



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

TO: Heidi Sussmann
Community-Based Planning Division

SUBJECT: Preliminary Forest Conservation Plan # PP-05001
Park Development Plan Greenbriar Park
Date Recd 9/15/04 NRI/FSD # 4-99084

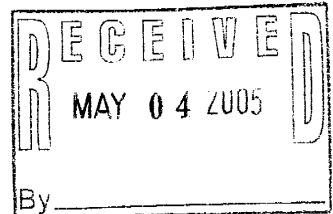
The subject Forest Conservation Plan has been reviewed by the Environmental Planning Division to determine if it meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). The following determination has been made:

SUBMISSION ADEQUACY

- Adequate as submitted
- Inadequate for evaluation. The following items must be submitted:
- | | |
|---|--|
| <input type="checkbox"/> Forest Conservation Plan Drawing | <input type="checkbox"/> Forest Conservation worksheet |
| <input type="checkbox"/> Approved NRI/FSD Map | <input type="checkbox"/> Development Program |
| <input type="checkbox"/> Justification for afforestation/reforestation method | <input type="checkbox"/> Qualifications of Preparer(s) |
| <input type="checkbox"/> Long term protection methods | <input type="checkbox"/> Other |

RECOMMENDATIONS

- Revise according to the comments specified below.
- Approve subject to the following conditions:
- Required site inspections by M-NCPPC monitoring staff (as specified in "Trees Technical Manual")
 - Approval of the following items by M-NCPPC staff prior to DPS issuance of the sediment and erosion control permit:
 - Final Forest Conservation Plan to include an edge analysis
 - Planting Plan for Stream Buffers
 - Submittal of financial security to M-NCPPC prior to clearing or grading.
 - Record plat to show appropriate notes and/or easements. Agreements must be approved by M-NCPPC staff prior to recording plats.
 - Maintenance agreement to be reviewed and approved by M-NCPPC staff prior to first inspection of planted areas.



SIGNATURE: Katherine Keller
Environmental Planning Division

DATE: 5/3/05



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

September 8, 2004

Robert C. Hubbard
Director

Mr. Joseph Malandrucolo
The RBA Group, Inc.
7164 Columbia Gateway Drive, Suite 205
Columbia, MD 21046-2144

Re: Stormwater Management **CONCEPT** Request
for Greenbriar Local Park
SM File #: 213107
Tract Size/Zone: 25.16 acres/RE-2
Total Concept Area: 7.97 acres
Lots/Block: 27/A, outlots A&B
Parcel(s): A
Watershed: Watts Branch

Dear Mr. Malandrucolo:

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 quality control and onsite recharge via a biofiltration facility and use of various stormwater credits. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

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

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. The grass channel must be designed to the 2000 Maryland Stormwater Management Design Manual specifications. The biofiltration facility must be designed to the Montgomery County design specifications.
5. All playing fields, except the basketball court, were considered as natural turf fields for this concept. If the fields are redesigned as artificial turf fields, a new concept will be required.
6. Additional gravel trenches may be required along the proposed trail.

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

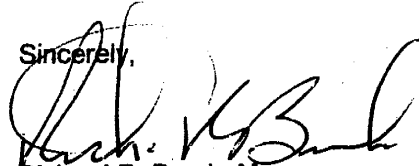
Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.



This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Nadine Vurdejka Piontka at 240-777-6334.

Sincerely,



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

RRB:dm CN213107

cc: R. Weaver
S. Federline
SM File # 213107

QN --onsite; Acres: 7.97
QL - onsite; Acres: 7.97
Recharge is provided

Agenda for Montgomery County Planning Board Meeting

Thursday, July 11, 2002, 9:30 a.m.

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call	SEE MINUTES
Approval of Minutes: February 28, 2002	APPROVED AS PRESENTED
March 7, 2002	APPROVED AS PRESENTED
Commissioners' Reports	SEE MINUTES
Directors' Reports	SEE MINUTES
Reconsideration Requests	NONE

GENERAL MEETING (*Third Floor Conference Room*)

- A. Administrative Items
- B. *Proposed Closed Session: Land Acquisition*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: (A) 1. DISCUSSED CALENDAR.
2. BY CONSENSUS, DECIDED AGAINST SCHEDULING AN ADDITIONAL HEARING ON ZONING MAP AMENDMENT APPLICATION G-788 IN RESPONSE TO A JULY 1, 2002, MEMORANDUM FROM THE HEARING EXAMINERS' OFFICE INFORMING COMMUNITY-BASED PLANNING STAFF THAT A REQUEST WAS MADE FOR AN ADDITIONAL HEARING.

3. APPROVED A REQUEST PRESENTED BY BETSY KREITER, CHIEF OF PARK POLICE DIVISION, TO NAME A FACILITY WITHIN A MONTGOMERY COUNTY PARK, MOST LIKELY THE PARK POLICE SPECIAL OPERATIONS PROGRAM IN WOODLAWN PARK, IN MEMORY OF OFFICER KRISTIN PATAKI WHO DIED IN THE LINE OF DUTY ON MAY 4, 2002.

CONTINUED ON NEXT PAGE

JUL 23 2003

GENERAL MEETING (*Third Floor Conference Room*)

CONTINUED

4. APPROVED A REQUEST SUBMITTED BY MR. WILLIAM RICKMAN TO NAME A SOCCER FIELD IN THE GREENBRIAR LOCAL PARK IN POTOMAC IN HONOR OF FORMER PLANNING BOARD CHAIRMAN WILLIAM HUSSMANN.

5. BY CONSENSUS, APPROVED THE REAPPOINTMENT OF COMMISSIONER ALLISON BRYANT TO THE EMPLOYEES RETIREMENT SYSTEM BOARD OF DIRECTORS (ERS).

(B) MET IN CLOSED SESSION TO DISCUSS LAND ACQUISITION MATTERS. SEE CITATION AND REPORT IN NARRATIVE MINUTES.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

*Planning of a
soccer field*

July 10, 2002

MEMORANDUM

TO: Montgomery County Planning Board

From: Donald K. Cochran, Director of Parks

SUBJECT: Request to Name a Soccer Field in Honor of William H. Hussmann

Mr. Holmes has requested that staff provide the Board with background information regarding a request from Mr. William Rickman to name a soccer field in honor of William H. Hussmann. The Chairman has placed this matter on the Board's General Meeting agenda for the Board's consideration.

Mr. Rickman is required, by language contained in the Potomac Master Plan, to "Dedicate sufficient land for a regulation size soccer field on this site or elsewhere in the Subregion or, in the alternative, provide funding in lieu of land."

Mr. Rickman has indicated that he intends to give \$300,000 to the Montgomery County Parks Foundation for the purpose of constructing a soccer field within a County park and has requested that the field be named in honor of Mr. Hussmann. At this time, Greenbriar Local Park is undergoing facility planning, however, there are no funds designated for its construction in the Capital Improvements Program. Currently, it is the only Park property in the Potomac area where a soccer field could be accommodated. If Mr. Rickman's funds were designated for use in this future park, staff would suggest that the Board consider submittal of a supplemental amendment to the County Council for the balance of funds required to construct this park. However, that request would not be made until completion and approval of the facility plan, now estimated to be completed by spring of 2003.

In consideration of this request, I am of the opinion that the naming of an athletic field after an individual is consistent with the Board's policy. In the past, the Board has honored former Board members, Royce Hanson, Norman Christeller, and Jack Hewitt. The small park area adjacent to MRO was designated as the Royce Hanson Urban Park, the Visitor Center at Black Hill Regional Park was dedicated in

honor of Norman Christeller, and the Clubhouse at Little Bennett Golf Course was dedicated in honor of Jack Hewitt.

Given this background, I believe the naming of a soccer field within a park would be appropriate and recommend the Board's favorable consideration.

DKC:dlf

Sussmann, Heidi

From: Kim, Ki
Sent: March 22, 2004 3:48 PM
To: Sussmann, Heidi
Cc: Welke, Ron; Hardy, Dan
Subject: Greenbriar Local Park - traffic issues

We have analyzed the traffic impacts of the proposed Greenbriar Local Park and provide a summary of our findings below.

Based on the information for the projected use of this park provided by your office and the trip generation data used in the Germantown Soccerplex analysis, the proposed park would generate 40 total peak-hour trips, less than 50-trip threshold, during the weekday evening peak period (4:00 to 7:00 p.m.). Also, the site-generated traffic would not impact the seven Local Area Transportation Review (LATR) requiring intersections in the Annual Growth Policy. Thus, the proposed development of the Greenbriar Park does not require a traffic study to satisfy the LATR requirement.

Two access points to the park, one for ingress and the other one for egress, are proposed from Glen Road. The access and the internal vehicular/pedestrian circulation system as proposed in the site plan are safe and efficient. The number of parking spaces, 70, appears adequate to meet the parking requirement.

In summary, the projected traffic from the Greenbriar Local Park can be accommodated by the existing roadway system in the vicinity of the site and no traffic issues is associated with the proposed park development.

Ki



July 15, 2005

Mr. Derrick Berlage, Chairman
M-NCPPC
8787 Georgia Avenue
Silver Spring, 20910

Dear Mr. Berlage:

I am writing you to express Montgomery Soccer's (MSI) strong support for the proposed development of Greenbriar Park, including the full-sized soccer field that has been designed to accommodate a creative approach towards maintaining higher field quality (through its ability to modulate the dimension of play, thereby altering the expected patterns of wear and allowing for recovery of stressed portions of the field while remaining "in-service"). As you are well aware, soccer organizations in Montgomery County struggle every season to find enough fields to support our need for games and practices, and Greenbriar's location in the Potomac/North Potomac area will be a positive step in the direction of alleviating a small portion of our continuing need for fields in that portion of our County.

I understand that a Planning Board meeting is scheduled to be held on September 8, 2005, to discuss this project. I would very much appreciate your including our letter of support for this project in the official record of that meeting, and thank you for your many efforts on behalf of both the youth and adults that benefit from our many Parks facilities.

Regards,

A handwritten signature in black ink that reads 'Doug Schuessler'.

Douglas P. Schuessler
Executive Director
MSI

MONTGOMERY SOCCER, INC.

7650 Standish Place • Suite 108 • Rockville, Maryland 20855
(301) 762-4MSI • Fax (301) 762-6404
www.msissoccer.org • e-mail: msi@msissoccer.org



UPCOUNTY REGIONAL RECREATION
ADVISORY BOARD

September 2, 2004

RECEIVED
134/
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OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Derick P. Berlage, Chairman
Montgomery County Planning Board
M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Chairman Berlage:

I am writing on behalf of the Upcounty Region Recreation Advisory Board to endorse the facility plan for Greenbriar Local Park in North Potomac.

At our June meeting, the advisory board heard a presentation on the plan from Heidi Sussman of M-NCPPC. While the board is concerned about pedestrian access to the site as well as traffic along Glen Road, we are also aware of the limitations inherent in this site and the overriding need for a local park to serve this community.

We are confident that the access and traffic issues can be adequately addressed and urge the Planning Board to approve the Greenbriar LP Facility Plan.

Sincerely,

James A. Berard, Chair
Upcounty Region Recreation Advisory Board



