MCPB
Item #15
10/26/06**MEMORANDUM:****DATE:** October 16, 2006**TO:** Montgomery County Planning Board**VIA:** Rose Krasnow, Chief, Development Review Division **FROM:** Dan Janousek , AICP, Senior Planner, Development Review Division
(301) 495-4564**SUBJECT:** Local Map Amendment No. G-829, Jae H. Koh, 12219 River Road, Potomac, MD 20854, for the reclassification of approximately 5.6 acres of land from the RE-2 zone to the Country Inn Zone for a twelve (12) room country inn, including 8,000 sq. ft. of commercial use and 6,715 sq. ft. of banquet hall and dining areas.**MASTER PLAN:** Potomac Subregion Master Plan (2002)
(Travilah Area)**FILING DATE:** November 23, 2004**PUBLIC HEARING DATE:** November 6, 2006

RECOMMENDATION: APPROVAL of the petition for the Country Inn Zone and the associated development plan for the following reasons:

1. The application meets the purposes and standards for the Country Inn Zone.
2. The proposal, as shown on the Development Plan, will be compatible with surrounding uses.
3. The Development Plan will not conflict with the Master Plan goals to protect unique ecosystems.

I. SUMMARY

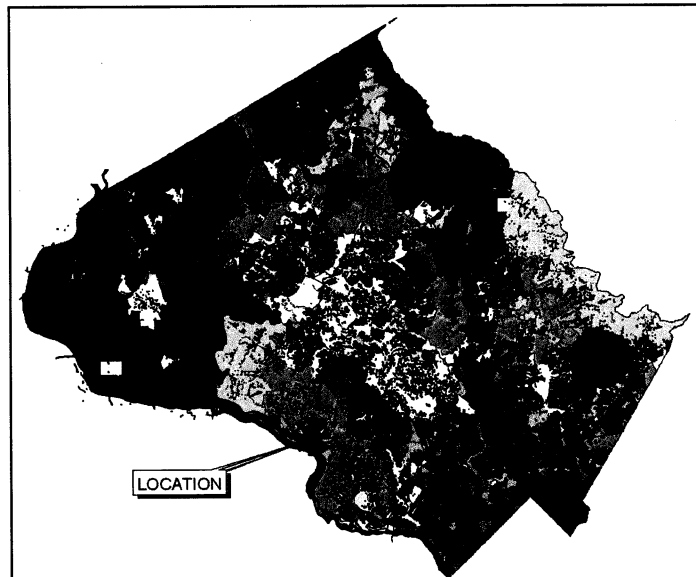
The subject local map amendment is for approximately 5.61 acres of land in the Potomac sub-region. The current zone is the RE-2 zone, and the requested zone is the Country Inn Zone (C-Inn). The proposal is a mixed-use development containing 6,715 sq. ft of banquet halls and dining areas, twelve (12) guest rooms, and 8,000 sq. ft. of auxiliary commercial (Art Gallery). The entire development will be in three buildings. Two phases of development are proposed. There are currently three buildings on site. These buildings will be utilized during the first phase. During the second and final phase of development a small, existing building will be razed. A new, larger building will be constructed on the site to replace it. The development proposal includes an acceptable Preliminary Forest Conservation Plan that will ensure stream and wetland protection. Staff suggests that the applicant provide a binding element that requires them to provide a "low-level lighting plan" to the Planning Board at the time of Site Plan review. This binding element will ensure that the Development Plan meets the requirements of Section 59-C-4.397(b)(3).

II. DESCRIPTION

a. Description of Property

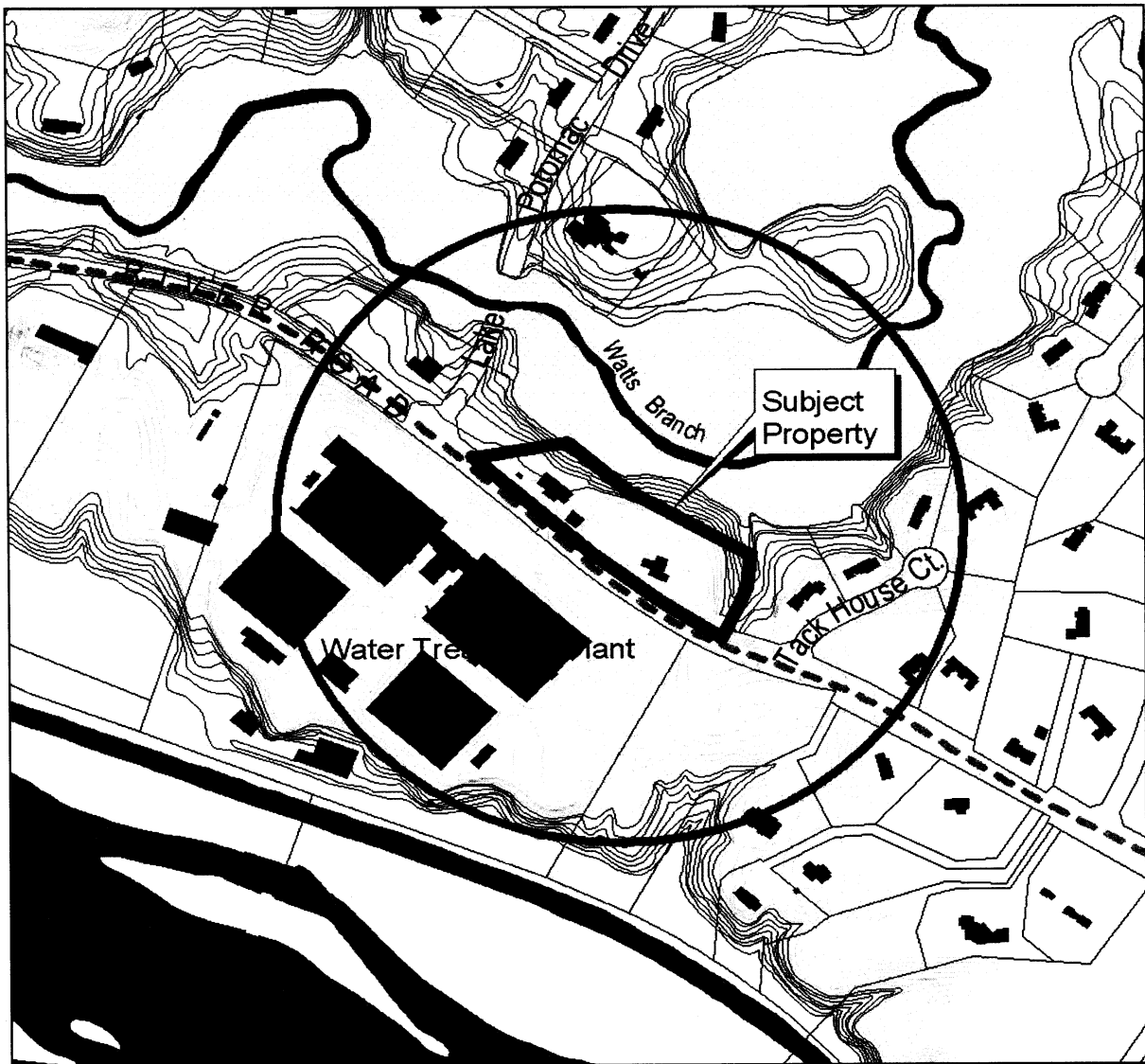
The subject property is identified as Parcel 270, located at 12201-12219 River Road, Potomac, MD. The property is generally located in the "residential wedge" described in the 1993 General Plan, between the Potomac River, the suburban communities to the east and north, and an agricultural wedge to the west. It is situated between the Watts Branch Stream valley on the north side of River Road and the WSSC Filtration Plant on the south side of the road and east of the intersection of Lake Potomac Drive and River Road in the Bealemont Partnership subdivision, in the 6th Election District of Montgomery County.

Figure 1. Location Map



The property is within the Travilah area of the Potomac Subregion Master Plan. Most of the property in the area is zoned RE-2 and contains single family detached housing. The property has a special exception for a Farmer's/Country Market that was deemed a permitted non-conforming use in the Opinion of the Board of Appeals on March 25, 1994, in Case No. S-644-A. In the past, plant items and farm goods were sold at this location.

Figure 2. Subject Property



The property slopes downward from River Road towards the Watt Branch Stream and to the north. The property has an existing special exception (Antique Shop 1978). Ownership was transferred to the current property owner in 2002. The property is 300 feet deep and is approximately 980 feet wide along River Road. The property is on a hillside adjacent to the Watts Branch Stream. It contains a significant amount of uncontrolled fill material to a maximum depth of about 21 feet. The fill area extends into the stream valley buffer. Within the Stream Valley buffer area, the hillside holds a significant amount of vegetation, including young sycamore trees. Soil erosion is present on the hillside that slopes downwards towards the stream. West of the subject property, adjacent to the Water treatment Plant, the stream feeds into the Potomac River. A bridle trail runs parallel to the property in the stream valley, and a multi-use asphalt trail in poor condition is in the stream valley.

The property has access to River Road from several locations and is improved with parking, a vacant two-story building, and two single-family residential structures, one of which contains an antique store. Most of the parking and driveways are comprised of gravel or dirt at the present time.

Figure 3. Ariel View



B. Surrounding Area

The C-Inn Zone is a floating zone, and evaluation of the zoning petition requires delineation of a surrounding area. In general, the defined surrounding area takes into account those areas that are most directly affected by the proposed development and any special study areas that may have been defined by a master or sector plan. The surrounding area in the subject case includes the properties fronting on River Road between Tack House Court and Lake Potomac Drive, and properties fronting on Tack House Court and Lake Potomac Drive within approximately 600 feet from the subject property. This area includes the 35-acre WSSC water treatment plant site. The Lake Potomac subdivision lies north of the subject property and the stream valley in the RE-2 Zone. The Saddle Ridge subdivision is to the west, and the Potomac Hunt Subdivision is to the east of the subject property. Both are in the RE-2 Zone. The tracts in the neighborhood area range from 1 to 35 acres in size and include institutional, commercial (special exception) and residential uses.

Figure 4. Surrounding Area



III. INTENDED USE AND APPROVAL PROCEDURES

The applicant requests approval for the Country Inn Zone to allow the construction of dining areas, commercial uses, banquet halls and guest rooms. The applicant maintains that the neighborhood area is rural in character and appropriate for the Country Inn Zone. The applicant maintains that single-family residential development is not desirable in this location because it is adjacent to the WSSC Water filtration plant. The property has also been commercial through special exceptions.

A. Proposed Development

The site currently has three structures on it with parking and driveways that are mostly gravel or dirt. As shown on the attached Development Plan, improvements to two existing buildings and the construction of a new building is proposed. The development plan will be completed in two phases (see Table 1.). Phase I includes improvements to the existing buildings and the removal of the smaller existing residential structure located in the area proposed for right of way dedication. Phase II will involve construction of a new

building and additional improvements to the existing market building. Upon completion of the new building, the existing Antique Shop structure that is located in the right of way dedication area will be removed. The new building will be the “centerpiece” of the development and will feature a 3,800 sq. ft. banquet hall.

The applicant has proposed a dedication of property along River Road of approximately 50 feet in width for this project. The dedication line runs through a small existing residential structure. There are two main access points along River Road. Improvements are planned to allow for new deceleration and acceleration lanes. The parking facility will be asphalt. Porous pavement is not an option because of the loose fill under the site. The applicant has an approved stormwater management concept that includes bio-filter surface areas for stormwater management and green space. The proposal includes extensive landscaping along River Road and internally on the site (see attached plans).

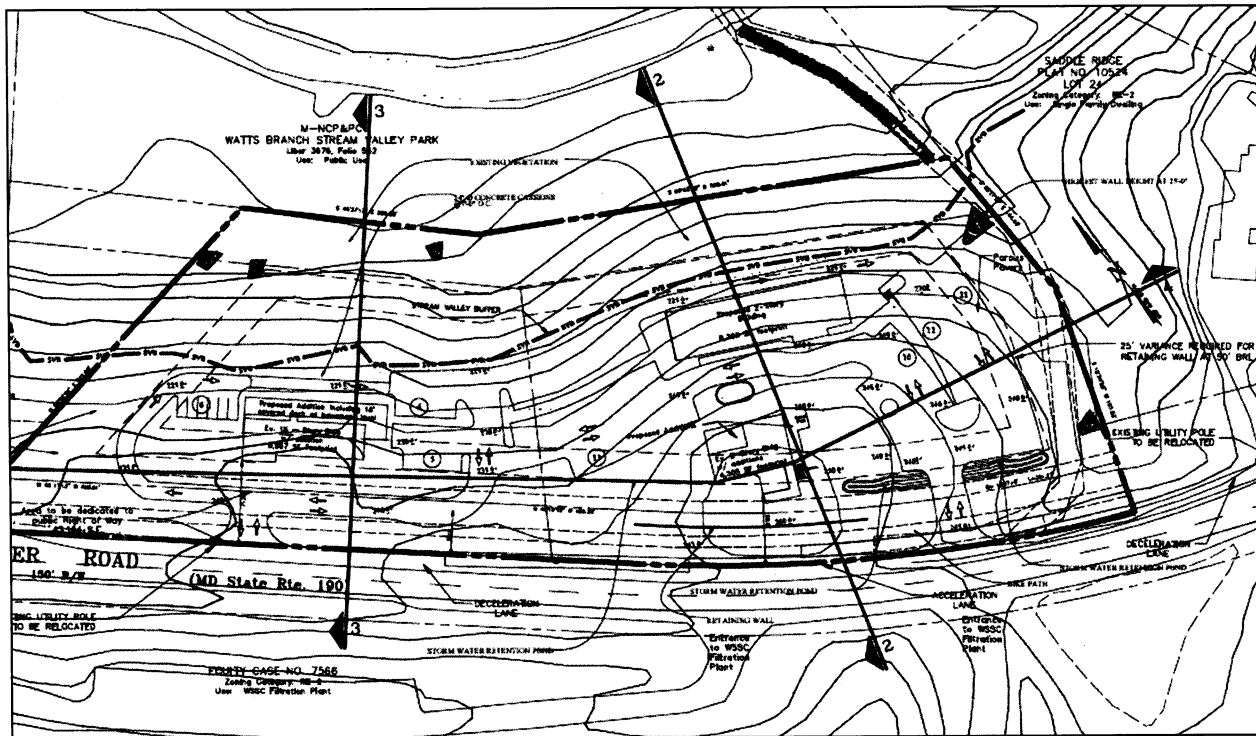
B. Development Plan

Pursuant to Section 59-D-1.11, development under the C-Inn Zone is permitted only in accordance with a Development Plan that is approved by the District Council when the property is reclassified to the C-Inn Zone. The zones that require a Development Plan generally do not include the type of strict development parameters that are imposed in other zones. The C-Inn Zone has performance standards that control the minimum area of a lot, building coverage, green area, setbacks, building height (maximum) and parking. Retail uses are permitted in the C-Inn Zone in accordance with Section 59-4.399.

The subject Development Plan shows clearly how the proposed development would satisfy all of the standards of the C-Inn Zone to ensure compatibility with adjacent properties in the surrounding area and not conflict with the Master Plan.

The Development Plan identifies two phases of development from initial site development and renovations to construction of a new building and the demolition of an existing structure. This Development Plan contains several elements, including a land use plan, showing site access, proposed buildings and structures, a preliminary classification of uses, parking areas, land to be dedicated to public use, and land intended for common or quasi-public use but not intended to be in public ownership (Section 59-D-1.3.). The Development Plan is binding on the Applicant except where particular elements are identified as illustrative or conceptual. The Development Plan is subject to Site Plan Review by the Planning Board, and changes in details may be made at that time. The submission of a Development plan “must clearly indicate how the proposed development meets the standards and purposes of the applicable zone.” (Section 59-D-1.3.).

Figure 5. Development Plan (excerpt)



The Development Plan is reproduced in the attachment. The subject Development Plan does not include additional textual binding elements, which normally clarify elements of the proposal. Additional elements of the Development Plan have been submitted through exhibits including vicinity maps, a Natural Resources Inventory/Forest Stand Delineation, and concept Forest Conservation Plan. The Development Plan shows the approximate locations of proposed buildings and structures, with exact locations to be specified during Preliminary Plan and Site Plan Review. Staff suggests that the applicant agree to a binding element that indicates their intention to provide a low-level lighting plan to the Planning Board at the time of Site Plan review. This binding element will ensure that the Development Plan meets the requirements of Section 59-C-4.397(b)(3).

The Development Plan and supporting exhibits satisfy the requirements of Section 59-D-1.3 by showing access points, approximate locations of existing and proposed buildings and structures, classification of uses, parking areas, and areas intended for common use but not public ownership. Road dedications are shown on the Development Plan along River Road. The internal roads are proposed to be private roads. The parking schedule will support the proposal. The final decision on the total required parking spaces can be determined at the time of Site Plan. For this application the following Development Plan, Phasing Plan and parking schedule is proposed:

Table 1. DEVELOPMENT PLAN AND PHASING PLAN

PHASE 1					
		Dining	Commercial	Banquet Hall	Guest Rooms
Mkt Bldg: Basement Levels 1-2	1000	1000	2000		
Mkt Bldg: Street & Attic levels	1000	2300			
Antique Shop		1200			
		800			
Existing House	700		1000		
Total Square Feet	2700	5300	3000		
PHASE II - FINAL DEVELOPMENT PLAN					
Mkt Bldg: Basement Levels 1-2		3500			9
Mkt Bldg: Street & Attic Levels	715	2500			
New Bldg: Basement Levels 1-2					
New Bldg: Street Level	2200				
New Bldg: Second Floor			3800		
New Bldg: Attic Level					3
Existing House		2000			
Total Square Feet	2915	8000	3800		12

**Table 2. PARKING
FINAL DEVELOPMENT (PHASE II)**

Use	Parking Spaces	Method
Dining	30	10 spaces per 1000 sq. ft. of Dining
Commercial	28	3.5 spaces per 1000 sq. ft. of Ancillary Commercial
Banquet	38	10 spaces for each 1000 sq. ft. of Banquet Hall
Rooms	9	.7 spaces for each room x 12 Rooms
Total Parking Requirement	105 spaces	
Proposed Parking	111 spaces	

***Note - Phase One will require 83 parking spaces as indicated on the Development Plan.**

IV. Zoning History

1. 1958 County-wide Comprehensive Zoning: R-A Zone confirmed
2. SMA G-247: RE-2 confirmed on 09/03/1980
3. SMA G-800: RE-2 confirmed on 10/10/02

Special Exceptions

1. S-664-A: Arts and Antique Center; Approved September 27, 1978
2. BAS-705; Produce market; Approved June 25, 1980 (never acted upon)
3. S-1911: Produce and Farmers Market; Approved (Sometime in 1991)

V. Public Facilities

1. Water and Sewer Service

The subject property will be adequately served by public water and sewer systems, and it is currently in Water Service Category W-1 and Sewer Service Category S-1.

2. Roads

Staff accepts the traffic study while noting that the applicant may have to provide minor improvements to the roadways during Preliminary Plan and Site Plan Review. The proposed access, internal circulation, pedestrian and bike facilities shown on the development plan will be adequate and will not result in an adverse impact on the roadway network.

The property is located on River Road (MD 190), which is classified as a major highway with two lanes and a master plan right-of-way of 150 feet. There is no approved but unbuilt development in the study area. Therefore, the existing and background traffic conditions remain the same for the purposes of technical analysis of the application. There is a "Two-Lane Road Policy" within the Potomac Subregion Master Plan area. The policy retains the rights of way, public utility easements and setbacks during the subdivision and development process. As the plan describes it, the rights of way preservation policy enhances safety and allows for intersection improvements to be made. The applicant has proposed an area approximately 50 feet wide for right of way dedication. This is 75 feet of from the centerline of River Road. The amount of dedication area is sufficient. The applicant submitted a traffic analysis with the proposal. The Critical lane Volume Standard (CLV) is 1,475 during both the morning and evening peak hour along this section of River Road.

3. Environmental Issues and Stormwater Management

The site is located near the point where the Watts Branch drains into the Potomac River, and since a large number of surface parking spaces are proposed for the site, storm

water quality is a highly important and a critical element of the development. There is evidence of prior dumping on the site adjacent to and perhaps within the stream valley. Bio-retention and utilization of planting islands within the parking areas are proposed by the applicant to mitigate storm water impacts of the proposal.

Staff has reviewed the Preliminary Forest Conservation Plan and finds that it meets the basic parameters of forest conservation law. A Final Forest Conservation Plan must be submitted for Preliminary Plan approval and Site Plan application. The total area of the applicant's property for the project is 5.61 acres. A Natural Resources Inventory and a Forest Stand Delineation (NRI/FSD) was submitted and approved for the entire subject Property. The study covered the subject property and the adjoining Lot 27, a vacant lot also owned by the applicant. However, Lot 27 is not part of the applicant's proposal. No rare, threatened or endangered species were observed on the property. The NRI/FSD shows no forest on the property, although there are many fledgling trees. There is one specimen tree, a white pine, next to the most easterly located structure. Large trees exist in the stream valley buffer area on the slope of the hillside created by the fill on the site.

The site contains deep and loose fill. Staff is satisfied with the methods proposed by the applicant to stabilize the fill and construct the buildings. The applicant has agreed to stabilize the existing slope along the stream valley to a 3:1 slope. If a 3:1 slope cannot be achieved, staff recommends other options to stabilize the slope (described in the attached technical report). Staff also notes that a future approval of the Final Forest Conservation Plan is dependent upon the applicant assessing and producing a plan that ensures the long-term survival of plants in the slope area.

The Department of Permitting Services (DPS) has approved a Stormwater Management Concept Plan for the site, and Staff finds that this plan is adequate. In order to construct the parking areas the applicant will have to construct large retaining walls on the site and cover much of the developable portion of the site with asphalt. This concept includes bio filter areas within the parking facilities and on the site in an attempt to mitigate stormwater runoff from the proposed development.

VI. ANALYSIS

Staff finds that the submitted Development Plan meets the purpose clause of the Country Inn Zone found in Sections 59-C-4.39 of the Zoning Ordinance as described below:

A. Sector Plan

1. Sector Plan Summary of Land Use and Zoning Recommendations

The location of the subject property is in the Travilah Community Area, which is described on page 5 of the Potomac Subregion Master Plan. Section 59-C-4.39, Country Inn Zone-Purpose and Development Standards, requires that *"construction and development of a C-Inn zoned site must ensure that the proposed uses permitted in this zone will be compatible with and will not adversely affect the rural character of the surrounding area."* The relevant

question is whether this section will permit the country inn proposal in the subject location.

The subject Country Inn Zone application is located in an appropriate rural location, albeit semi-rural in nature. The Travilah Community Area includes a predominantly low-density residential land use pattern. The neighborhood area is semi-rural in nature, even though it has lost much of the agricultural land to development during the late 1940's, 50s and 60s. The area contains large lots with medium to large sized homes located near horse trails and the Potomac River, which create a semi-rural quality desired by people who live in the area. Montgomery County maintains the Watts Branch Stream and owns the property abutting the north side of the subject property. This County-owned property contains trees, shrubs and other vegetation near the steep sloping stream bed.

In 1967, the County Council adopted a plan for the Potomac-Travilah and Vicinity Planning Area. The Plan treated Potomac and Travilah as a single planning unit with a predominantly low-density residential land use pattern. The Potomac Subregion Master Plan (October 2001) includes the goals to maintain a low-density residential character, limit rural centers, and protect environmentally sensitive areas. The Master Plan's Land Use and Zoning Plan requires that *"The combined effect of low-density zoning and a network of two-lane roads contribute to the area's desirable semi-rural ambiance."* (page 31.)

B. Zoning

The C-Inn zone is intended to be used for the purpose of permitting country inns at appropriate rural locations. The C-Inn Zone has performance standards that control the minimum area of a lot, building coverage, green area, setbacks, building height (maximum) and parking. Retail uses are permitted in the C-Inn Zone in accordance with Section 59-4.399.

It is primarily intended that country inns be located in existing structures, but this does not preclude such uses being located in new structures where appropriate (Section 59-C-4.39). Since this zone permits commercial uses in a rural location, approval of this zone shall be based upon certain restrictions not imposed upon other uses in rural areas nor upon restaurants and inns in commercial areas. Construction and development of a country inn zoned site must ensure that the proposed uses permitted in this zone will be compatible with and will not adversely affect the rural character of the surrounding area. In addition, it is the purpose of this zone to preserve and maintain significant trees. Development shall be in conformance with a development plan submitted in accordance with the provisions of division 59-D-1 and approved as being consistent with the purposes of this section. The use of this category at any location is not an indication that the surrounding area is other than rural, that its character is altered by the granting of this zoning category or the presence of the country inn, or that any other change in zoning is appropriate because of this change."

1. Adequacy of Development Plan

Before approving a Development Plan, the District Council must make five specific findings set forth in Section 59-D-1.61. These findings relate to consistency with the master plan and the requirements of the zone, compatibility with surrounding development, circulation and access, preservation of natural features, and perpetual maintenance of common areas. The required findings are set forth below in the order in which they appear in the Zoning Code, together with grounds for the staff's conclusion that the evidence in this case supports the required findings.

- a. ***That the zone applied for is in substantial compliance with the use and density indicated by the master plan or sector plan, and that it does not conflict with the general plan, the county capital improvements program or other applicable county plans and policies.***

Analysis: This proposal will be located in an appropriate rural location and it will not conflict with the General Plan or any other County Plan or policies. The C-Inn has performance standards that control the minimum area of a lot, building coverage, green area, setbacks, building height (maximum), and parking. Retail uses are permitted in the C-Inn Zone in accordance with Section 59-4.399. The proposal indicates that the Development Plan will meet or exceed the performance standards of the Zone, and it will attempt to preserve and maintain the stream valley and will not conflict with the Master Plan goals or policies. This proposal provides for the right of way of River Road. It does not conflict with future plans improvements to the road or streetscape system and it is in the public interest.

2. Purpose of the Zone

- b. ***That the proposed development would comply with the purposes, standards, and regulations of the zone as set forth in article 59-C, would provide for the maximum safety, convenience, and amenity of the residents of the development and would be compatible with adjacent development.***

Analysis: The proposed development plan and application will comply with the purposes and standards of the C-Inn Zone as set forth in Section 59-C of the Zoning Ordinance to ensure compatibility with adjacent properties in the surrounding area. The development plan is not in conflict with the Master Plan.

The scale of the development is in conformance with the limitations in the performance requirements of the C-Inn Zone, and it will be compatible with adjacent properties in the surrounding area. The proposal indicates that current impacts to the stream valley will be mitigated. Improvements to the property will increase stability and repair eroding hillsides in compliance with the Master Plan goals to protect "unique ecosystems" (page 1).

3. Public Facilities

- c. ***That the proposed internal vehicular and pedestrian circulation systems and points of external access are safe, adequate, and efficient.***

Analysis: The proposed internal vehicular and pedestrian circulation systems and points of external access appear to be safe, adequate, and efficient. The applicant will provide sufficient right of way for a new acceleration and deceleration lanes and provide right of way for bikeway improvements. The applicant will provide bike racks on site for local bikers who frequent the road and trail systems in the Potomac area.

4. Environmental Protection

- d. ***That by its design, by minimizing grading and by other means, the proposed development would tend to prevent erosion of the soil and to preserve natural vegetation and other natural features of the site. Any applicable requirements for forest conservation under Chapter 22A and for water resource protection under Chapter 19 also must be satisfied. The district council may require more detailed findings on these matters by the planning board at the time of site plan approval as provided in division 59-D-3.***

Analysis: The applicant has provided an inventory of natural resources on the site and a concept Forest Conservation Plan, which is acceptable to Staff. The proposed development will tend to prevent erosion of the soil and to preserve natural vegetation and other natural features of the site.

5. Ownership and Maintenance

- e. ***That any documents showing the ownership and method of assuring perpetual maintenance of any areas intended to be used for recreational or other common or quasi-public purposes are adequate and sufficient.***

Analysis: The applicant has stated a willingness to ensure the future maintenance of all areas of the project. Documents will assure that the perpetual maintenance of any areas intended to be used for recreational or other common or quasi-public purposes is adequate and sufficient. Documents will be provided during Preliminary Plan approval and Site Plan application to cover quasi-public areas such as the proposed trail connection.

6. Country Inn Zone Development Standards

59-C-4.391. Minimum area of lot.

No country inn shall be developed on a lot smaller than 2 acres in size.

ANALYSIS: The proposal is on a property that is more than 2 acres in size.

59-C-4.392. Building coverage.

Not more than 10 percent of the lot shall be covered by buildings, including accessory buildings.

ANALYSIS: 8.6 % Coverage is proposed, which is less than the maximum allowed building coverage

59-C-4.393. Green area.

At least 50 percent of the lot shall be devoted to green area.

ANALYSIS: 56 percent of the Lot is devoted to green area, which is more than the minimum requirement for the C-Inn Zone.

59-C-4.394. Setbacks.

(a) Minimum setback from any street is 50 feet, except that the District Council may approve a setback less than 50 feet for any building and parking existing on the site at the time of reclassification to the Country Inn zone and for any addition or improvement to an existing building shown on the Development Plan.

ANALYSIS: The proposal includes a building in the proposed right of way and another building that will be approximately 25 feet from River Road after dedication. The proposal is acceptable and Staff will support a waiver of the above requirement since it includes a plan to demolish the building that will be located in the dedication area, and it includes a building that currently exists. Per Section 59-C-4.394, *"the District Council may approve a setback less than 50 feet for any building existing on the site at the time of the reclassification to the Country Inn Zone, and for any additional improvement to an existing building shown on the Development Plan."*

(b) Minimum setback from any other boundary of the lot is 75 feet, except that the District Council may approve a setback less than 75 feet for any building and parking existing on the site at the time of reclassification to the Country Inn zone and for any addition or improvement to an existing building shown on the Development Plan.

ANALYSIS: The Minimum setback from the boundary of the lot is 75 feet

59-C-4.395. Building height, maximum.

- (a) ***Main building-2 1/2 stories except for existing buildings and additions thereto.***

ANALYSIS: The tallest main building proposed is 2.5 stories.

- (b) ***Accessory building-2 stories except for existing buildings and additions thereto.***

ANALYSIS: The tallest accessory building proposed is 1.5 stories.

59-C-4.397. Off-street parking.

- (a) ***Requirement. Parking facilities shall be provided on the site in accordance with the requirements set forth in section 59-E-3.7 for restaurants, rural resort hotels, and retail commercial establishments.***

ANALYSIS: The 111 parking spaces that are proposed meet this requirement (Table 2).

- (b) ***Design. The design and location of the parking facilities shall be such as to minimize any adverse effect upon surrounding land and development, including the following requirements:***

- (1) ***No parking space within 25 feet of any street or highway, nor within 50 feet of any other boundary of the lot;***
- (2) ***Adequate screening, including planting;***
- (3) ***Low-level lighting, designed so as to prevent glare off the site;***
- (4) ***Such other matters as the planning board shall find to be necessary.***

ANALYSIS: The use and the buildings are appropriate for the neighborhood and will not have an adverse impact on the neighborhood area. The proposal appears to be an environmentally sustainable Development Plan that minimizes its effect upon surrounding land. The development has significant landscaping and resource protection procedures. Parking will be located 25 feet from the River Road boundary to meet the above minimum requirement. Parking will be screened from the roadway and adjacent properties by landscaped bio-retention stormwater facilities. The Master Plan describes the challenges for this area, including the goals to maintain a low-density residential character, limit rural

centers, and protect environmentally sensitive areas. The Master Plan also describes on Page 13 how this area's "population growth and demand for sewer lines, drainage easements, trails, and other recreational developments..." has "compromised the integrity of...sensitive areas." The Master Plan goes on to state: "In the Watts Branch, where park land along the stream valley is relatively narrow, these impacts are particularly noticable." Also see "Watts Branch Watershed" on Page 16. Staff concludes that the proposal will mitigate environmental impacts of the development with innovative construction methods. Staff suggests that the applicant provide a binding element that requires them to provide a "low-level lighting plan" to the Planning Board at the time of Site Plan review. This binding element will ensure that the Development Plan meets the requirements of Section 59-C-4.397(b)(3).

VII COMMUNITY CONCERNS

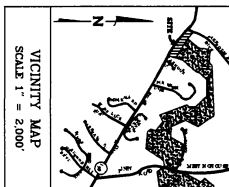
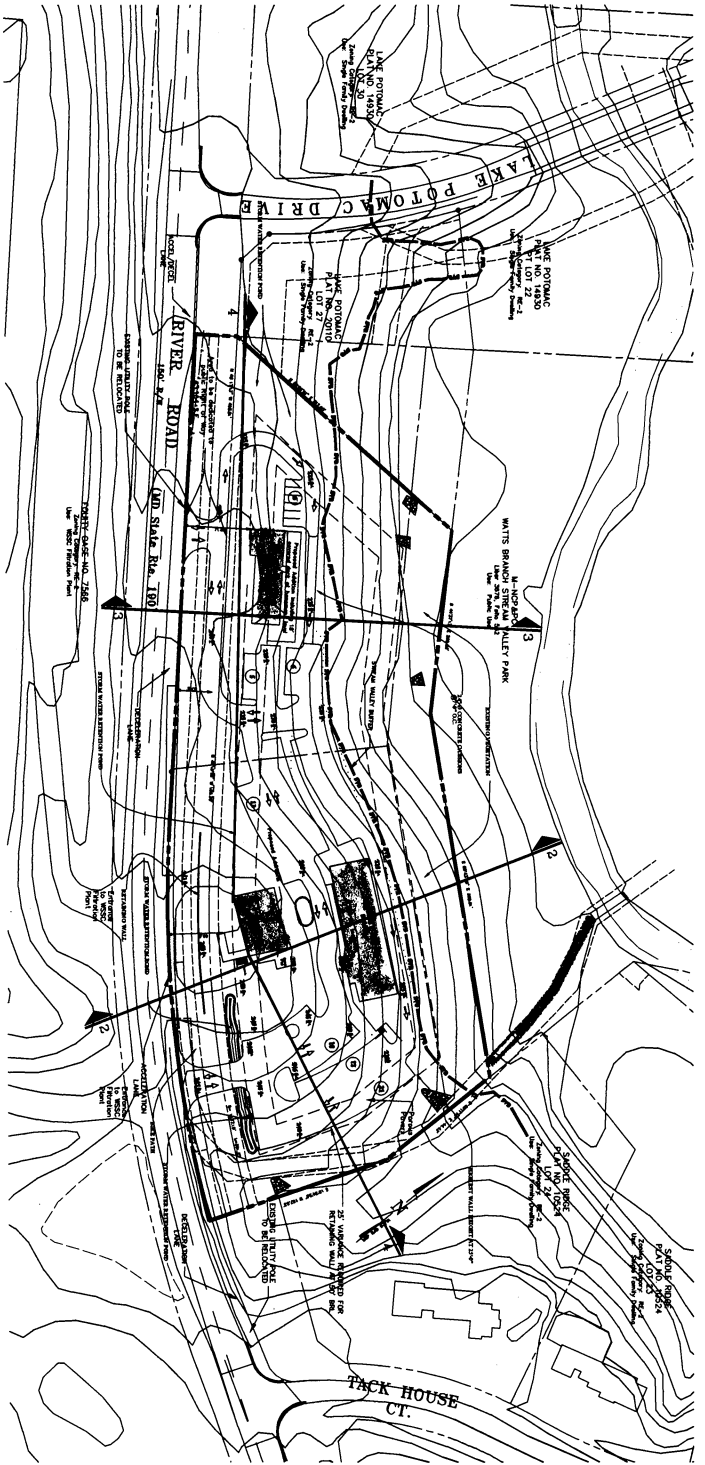
Staff has not received any citizen comments regarding this application

VIII CONCLUSION

The development plan will be located in an area that is appropriate for the use and the use will be compatible with the surrounding uses. The development plan will mitigate environmental impacts to the stream valley and improve a situation where soil is currently eroding from a 'fill' site. The application will satisfy the purposes, standards and regulations of the Country Inn Zone and improve substandard buildings.

Attachments

1. Development and Context Elevations
2. Photos
3. Building Elevations



1 SITE PLAN
SCALE: 1/8" = 1'-0"

2 SITE SECTION
SCALE: 1/8" = 1'-0"

3 SITE SECTION
SCALE: 1/8" = 1'-0"

4 SITE SECTION
SCALE: 1/8" = 1'-0"

PREPARED FOR:
Joe H. Koh
11406 Old Georgetown Road
N.W.
Washington, D.C. 20032
Ph: (301) 881-3600
Fax: (301) 984-7631

DATE: 05/01/01
BY: JH

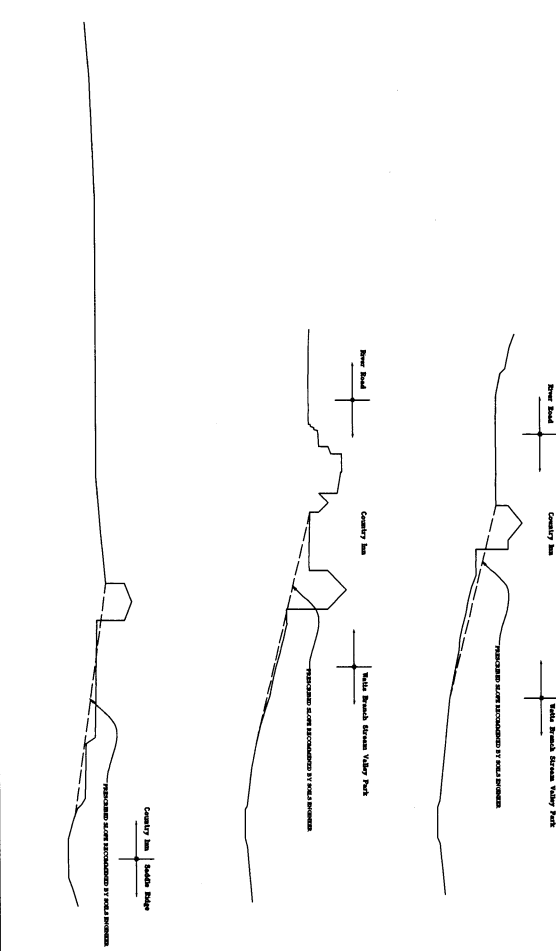
LAKE POTOMAC, BLOCK B
PARCEL P270 & LOT 27
6TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MMHG Montross, Montross & Montross, P.A.
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Proj. No. 01-000000
Project No. 01-000000
Sheet No. 01-000000

DATE: 05/01/01
BY: JH

11406 Old Georgetown Road
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River Road

Country Inn

Watts Branch Stream Valley Park

PRESCRIBED SLOPE RECOMMENDED BY SOILS ENGINEER

River Road

Country Inn

Watts Branch Stream Valley Park

PRESCRIBED SLOPE RECOMMENDED BY SOILS ENGINEER

Watts
Branch
Stream

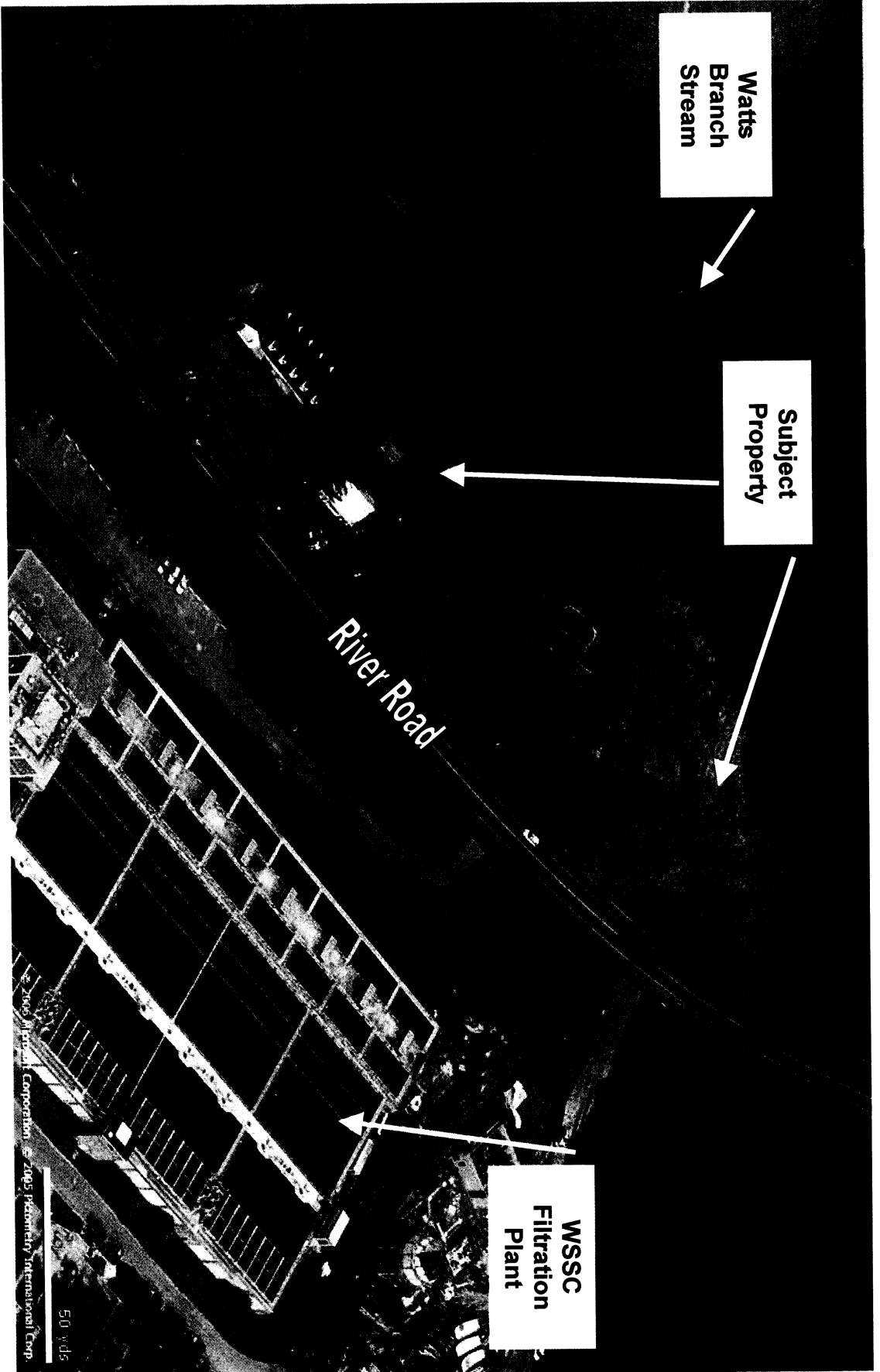
Subject
Property

River Road

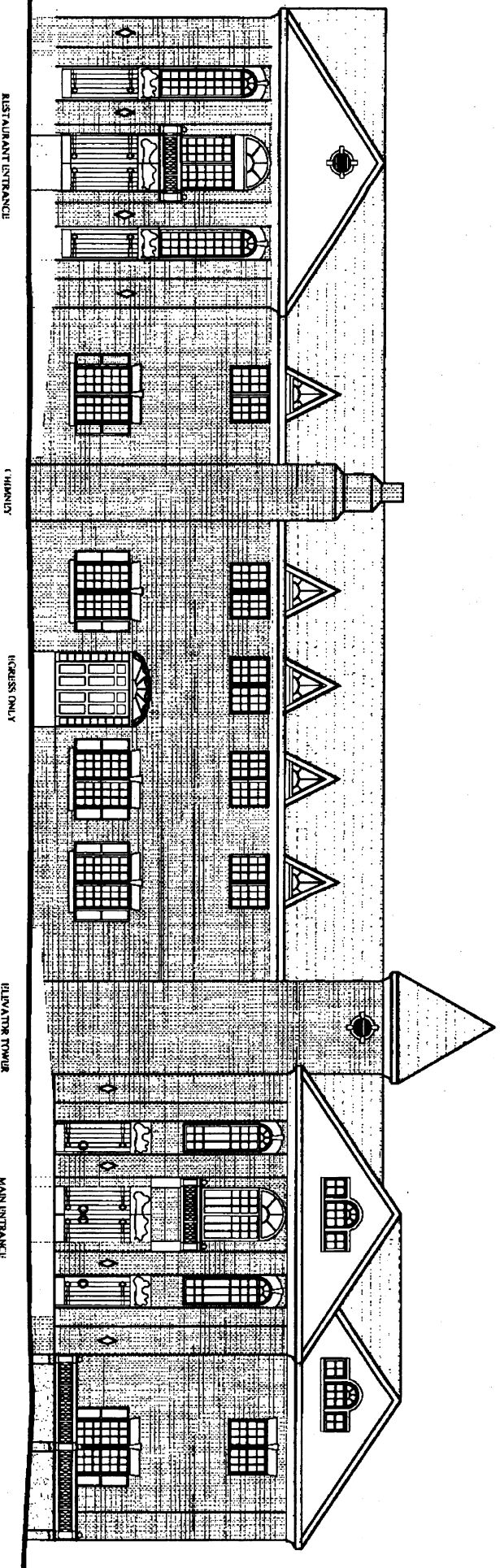
WSSC
Filtration
Plant

2005 Piedmont International Corp.

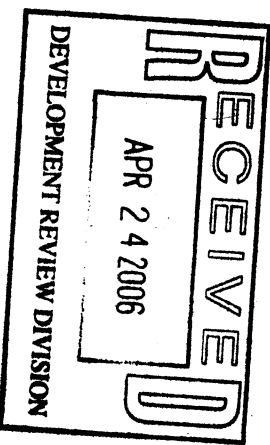
50 yds



This elevation faces toward the road, existing building, projecting the backdrop for the main building which serves as entrance to the Country Inn. The architectural style complements all the new local neighboring residences. Note that more information is on large format drawings.



1 SOUTH ELEVATION
SCALE: 1" = 16'-0"



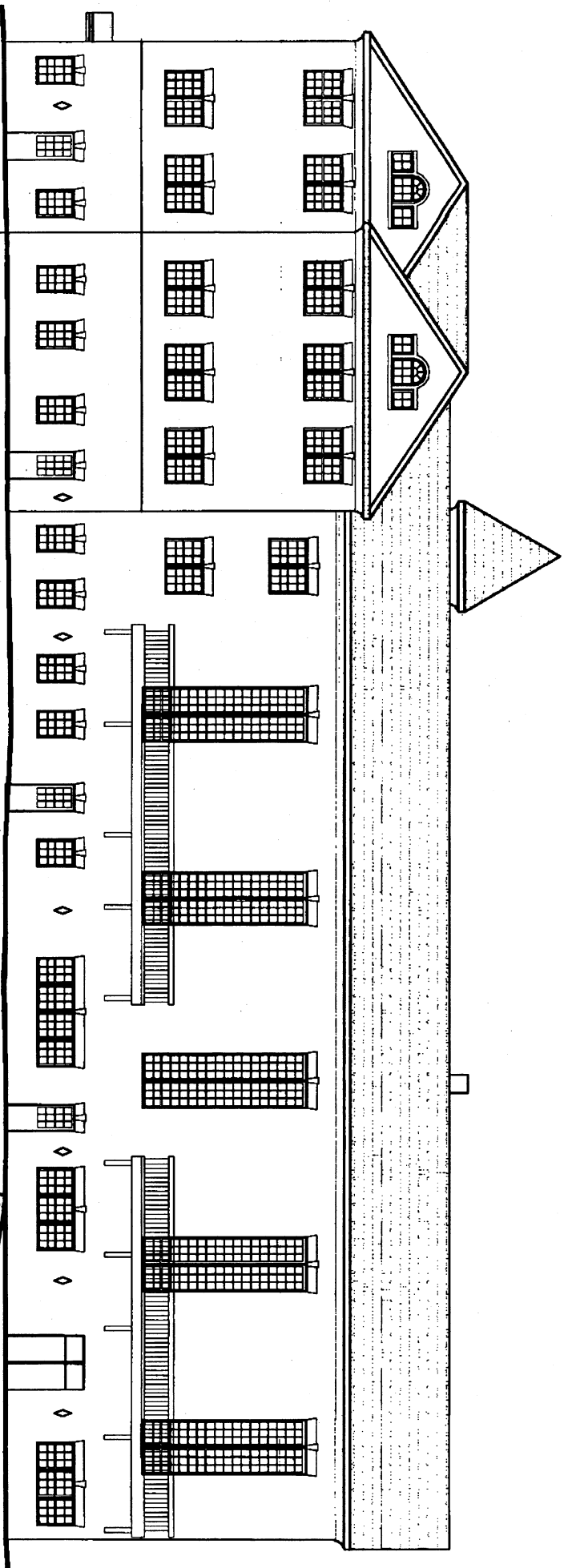
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Country Inn
Potomac, MD

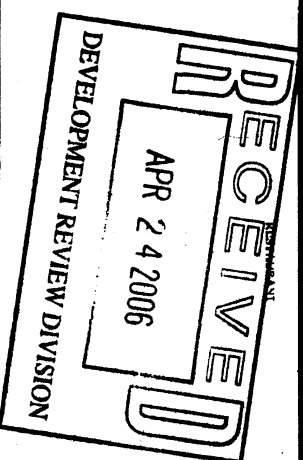
New Building
Elevation

A-1a1

This elevation faces toward the national park, offering pleasant views from the restaurant and suites. Also the balconies are provided for direct contact to park environment. Also it overlooks the preserved slopes featuring rare trees. Note that more information is on large format drawings.



2 NORTH ELEVATION
SCALE: 1" = 16'-0"



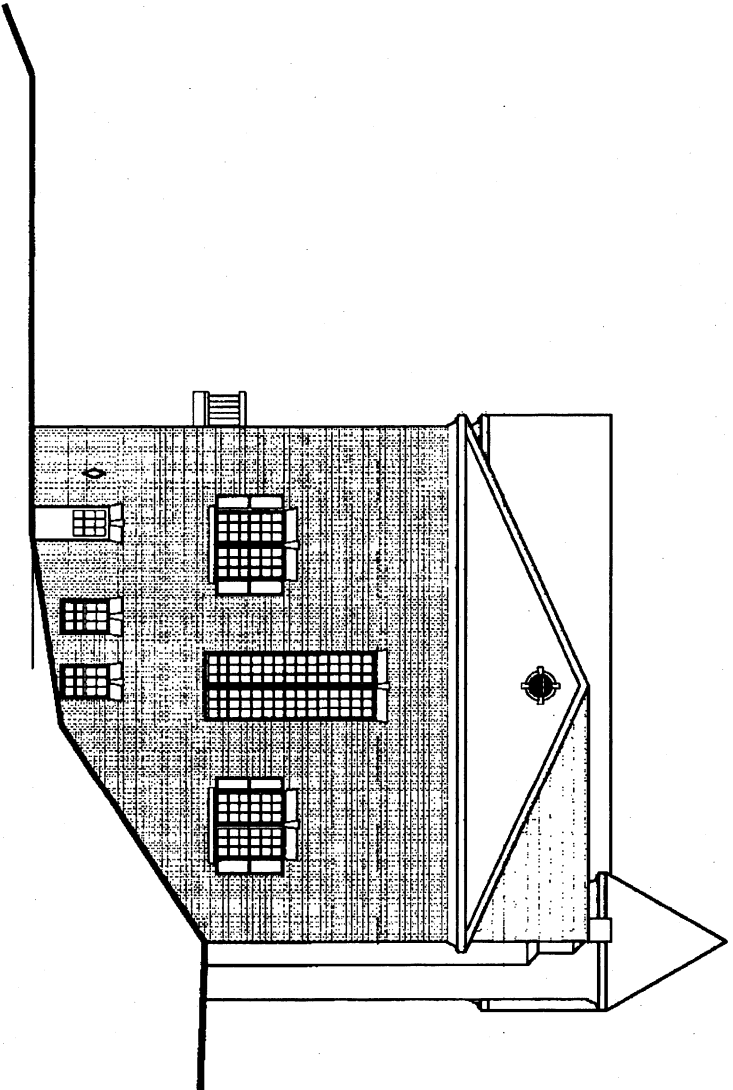
GARDENIA VICTORIA LLC
104 Water Street
Baltimore, Maryland 21202
240.423.9736 business@gardeniavictoria.com

Country Inn
Potomac, MD

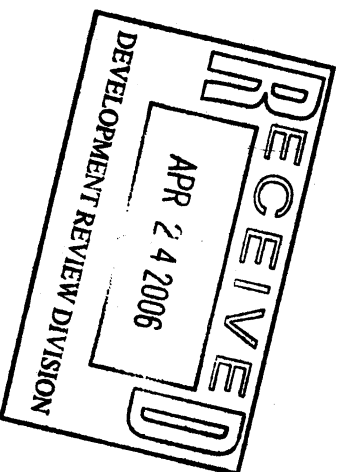
New Building
Elevation

A-1a2

This elevation faces toward the existing Market building containing shops and new addition. There is slight slope away from this side toward existing Market building, providing eye pleasing view from restaurant to the on site activities. Note that the service entry is provided at the basement level. Also Note that more information is on large format drawings.



1 EAST ELEVATION
SCALE: 1" = 16'-0"



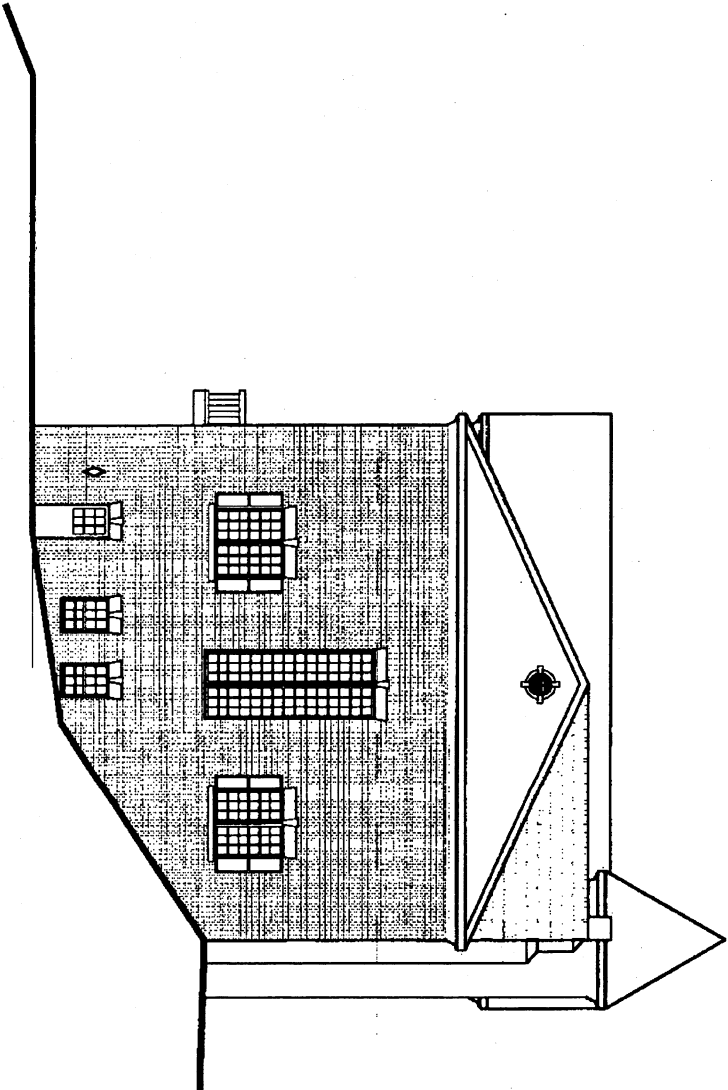
GARDENIA VICTORIA LLC
104 Water Street
Baltimore, Maryland 21202
240.423.9756 business@gardeniavictoria.com

Country Inn
Potomac, MD

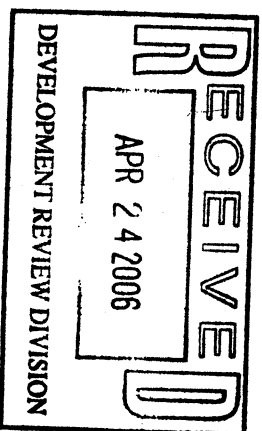
New Building
Elevation

A-1b1

This elevation faces toward bike path leading to the national park, offering pleasant views from the suites. Also it overlooks the preserved slopes featuring rare trees. Also Note that more information is on large format drawings.



2 WEST ELEVATION
SCALE: 1" = 16'-0"

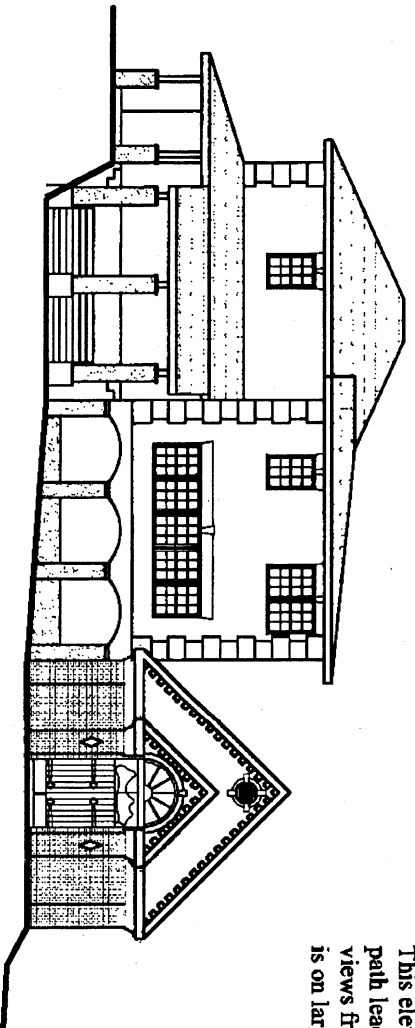


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Country Inn
Potomac, MD

New Building
Elevation

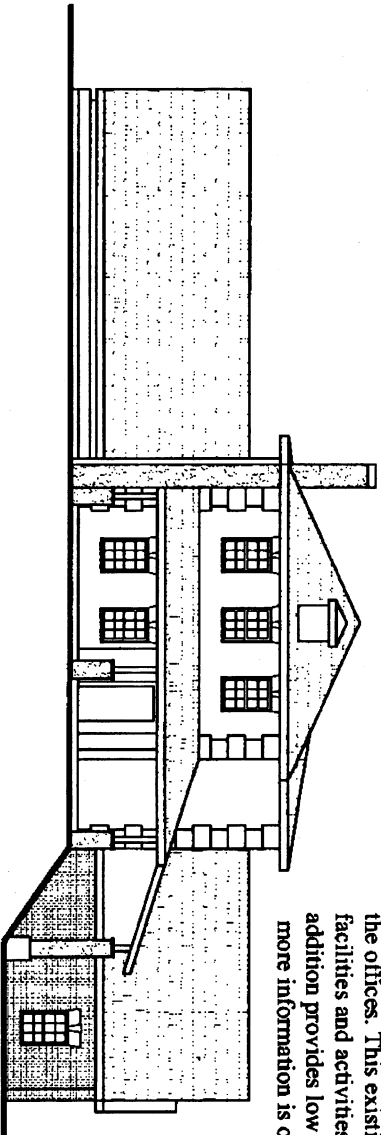
A-1b2



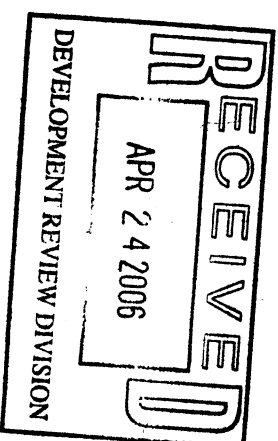
This elevation faces toward parking area and bike path leading to the national park, offering pleasant views from the offices. Note that more information is on large format drawings.

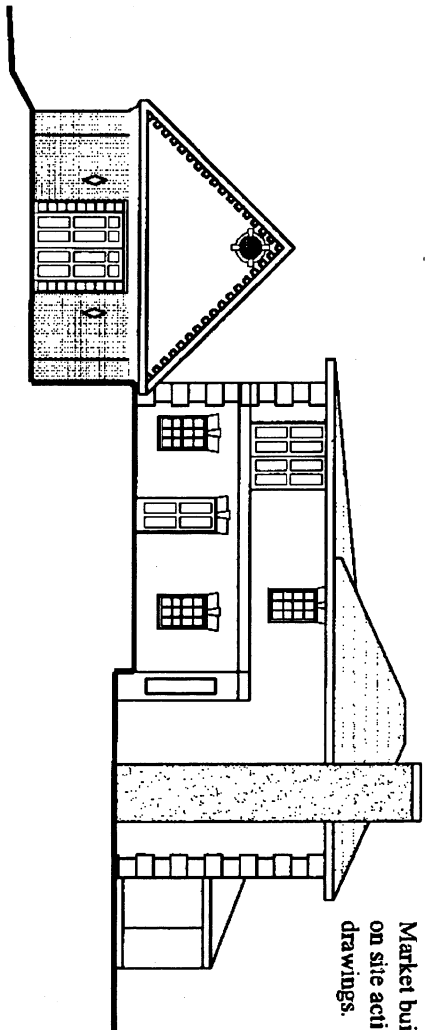
1 EAST ELEVATION
SCALE: 1"=16'-0"

This elevation faces toward bike paths along the road and leading to the national park, offering pleasant views from the offices. This existing building provides services to all facilities and activities on the premises. Note that the new addition provides low profile backdrop. Also Note that more information is on large format drawings.



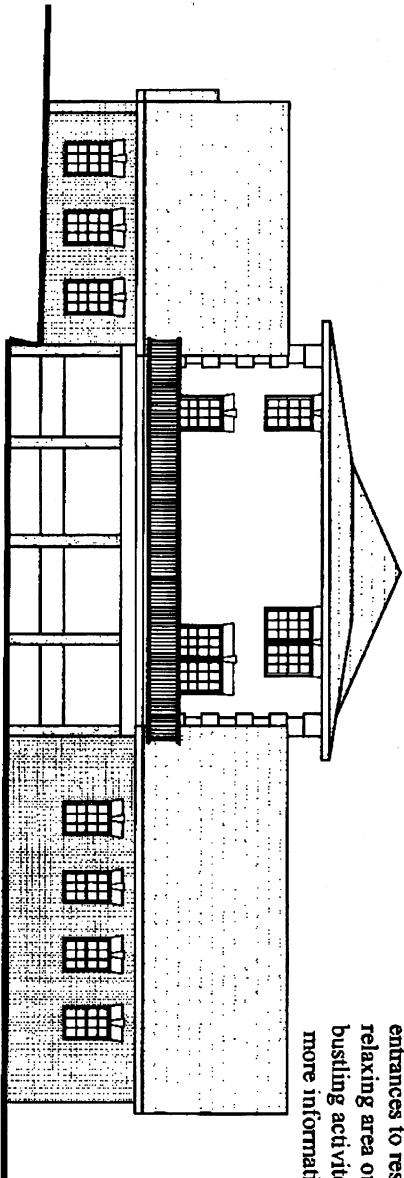
2 SOUTH ELEVATION
SCALE: 1"=16'-0"





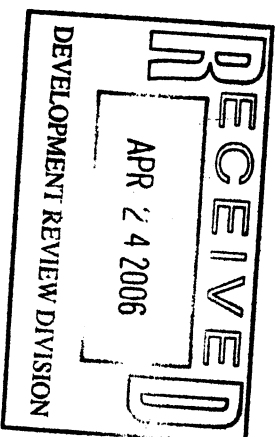
1 WEST ELEVATION
SCALE: 1"=16'-0"

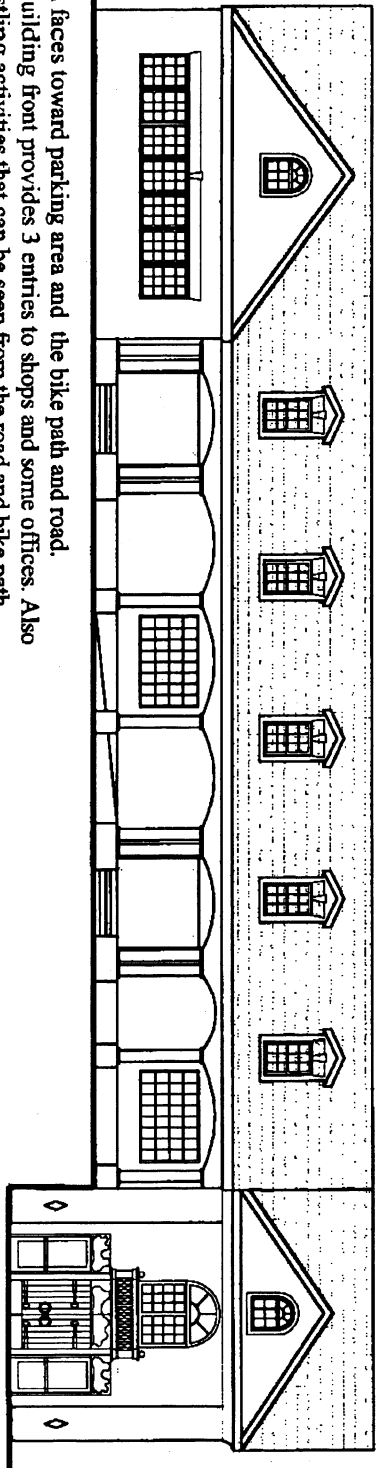
This elevation faces toward parking area and the existing Market building containing shops and new addition. There is slight slope away from this side toward existing Market building, providing eye pleasing view from the offices to the on site activities. Note that more information is on large format drawings.



2 NORTH ELEVATION
SCALE: 1"=16'-0"

This elevation faces toward the new building sporting the best featured architecture and entrances to restaurant and suites. Also this relaxing area on deck provides view of bustling activities on premises. Note that more information is on large format drawings.





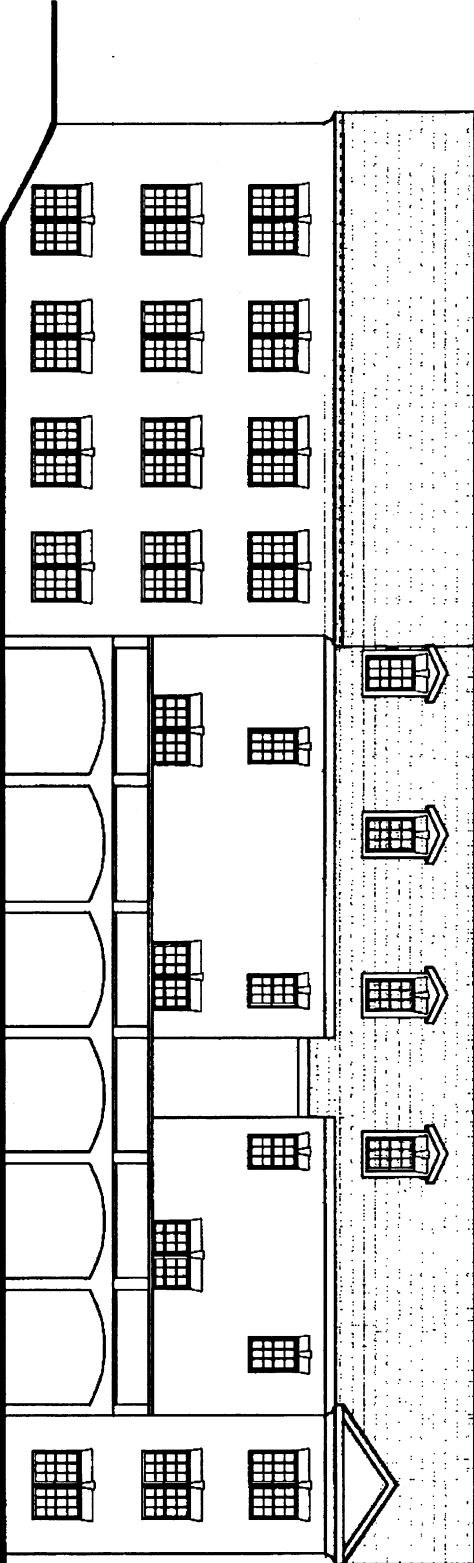
This elevation faces toward parking area and the bike path and road.

This Market building front provides 3 entries to shops and some offices. Also

it provides bustling activities that can be seen from the road and bike path.

Note that more information is on large format drawings.

1 SOUTH ELEVATION
SCALE: 1"=16'0"



This elevation faces toward the national park,

offering pleasant views from the shops and

some offices. Also the terrace is provided for

direct contact to park environment. Also it

overlooks the preserved slopes featuring rare

trees. Note that more information is on large

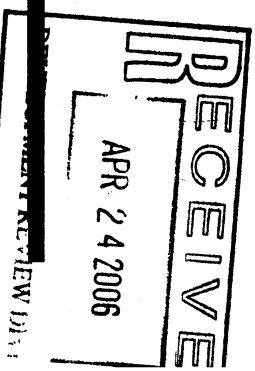
format drawings.

2 NORTH ELEVATION
SCALE: 1"=16'0"

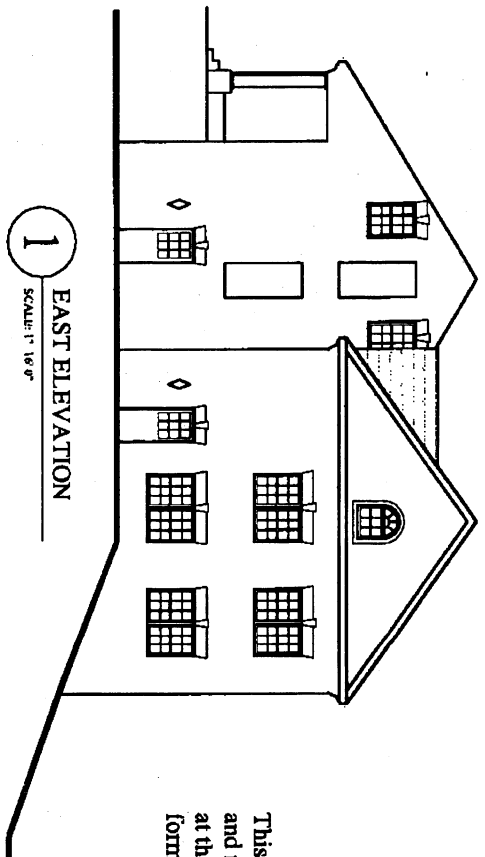
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Country Inn
Potomac, MD

Market Building
Elevations

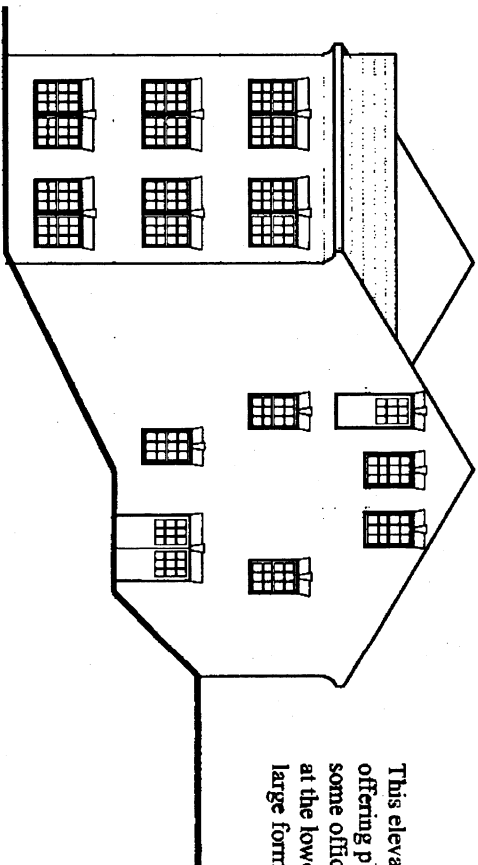


A-3a



This elevation faces toward the existing building and new building. Note that the service entry is provided at the lower level. Note that more information is on large format drawings.

1 EAST ELEVATION
SCALE: 1" = 16'-0"



This elevation faces toward the undisturbed forestry, offering pleasant views from the shops and some offices. Note that the service entry is provided at the lower level. Note that more information is on large format drawings.

2 WEST ELEVATION
SCALE: 1" = 16'-0"

