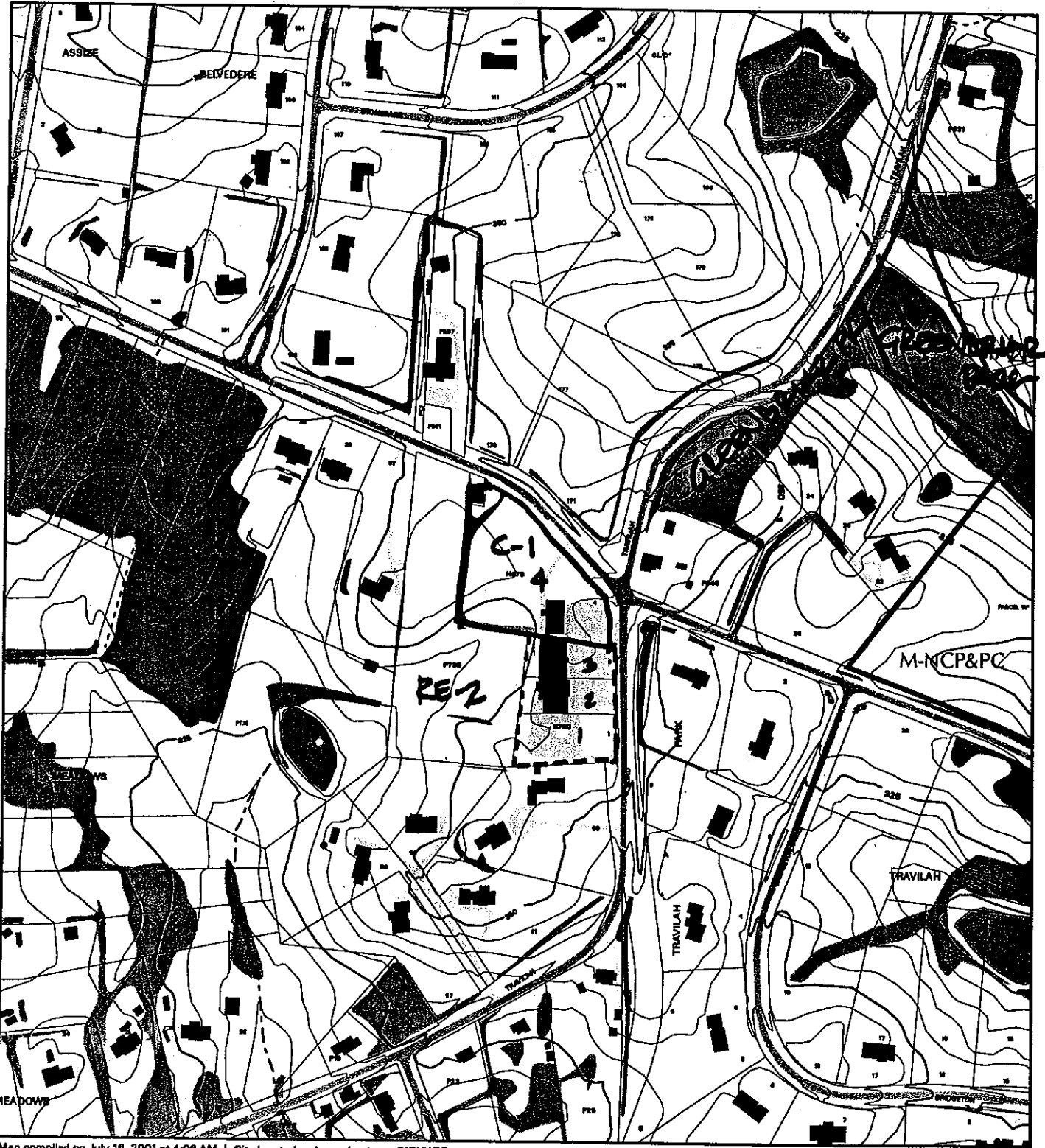
PROJECT DESCRIPTION: Proposal

The site plan proposal consists of a single, two-story office building arranged to face Travilah Road in line with the existing retail buildings. The subject parcel forms the corner or "pivot point" between the C-1 zone and the RE-2 zone, and the building is designed to provide a transitional element between the zones with frontage on Travilah Road and Glen Road.

The property ("Lot 4") forms the end piece in a grouping of four lots that currently support retail use. The office building proposed as an additional building to be placed adjacent to the existing retail building on Lot 4, with parking in front, to match the existing building lines.

Stormwater management is being provided off the site on the applicant's adjacent property by a detention facility, with sand filters as pre-treatment for quality control.

VICINITY MAP FOR
GLENVILLAH CENTER (8-01030)



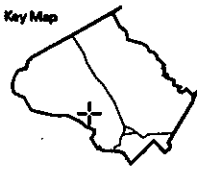
Map compiled on July 16, 2001 at 4:06 AM | Site located on base sheet no - 217NW12

NOTICE

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

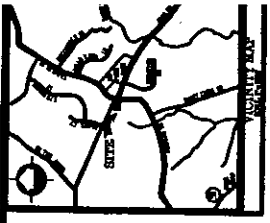
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Research & Technology Center

1 : 4800



- SITE DATA**
1. Lot #1: 10,000 sq. ft.
 2. Lot #2: 10,000 sq. ft.
 3. Lot #3: 10,000 sq. ft.
 4. Lot #4: 10,000 sq. ft.
 5. Total Site Area: 40,000 sq. ft.
 6. Zoning: C-1 (Commercial Office)
 7. Proposed Use: Office Building
 8. Proposed Building Area: 15,000 sq. ft.
 9. Proposed Parking: 20 spaces
 10. Proposed Stormwater Facility: 10,000 sq. ft.
 11. Proposed Landscaping: 5,000 sq. ft.
 12. Proposed Access: 10 ft wide
 13. Proposed Easement: 10 ft wide
 14. Proposed Utility: 10 ft wide
 15. Proposed Fencing: 10 ft high
 16. Proposed Signage: 10 ft high
 17. Proposed Lighting: 10 ft high
 18. Proposed Security: 10 ft high
 19. Proposed Fire: 10 ft high
 20. Proposed Other: 10 ft high

Soil Data

1. Soil Type: [unclear]

2. [unclear]

3. [unclear]

4. [unclear]

5. [unclear]

6. [unclear]

7. [unclear]

8. [unclear]

9. [unclear]

10. [unclear]

General Notes

1. [unclear]

2. [unclear]

3. [unclear]

4. [unclear]

5. [unclear]

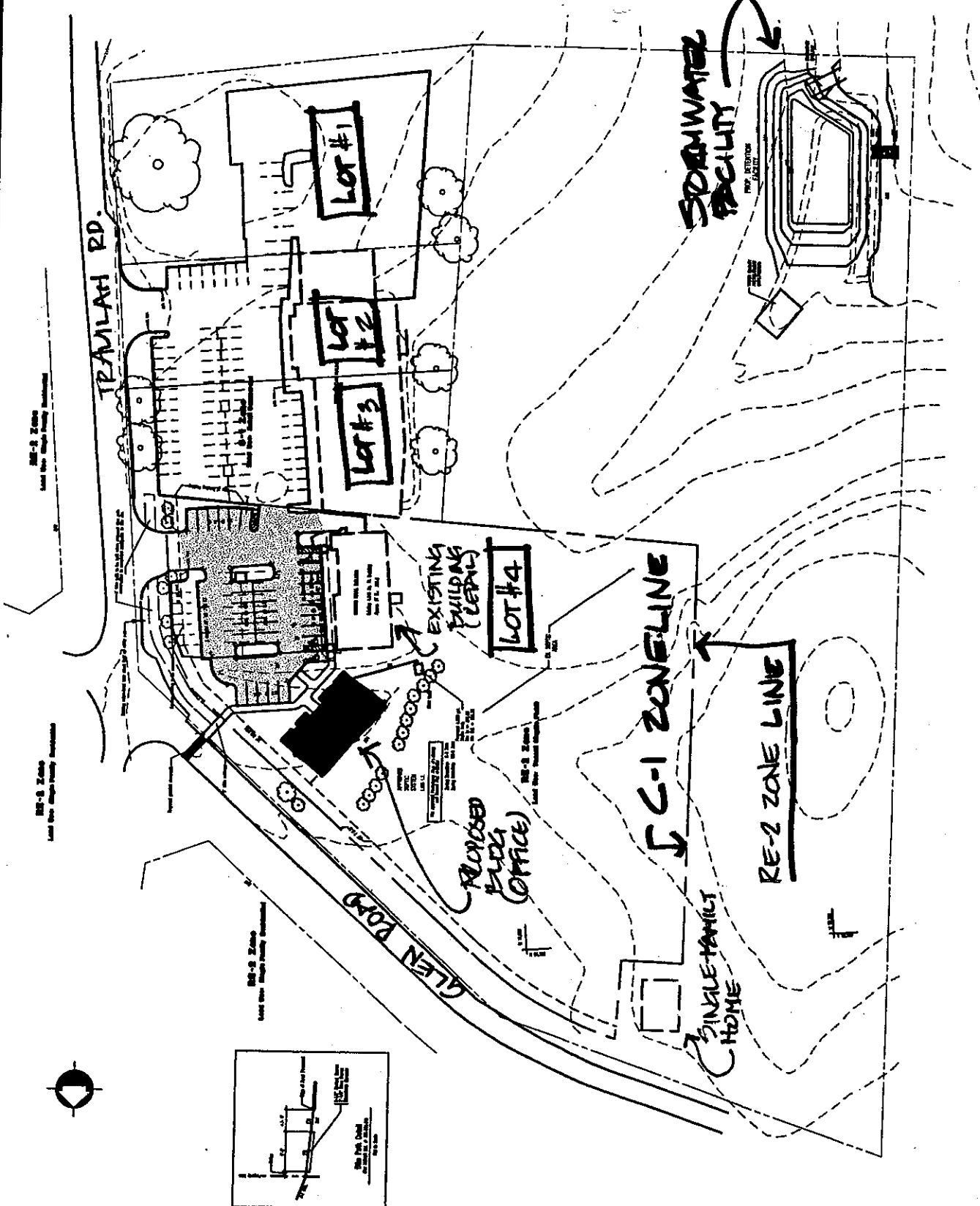
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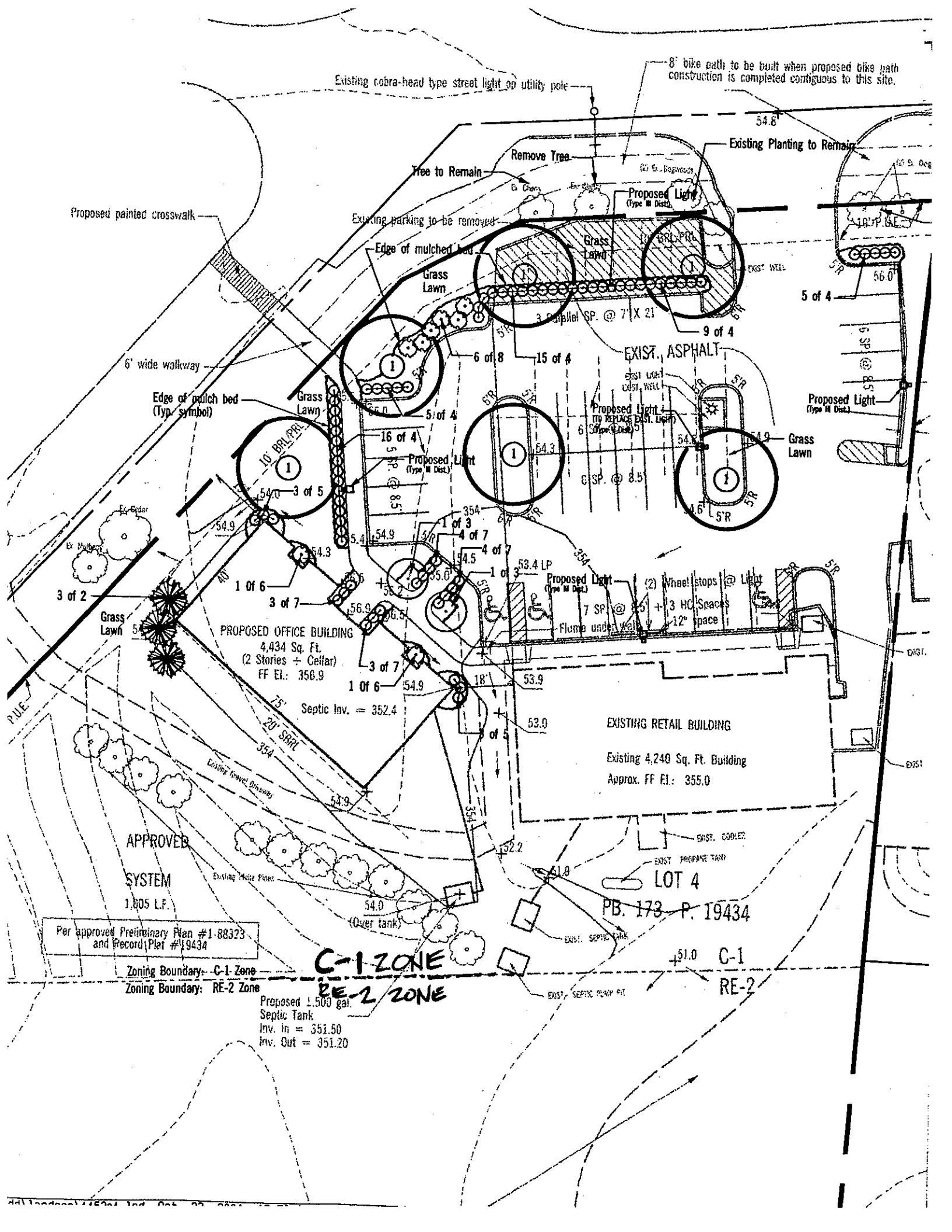
8. [unclear]

9. [unclear]

10. [unclear]



<p>PROJECT INFORMATION</p> <p>PROJECT NAME: GLENVIEW CENTER - Lot 4</p> <p>LOT #1: [unclear]</p> <p>LOT #2: [unclear]</p> <p>LOT #3: [unclear]</p> <p>LOT #4: [unclear]</p> <p>NO. ELECTRIC SERVICE: [unclear]</p>	
<p>OWNER INFORMATION</p> <p>OWNER NAME: [unclear]</p> <p>OWNER ADDRESS: [unclear]</p> <p>OWNER CITY: [unclear]</p> <p>OWNER STATE: [unclear]</p> <p>OWNER ZIP: [unclear]</p>	
<p>DESIGNER INFORMATION</p> <p>DESIGNER NAME: [unclear]</p> <p>DESIGNER ADDRESS: [unclear]</p> <p>DESIGNER CITY: [unclear]</p> <p>DESIGNER STATE: [unclear]</p> <p>DESIGNER ZIP: [unclear]</p>	
<p>DATE</p> <p>DATE: [unclear]</p>	
<p>SCALE</p> <p>SCALE: 1" = 10'</p>	
<p>PROJECT LOCATION</p> <p>PROJECT LOCATION: [unclear]</p>	
<p>PROJECT DESCRIPTION</p> <p>PROJECT DESCRIPTION: [unclear]</p>	
<p>PROJECT STATUS</p> <p>PROJECT STATUS: [unclear]</p>	
<p>PROJECT CONTACT</p> <p>PROJECT CONTACT: [unclear]</p>	
<p>PROJECT NOTES</p> <p>PROJECT NOTES: [unclear]</p>	



Existing cobra-head type street light on utility pole

8' bike path to be built when proposed bike path construction is completed contiguous to this site.

Existing Planting to Remain

Proposed painted crosswalk

Tree to Remain

Remove Tree

Existing parking to be removed

Proposed Light (Type III Dist.)

6' wide walkway

Edge of mulch bed (Typ. symbol)

Grass Lawn

EXIST. ASPHALT

Proposed Light (Type III Dist.)

Proposed Light (Type III Dist.)

Proposed Light (Type III Dist.)

Grass Lawn

PROPOSED OFFICE BUILDING
4,434 Sq. Ft.
(2 Stories + Cellar)
FF El.: 356.9

Septic Inv. = 352.4

EXISTING RETAIL BUILDING

Existing 4,240 Sq. Ft. Building
Approx. FF El.: 355.0

APPROVED SYSTEM
1,805 L.F.

Per approved Preliminary Plan #1-88323
and Record Plat #19434

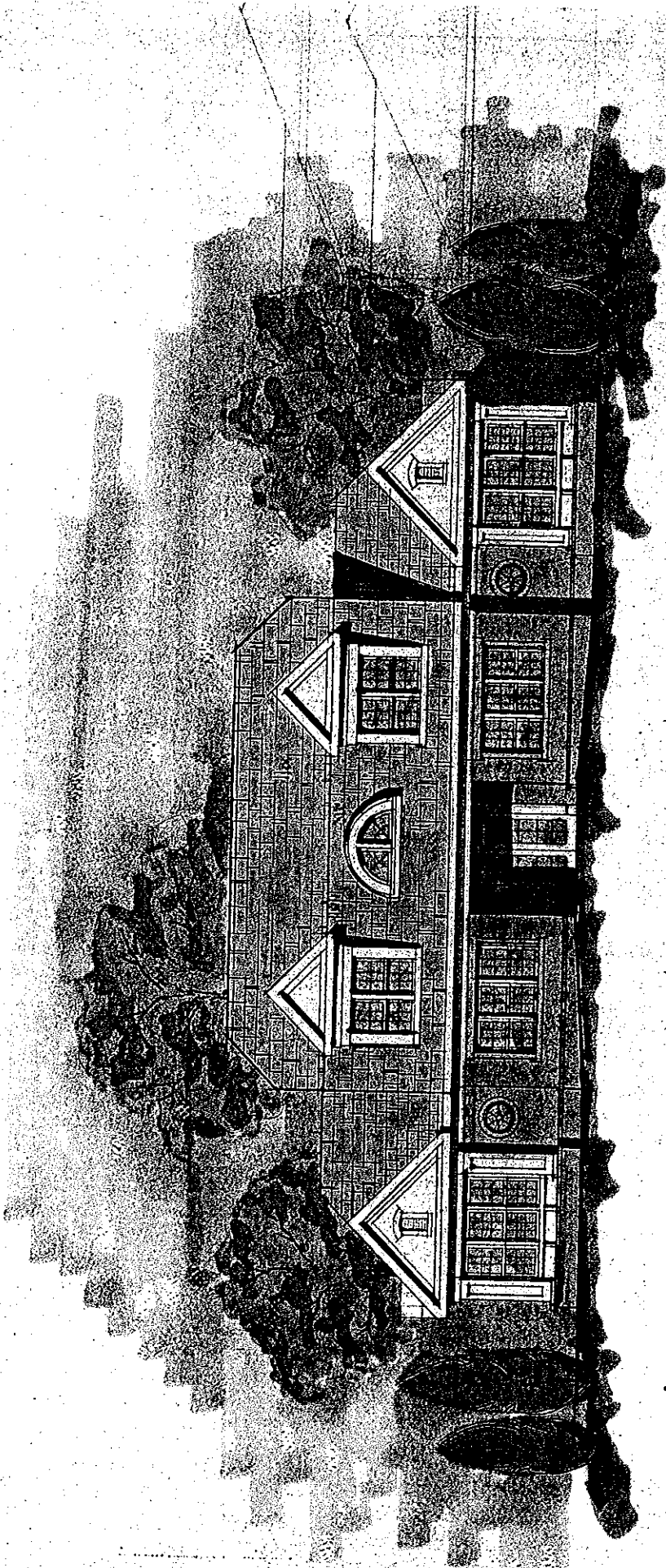
Zoning Boundary- C-1 Zone
Zoning Boundary- RE-2 Zone

C-1 ZONE
RE-2 ZONE

Proposed 1,500 gal.
Septic Tank
Inv. In = 351.50
Inv. Out = 351.20

LOT 4
PB. 173 P. 19434

C-1
RE-2



FRONT ELEVATION
GLENVILAH CENTER

PROJECT DESCRIPTION: Prior Approvals

Preliminary Plan

On December 13, 1988, Preliminary Plan 1-88323 was brought before the Montgomery County Planning Board for a public hearing. The Planning Board approved the plan, subject to conditions of approval, including the restriction of use for retail only. (See attachment A.) [Note: Amendment of the Preliminary Plan will be heard concurrently with this Site Plan, to address the proposed use.]

The parcel was also the subject of a previous Site Plan: 8-90032, approved by the Planning Board September 24, 1990.

ANALYSIS: Conformance to Master Plan

The plan conforms to recommendations of the Potomac Subregion Master Plan for this site. The Master Plan recommends a Class I Bikeway along the west side of Travilah Road.

ANALYSIS: Conformance with the Zoning

**Project name: Glenvilah Center
8-01030 Site Plan
1-88323A Preliminary Plan Amendment**

PROJECT DATA TABLE

<u>Development Standard</u>	<u>Permitted/Regd</u>	<u>Proposed</u>
Gross Lot Area (ac)	15 acres max	2.85 acres (123,987 sf)
Building Coverage Existing	N/A	4,240 sf (3.4%)
Building Coverage Proposed	N/A	3,000 sf +/- (2.4%)
Building Coverage Total	N/A	7,240 sf +/- (5.8%)
Green Space %	10%	59%
Lot Width	25 feet min	25 feet min
Building Height	30 feet	20 +/- feet
Setbacks (If)		
Front C-1	10 feet	22 feet (parking lot)
Side C-1	0 feet	13 feet
Side RE-2	17 feet	30 feet
Parking		
Retail	5/1000sf = 22	22 spaces
Office1	3/100 sf = 14	14 Spaces
Total	36 spaces	36 spaces

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 will be reviewed concurrently with Preliminary Plan Amendment 1-88323A. The plan is in conformance with the proposed Preliminary Plan 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 RE-2 and C-1 zones.

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 site is arranged in an efficient layout that provides safe pedestrian and vehicular passage, adequate parking, and attractive landscaping. The placement of the office building relates well to the existing adjacent commercial buildings, and also provides a compatible transition to the rural and residential character of Glen Road.

- b. **Open Spaces**

Open space is provided within the RE-2 section of the parcel, behind the proposed office building and along the frontage on Glen Road. The siting of the open space provides a logical transition to surrounding rural/residential character that continues on Glen Road.

Stormwater management is being provided on the adjacent lot by a SWM detention facility with sand filters as pre-treatment for water quality control.

- c. **Landscaping and Lighting**

Landscaping adequately meets the needs of the proposal site and complements the existing topography and adjacent development.

Staff recommends additional, formal street tree planting and lighting within the right-of-way, as part of the sidewalk/bikeway system to enhance the safety and visual amenities of public walkways and transportation network.

- d. **Recreation**

Recreational amenities are not required for this site plan.

e. Vehicular and Pedestrian Circulation

Street connections to the site are in accordance with the approved Preliminary Plan. The entrance design provides adequate, safe, efficient access to the parking and building entrance (Lot 4) for vehicles and pedestrians.

Staff recommends the extension of the bikeway/sidewalk, with street trees and lighting, at the Travilah Road frontage for adjacent lots 1, 2, and 3.

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

The proposal plan is compatible with surrounding uses and other site plans and with the existing adjacent development.

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

The site is exempt from forest conservation requirements, per Exemption 4-01336E, dated May 9, 2001.

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. Conditions of DPS Stormwater Management Concept approval dated July 9, 20011.
 - d. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading;
 - e. Street trees 40' feet on center along all public streets;
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.

FILE

Date of Mailings: August 10, 1990

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 George Avenue • Silver Spring Maryland 20910-3780

MONTGOMERY COUNTY PLANNING BOARD
OPINION

Preliminary Plan No. 1-88323
Project: Hyde-Travilah

Action: Approval, Subject to Conditions. (Motion by Commissioner Hewitt, seconded by Commissioner Keeney, with a vote of 2 to 1, Commissioners Hewitt and Keeney voting in favor of the motion and Commissioner Floreen voting against. Commissioners Henry and Bauman were necessarily absent.)

On December 13, 1988, CHM Limited Partnership (the "Applicant") submitted an Application for Approval of a Preliminary Plan of Subdivision of property in the southwest quadrant of Glen and Travilah Roads (the "Property"). (see Exhibit 1). The application was designated Preliminary Plan 1-88323 (the "Preliminary Plan"). The Preliminary Plan proposed to create a single lot on 3.13 acres of land lying partly in the C-1 zone and partly in the RE-2 zone. (see Exhibit 2).

On March 15, 1990, the Preliminary Plan was brought before the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission (the "Planning Board" or "Board") for public hearing upon due notice pursuant to Article 28 of the Annotated Code of Maryland and Chapter 50 (the "Subdivision Regulations") and Chapter 59 (the "Zoning Ordinance") of the Montgomery County Code. The Planning Board heard testimony and received evidence into the record during the public hearing prior to closing the record. Based upon the evidence and testimony of record and the Preliminary Plan itself, the Planning Board finds the Preliminary Plan to be in accordance with the Subdivision Regulations and, therefore, approves the Preliminary Plan, subject to conditions.

The Property is currently improved by a commercial structure of 4,200 square feet. That structure, built in 1981, was constructed in accordance with a presumably properly issued building permit and was sited on an unrecorded parcel. The Subdivision Regulations then in effect did not require the creation of a lot through the subdivision approval process by the Board prior to the issuance of a building permit for certain, limited instances. The Planning Board did not review the building permit application for the existing structure. In 1985, Section 50-20 of the Subdivision Regulations was amended and currently requires subdivision approval prior to the issuance of a building permit for the contemplated commercial expansion.

The existing structure is situated entirely within the C-1 zoned portion of the property. The septic system serving that structure, however, extends into the portion of the property situate in the RE-2 zone. The septic system for the proposed building would be separate from the existing system and would lie entirely within the C-1 portion of the lot. This additional development, therefore, would conform with current Planning Board policy¹ of not approving commercial subdivision/development relying upon septic systems or similar service facilities lying in whole or part in residentially zoned property. The Board did not review or approve existing development and offers no opinion herein with respect to whether existing development conforms to current zoning and subdivision requirements.

Decision

Expert technical staff testified that based on its review of the Subdivision Regulations and the Zoning Ordinance, as well as an advisory memorandum from the Office of the County Council, the existing structure and its septic system were legally constructed and do not represent a non-conforming use. Staff further testified that in light of this determination, it did not view the proposed structure as being itself non-conforming by virtue of its contributing to an existing non-conforming use. Staff finally testified that while the Potomac Sub-Region Master Plan recommended a downzoning for the Property, the District Council had considered (in the context of consideration of a sectional map amendment) and rejected that recommendation in light of the fact that the development rights attendant to the original C-1 zone had vested with the legal construction of the building now standing on the Property.

Applicant testified that the proposed commercial structure would be approximately 3,500 square feet, (likely serving as a bank facility). Applicant stresses that a need for additional local shopping, including the proposed bank tenant, continues to exist. The expansion and use, Applicant argues, will be economically successful in light of the prevailing rural neighborhood and afford reduced numbers of miles traveled by local residents in running routine errands. Applicant indicated that it was required by MCDOT to provide a deceleration/turning lane as well as maximum dedication for road width expansion.

The Applicant, in recognition of issues raised by testimony and Board questions relating to the design, appearance, and compatibility of the proposed expansion, agreed to voluntarily submit to site plan review by the Planning Board, at which time the Applicant and Planning Board can review Applicant's proposal and address these concerns. In particular, the Planning Board indicated that they wish to closely review such issues as the location and configuration of the entry way off Glen and/or Travilah Road, the area of the bank drive-through facilities, landscaping, and the general appearance of the existing and

proposed structures. The Planning Board was most receptive to Applicant's proffer that it intends to provide landscaping on adjacent property not under Applicant's ownership making up the shopping center to further enhance the overall attractiveness of the center. The Board heard testimony of citizens living adjacent to and close by the proposed development. Citizens testified both in favor of and in opposition to the Preliminary Plan. The primary issues addressed were traffic at the intersection of Glen and Travilah Roads, traffic on surrounding roads and the possibility that those rural and semi-rural roads would be widened in response to increased traffic, the general appearance and cleanliness of the shopping center, the need or lack thereof of the proposed facilities, and the compatibility of the project with the surrounding residential neighborhood.

After reviewing all of the evidence and testimony contained in the record, the Board finds that the Preliminary Plan is in conformity with the purpose of the C-1 zone and that it meets the pertinent criteria set forth in the Subdivision Regulations. The Board notes that concerns relating to compatibility and appearance will be further addressed during site plan review which Applicant has voluntarily agreed to undergo and the Planning Board accepts as a condition to the Preliminary Plan approval. The Preliminary Plan for subdivision is approved subject to the following conditions:

1. Agreement with Planning Board strictly limiting development to the existing 4,240 square foot retail building and a new, separate 3,500 square feet retail building. Septic facilities for the new structure to lie entirely within the C-1 zone.
2. Dedication of Travilah Road 40' (forty feet) off center line and dedication 35' (thirty-five feet) off center line of Glen Road.
3. Improvements to Glen Road and Travilah Road to be approved by MCDOT.
4. Conditions of DEP stormwater management approval dated December 15, 1989.
5. Necessary easements.
6. No grading, clearing or recordation of the lot until site plan approval.
7. Final building location, internal road alignment and access to be decided at site plan.

M-NCPPC

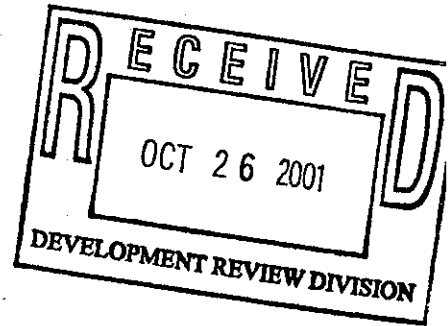


MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

October 24, 2001



MEMORANDUM

TO: Mary Beth O'Quinn, Planner
Development Review Division

VIA: Ronald C. Welke, Supervisor
Transportation Planning

FROM: Ki H. Kim, Planner
Transportation Planning

SUBJECT: Site Plan No. 8-01030
Glenvilah Center
Potomac

This memorandum is Transportation Planning staff's review of the subject site plan for the Glenvilah Center. The subject site is located in the southwest quadrant of the Travilah Road/Glen Road intersection in the Potomac Policy Area. The site has an approved preliminary plan for 3,500 square feet of retail space. The application is for 4,434 square feet of office space in lieu of the retail space approved under the preliminary plan.

RECOMMENDATION

Based on our review of the submitted traffic statement, staff recommends the following conditions related to approval of the subject site plan.

1. Limit total development to 4,434 square feet of office space under the subject site plan.
2. Construct an 8-foot wide bikepath on Travilah Road along the property in accordance with the master plan recommendation.

DISCUSSION

LATR and Policy Area Review

The Adequate Public Facilities issues on the subject development were addressed at the time of the preliminary plan application. Based on the traffic statement submitted by the applicant's traffic consultant, the proposed office development under the subject site plan will generate less morning and evening peak hour trips than would be generated by the previously approved retail development. Therefore, the proposed office development does not require a new Local Area Transportation Review (LATR) analysis. The site is in the Potomac Policy Area where development is not subject to Policy Area Review.

Site Access and Circulation

The proposed access point from Travilah Road to the site and the internal circulation as shown on the site plan are adequate and safe. The bikepath, 8-foot wide pavement, should be constructed along Travilah Road along the frontage in accordance with the master plan recommendation.

KHK:cmd

SP 8-01030 Glenvilah Center.doc



September 4, 2001

Mr. Al Blumberg
Site Solutions, Inc.
Suite 105
19650 Clubhouse Road
Gaithersburg, Maryland 20886

RE: Glenvilah Shopping Center
Montgomery County, Maryland

Dear Mr. Blumberg:

The Traffic Group, Inc. has undertaken a trip generation comparison between the proposed 4,434 sq ft office building versus the previously approved Preliminary Plan (1-88323) that permits 3,500 sq ft of retail space.

We reviewed the M NCPPC LATR Guidelines (page 28, Table A-1 for General Office Space) indicates that during the morning peak hour 4,434 sq ft of office space will generate 6 morning peak hour trips and 10 evening peak hour trips. (Based on trip rates for office buildings less than 25,000 sq ft.)

The Table A-2 (page 28) was used for the retail space (less than 50,000 sq ft). For 3,500 sq ft of retail space, the site will generate 11 morning trips and 43 evening trips.

	<u>MORNING PEAK HOUR</u>	<u>EVENING PEAK HOUR</u>
4,434 sq ft Office	6	10
3,500 sq ft Retail	11	43

Based upon our review of the information, the change from 3,500 sq ft of retail space to 4,434 sq ft of office space is one that will generate less morning and evening peak hour trips that would, in our opinion, not necessitate a new traffic impact analysis for LATR.

Mr. Al Blumberg
September 4, 2001
Page 2

If you have any questions, please call.

Sincerely,

John W. Guckert / *an 6*

John W. Guckert
President

JWG:smb

cc: Meera Freimel (fax)

(Letters/jwg/Blumberg)
(fax)

August 27, 2001

**TO: Malcolm Shaneman
Development Review**

**FROM: Doug Powell
Park Planning and Resource Analysis**

**RE: Park and Natural Resources Issues involved in plan 8-01030,
Glenvilah Center**

**8-01030
Glenvilah Center**

- Applicant should construct an 8' wide Class I paved hiker/biker trail along the Travilah Road side of the property as per the Potomac Master Plan and Countywide Park Trails Plan.
- Access to the trail for hikers and bikers should be provided by sidewalk or other designated pedestrian route from the proposed office building and retail centers.



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

May 9, 2001

Mr. Jeffery S. Lewis P.E.
Site Solutions Incorporated
19650 Club House Road
Gaithersburg, MD 20886-3039

Re: Stormwater Management **CONCEPT**
RECONFIRMATION for the Glenvilah Shopping
Center.

Dear Mr. Lewis:

Your request for a stormwater management reconfirmation for the above site has been evaluated. The original approved SWM concept dated October 5, 1993, is reconfirmed with the following changes:

1. Please adhere to all conditions required as part of that approval.
2. The pond may be redesigned utilizing a concrete weir wall, provided a non-erosive discharge velocity will be obtained at the property line.
3. A wetland pool volume equaling $\frac{1}{4}$ of an inch of runoff, over the impervious area, will be required if a marsh bottom is to be used for water quality.
4. When using a wetland marsh, normal extended detention should be provided. This should be based on a volume equaling $\frac{1}{2}$ inch of runoff over the entire drainage area released over 24 hours.
5. If a sand filter is to be used for water quality, then a minimum of 2'6" of filter media will be required. It will also be necessary to provide a day light outlet for the underdrain.

PLEASE NOTE: This permit and plan must be reviewed, approved, and issued PRIOR to any building permits being issued for this site, unless other prior arrangements are made.

If you have any questions regarding these actions, please feel free to contact Richard Gee at (240)777-6333.

Sincerely,

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

Cc: SM File# 203610