

**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

July 5, 2007

**MEMORANDUM**

**TO:** Montgomery County Planning Board

**VIA:** John A. Carter, Chief, Community-Based Planning Division, *JAC*  
Callum Murray, <sup>*CM*</sup> Potomac Team Leader, Community-Based Planning Division

**FROM:** Mary Beth O'Quinn, Potomac Team (301.495.1322) *MBO*  
Community-Based Planning Division

**SUBJECT:** Mandatory Referral No. 07403-MCPS-1: Wayside Elementary School Addition – 10011 Glen Road, Rockville, R-200 Zone, Potomac Subregion Master Plan

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**STAFF RECOMMENDATION:** Staff recommends approval with the following comments:

1. Comply with conditions of Stormwater Management Concept Approval issued by the Montgomery County Department of Permitting Services, dated January 31, 2007.
2. Submit Local Area Transportation Review (LATR) studies if the student enrollment of the Wayside Elementary School exceeds the 675 students analyzed in the traffic study for this application; or a traffic statement as part of the mandatory referral submission requirements for any subsequent school development plans for this site.
3. Final Tree Save Plan to be submitted for the M-NCPPC staff review and approval with final storm water management design; plan to conform to conditions of the final Tree Save Plan.
4. Provide cut-off shield lighting; pole lighting should not exceed a mounted height of 20 feet.
5. Provide additional landscaping as follows:
  - a. Ten shade trees to be planted on the islands within the existing surface parking area;
  - b. Six shade trees to be planted along the Glen Road frontage;
  - c. Eight shade trees to be planted within the new secondary surface parking area;
  - d. A hedge, 36 inches in height at the time of planting to screen headlights within the surface parking from Glen Road; additional hedges along the head-in parking on the east and west sides of the site;
  - e. Trees should be a large leaf species such a red oak, and a size of 2.5-3.0 inch caliper at the time of planting.

## **INTRODUCTION**

### **Project Summary**

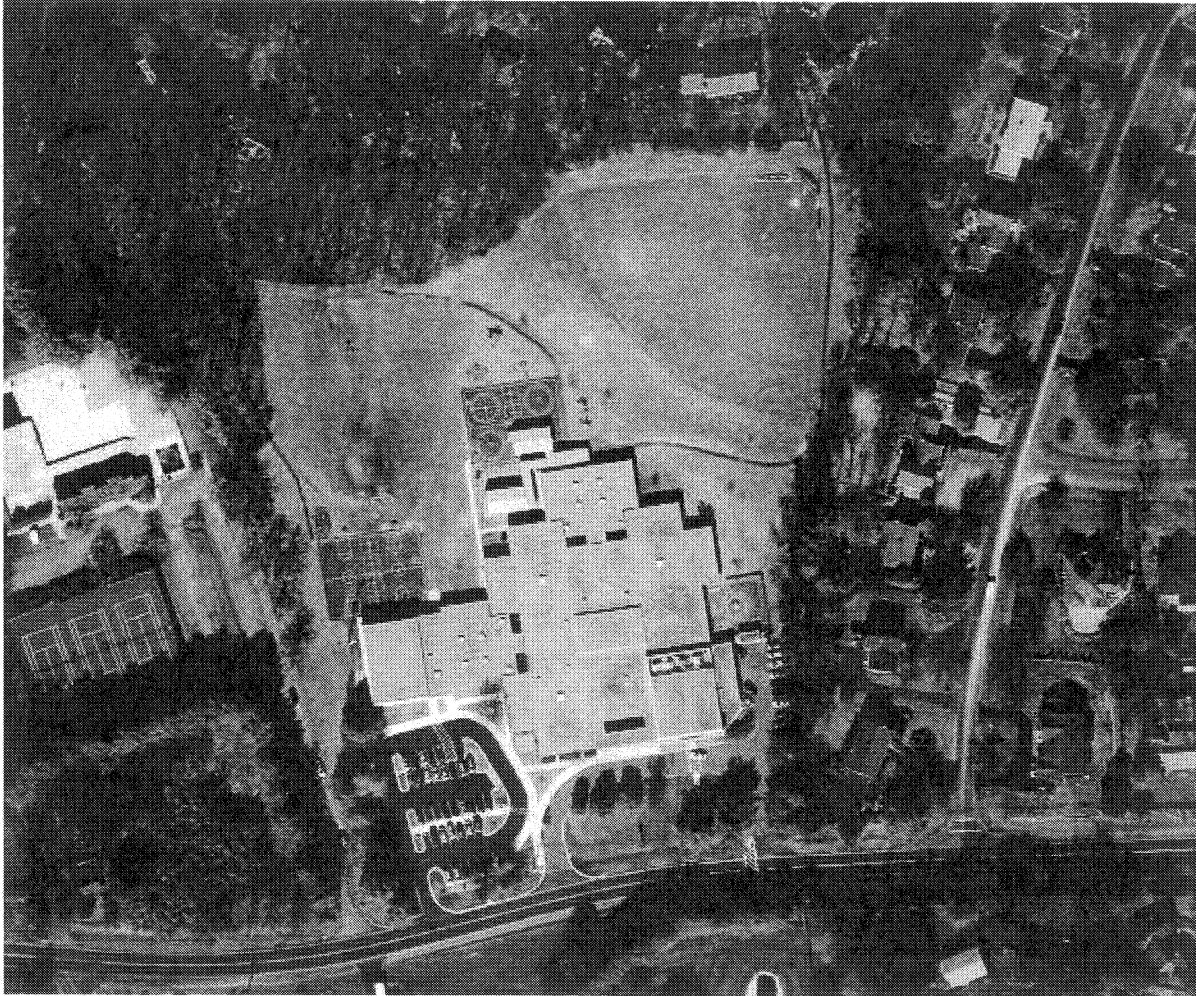
The applicant, the Montgomery County Public Schools (MCPS), intends to modernize the Wayside Elementary School, located on the north side of Glen Road, at an equal distance (3/4 mile) between Falls Road to the east and Glen Mill Road to the west. The facility is part of the Winston Churchill Cluster that includes Herbert Hoover Middle School as the receiving facility.

The existing school building (41,472 square feet) was constructed in 1969, and a gymnasium and ancillary classroom (16,277 square feet) was added in 1973. The existing structure, with 57,749 square feet in total, is constructed as a one-story facility, a modest building footprint covering 14.25 percent of the 9.3-acre site. Although the building's design was proposed to accommodate 491 students, currently approximately 604 students are enrolled, and four re-locatable classrooms to the rear of the building provide additional space in the kindergarten through 5<sup>th</sup> grade levels. The original master plan envisioned in 1973 for Wayside Elementary proposed four additional, permanent classrooms.

### **Subject Site**

Wayside Elementary School is bounded by residential neighborhoods of single-family detached housing in the Glen Oaks, Potomac Green and Bedfordshire subdivision in the RE-1, R-200 and R-200/TDR zones. The Watts Branch Stream Valley Park forms the predominate topography that bisects this enclave between Falls Road and Glen Mill Road, lying approximately 1,800 west of the school property. The neighborhoods feature large lots with mature tree stands and attractive understory vegetation. The Country Glen Swim and Tennis Club adjoins the school site on the west. The school adjoins Glen Road, classified as a primary residential road, a two-lane road with a minimum recommended right-of-way of 70 feet.

The site, nearly trapezoidal in shape, slopes steeply from east to west and north to south. The site provides about 400 feet of frontage along the north side of Glen Road, and extends approximately 800 feet from the public street. Like the surrounding residential properties, the site is zoned R-200, while the Swim Club property is zoned RE-1. The 9.3-acre property features 5.2 acres of pervious surface. Two paved areas for vehicular service are provided along the street frontage: one, a dedicated loop with two curb cuts for bus parking that serves the building entrance, and the other a surface parking area for 57 cars that is organized around its internal vehicular stacking loop accessed by a single curb cut. The widening open space to the rear of the lot is utilized for outdoor play; this area is further defined by its topography, with the eastern plateau steeply elevated approximately 25 feet above the lower western play field. The upper portion is currently used for a ball field, while the lower field accommodates more both formal and informal outdoor activities.



### **Description of the Project**

MCPS proposes to modernize the existing school and provide teaching spaces to support functions for a permanent core capacity of 675 students that will provide space for full-day kindergarten, as well as classrooms for the 1<sup>st</sup> through 5<sup>th</sup> grades.

**Architectural Program** – The new addition will provide for new teaching stations: 10 classrooms and one computer laboratory. The school philosophy of adaptable classrooms seeks to achieve maximum flexibility for forming varied-size groups of students, presentation formats, and access to alternative media and resources. The proposed expansion design provides for these key features:

- A two-story classroom addition
- Classroom clusters organized for grade level
- Music program: Vocal and instrumental practice and performance areas, with storage and support space
- Expanded on-site parking and vehicle drop-off lane

- Additional program spaces: staff lounge, general storage, data specialist's office, support staff office, testing room, staff development office, reading resource room, and counselor's office.
- Efficient design that forms compatible components for full modernization plan scheduled for 2014.

Wayside Elementary School  
Existing vs. Future Data

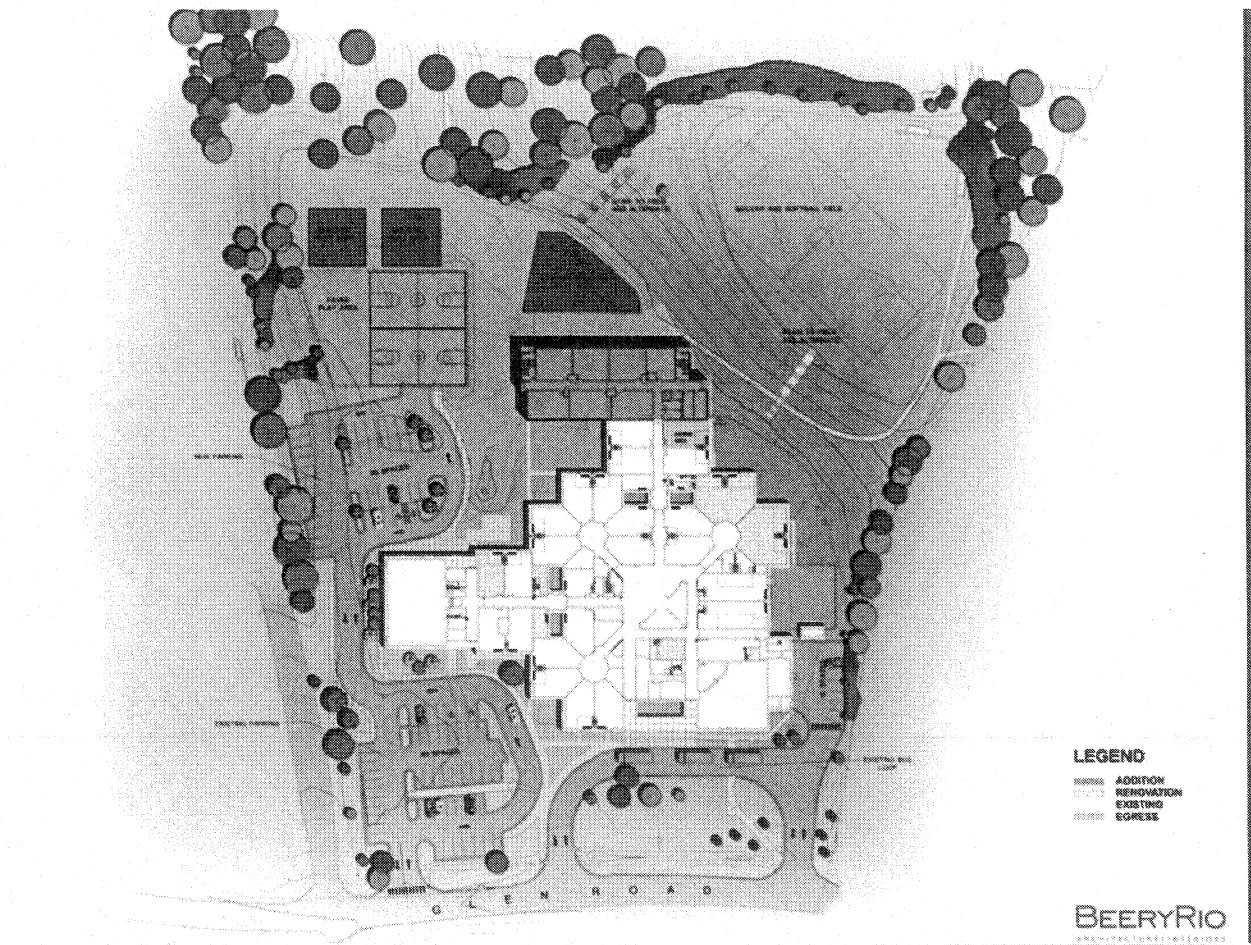
	Existing Wayside Elementary School	Ten Class Room Addition at Wayside Elementary School
Square Footage of Building	67,749 SF	76,099 SF
Student Enrollment	604	594
Student Capacity	491	675
Full Time Staff	50	53
Part Time Staff	18	19
Staff/Student/Visitor/HC Parking	48	73
Busses (Full Sized)	10 (8 capacity)	10
Busses (Special Education)	2	2
Hours of Operation		
School Day	(M-F) 9:15 AM-3:30 PM	(M-F) 9:15 AM-3:30 PM
After School Activities	Daily until 5:30 PM	Daily until 5:30 PM
Weekends	ICB Community Hours	ICB Community Hours

Note: Data provided by Wayside Elementary School Staff

**Site Design** – The expansion proposes a linear building extension that creates an “L” shape in its attachment to the “end cap” that forms the rear of the existing building. The new extension is placed in the same area as the temporary trailers. The two-story addition establishes an identifiable “wing” that is compact in its footprint, and forms the rear portion of a building envelope for the split-level, courtyard school envisioned in the master plan for Wayside Elementary.

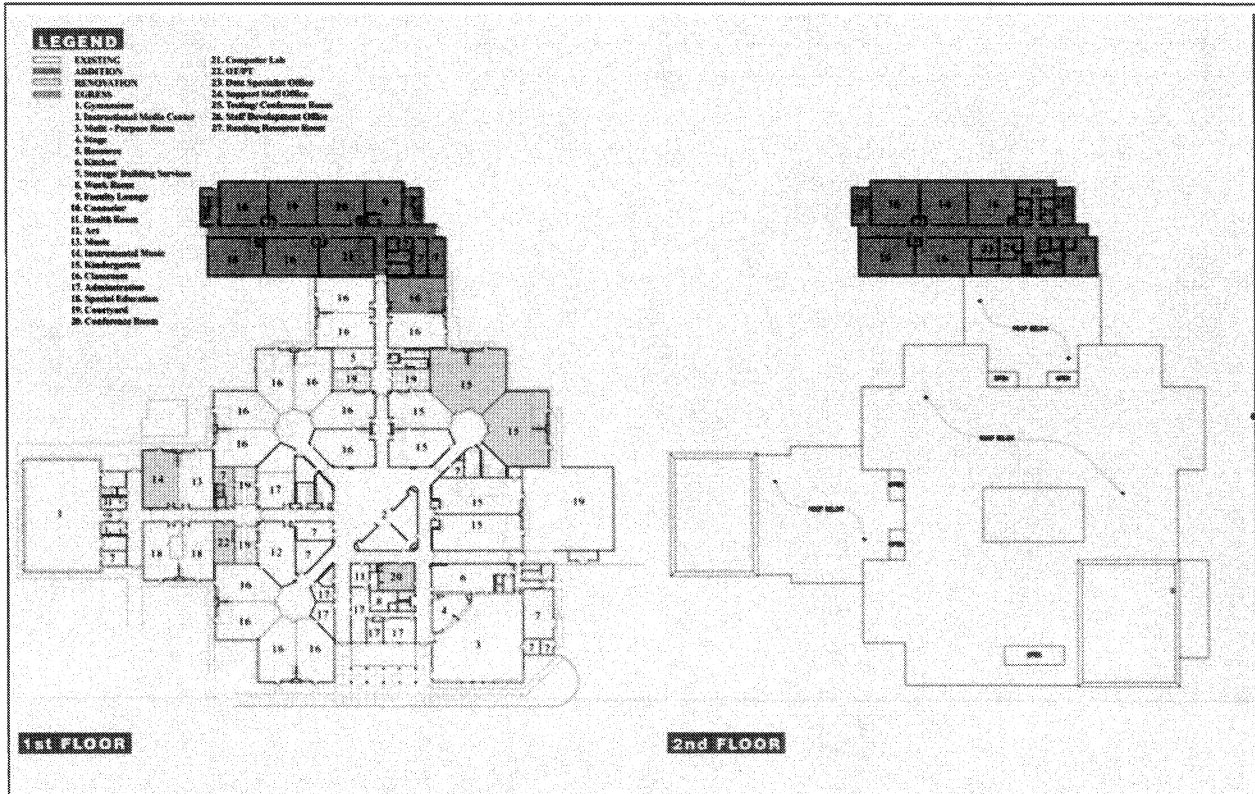
The site design proposes a second parking area, fitted behind the gymnasium that protrudes from the building's west side. The extended parking area will provide generous vehicular stacking room that will facilitate drop-off and pick-up of students. Efficient site design utilizes the underground storm water management areas as hardscape basketball courts. Softscaped, mulched play areas are proposed as well as new ramps that provide ADA access to the elevated ball fields to the northeast. The site design maintains the existing pedestrian connections from the surrounding residences and swim club. The existing loading and service area is maintained on the east side, using the bus loop for access.





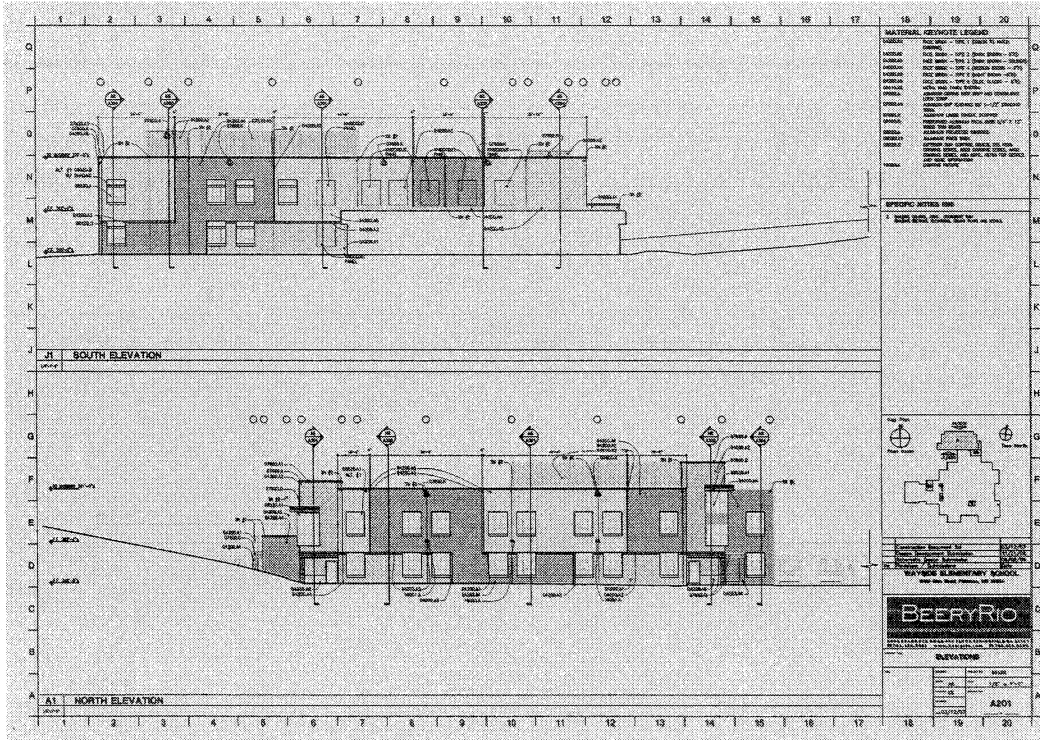
**Architectural Design** – The building design features a compact, steel-framed two-story structure with double loaded corridors, and egress stairs placed at either end. Interior walls will be constructed in masonry (painted masonry units). The stair placement facilitates access to the nearby play fields and allows, through the use of glass block, generous natural lighting into the internal corridors. Services, such as bathroom, elevator, and computer server room are located at the junction between the existing building and the addition, providing efficient access, particularly convenient for future development of the school master plan. Renovations are proposed for four of the existing classrooms and the music room. The location of the second parking lot will provide a much-needed drop-off zone that will establish a second primary entrance.

## Plan View



## Elevations

The proposed building exterior features a contrasting brick veneer pattern that articulates the massing and identifies the functional spaces of the interior. Well-placed window openings establish the façade rhythm, broken by larger expanses of glass block at the stairwells that serve to bring natural lighting into the internal circulation areas.



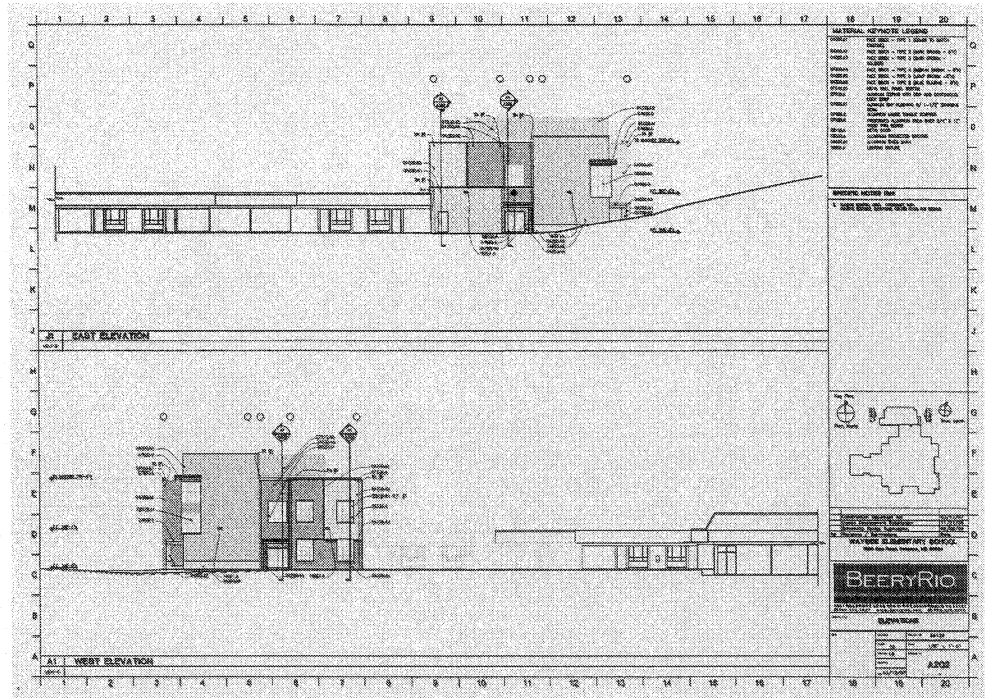
*Building elevations as viewed from the north along Glen Road (top view);*

*The lower image shows the rear façade of the building.*

*Note the varied brick veneer that creates a dynamic wall pattern.*

*Building elevations as viewed from the residential neighborhood to the east along Glen Road (top view);*

*The lower image shows the west façade of the building, as viewed from the Swim and Tennis club.*



**Energy Efficiency** – The proposed addition follows LEED (Leadership in Energy and Environmental Design) standards for sustainable design to the best feasible application. One of the primary factors pursued via design decisions for this building addition addresses conservation of energy, as seen in the selection of building materials, configuration and orientation of the addition, and the mechanical /electrical systems employed. Direct digital automatic temperature control will monitor all new HVAC equipment. The mechanical design will incorporate ANSI/ASHRAE/IWA Energy Efficiency Design for New Buildings.

The building design features an upgraded electrical system, public address system, fire suppression system, fiber-optic cable system, switching system, data/voice network/Ethernet system, and a 1,000 MHZ bidirectional broadband system for full spectrum broadcast.

**Landscape and Lighting** – The submitted Landscape Plan proposes tree save throughout the site, and the Landscape Plan should be revised to provide the following additional plantings:

- Ten shade trees to be planted on the islands within the existing surface parking area;
- Six shade trees to be planted along the Glen Road frontage;
- Eight shade trees to be planted within the new secondary surface parking area;
- A hedge, 36 inches in height at the time of planting to screen headlights within the surface parking from Glen Road; additional hedges along the head-in parking on the east and west sides of the site;
- Trees should be a large leaf species such a red oak, and a size of 2.5-3.0 inch caliper at the time of planting.

The lighting plan proposes standard single shoebox fixtures on 25-foot high poles. The plan proposes six new pole lighting fixtures to serve the new parking lot and its drive aisle along the west property line. Seven photocell fixtures are proposed as wall mounted lighting on the exterior walls of the new addition. The lighting plan shows no light spill at the property boundaries. The lighting fixtures near the ROW at the entrance should be equipped with cut-off shields to prevent light spillage beyond the site boundaries.

**Hours of Operation** – School hours are from 9:15 a.m. to 3:30 p.m.; staff hours are from 8:30 a.m. to 4:00 p.m. After school activities extend to 5:30 p.m. After hours activities scheduled through the Montgomery County Use of Public Facilities program generally conclude by 9:30 p.m.

**Vehicular and Pedestrian Circulation** – Vehicular movement to and from Glen Road remains essentially the same with the bus circulation separated from the parent drop off and staff parking. The additional parking proposed will allow for 75 parking spaces, an increase of 18 spaces. The placement of the new parking lot, on the east side of the site, adjoining the Swim Club, maintains the established setbacks. No additional curb cuts are proposed.

Pedestrian access is accommodated via a lead sidewalk from Glen Road to the school entrance. Glen Road itself does not feature sidewalks, as it is an open section road with drainage swales on either side of the road.

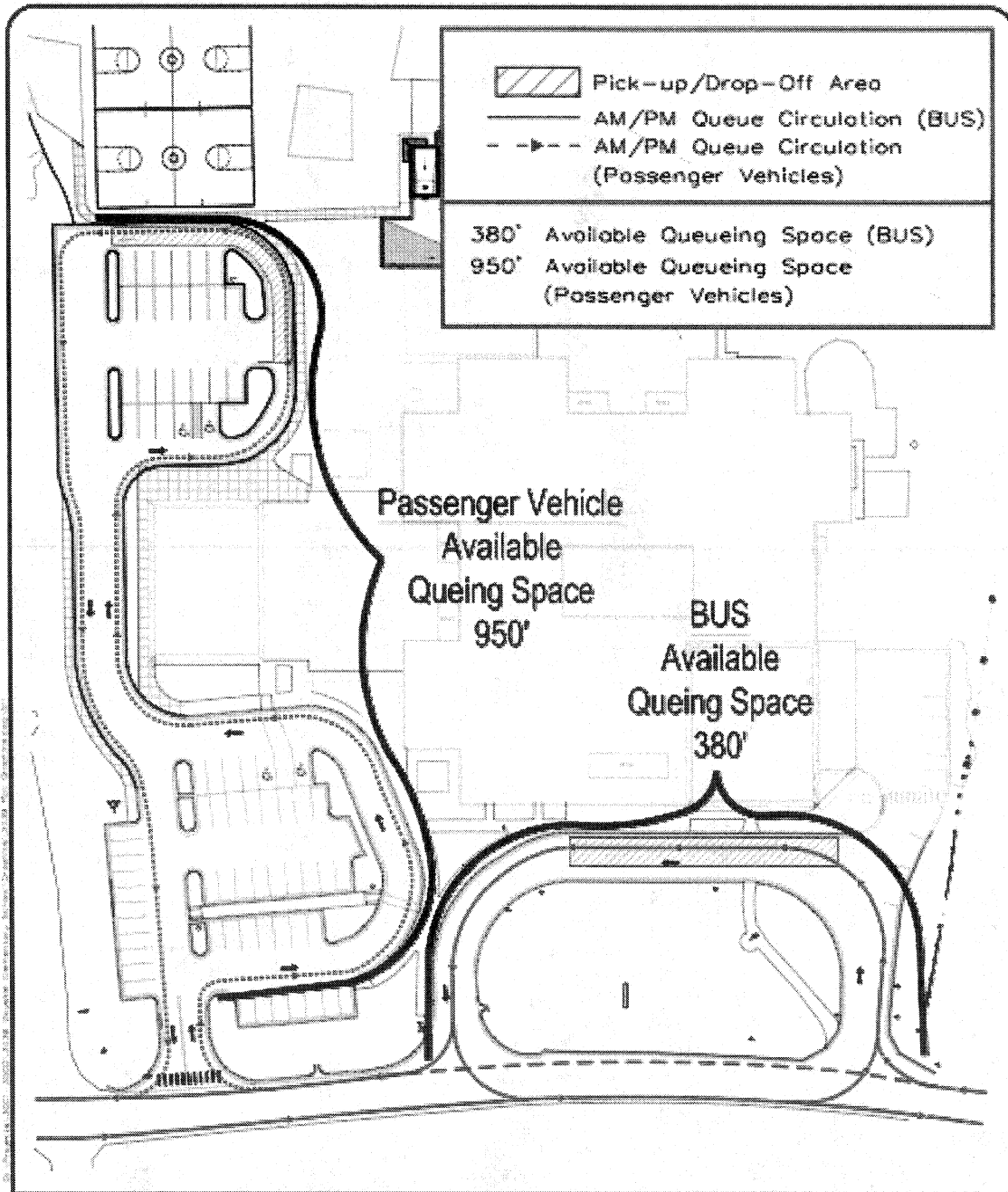


Figure 8  
Future Queue Circulation and Drop-off/Pick-up Locations

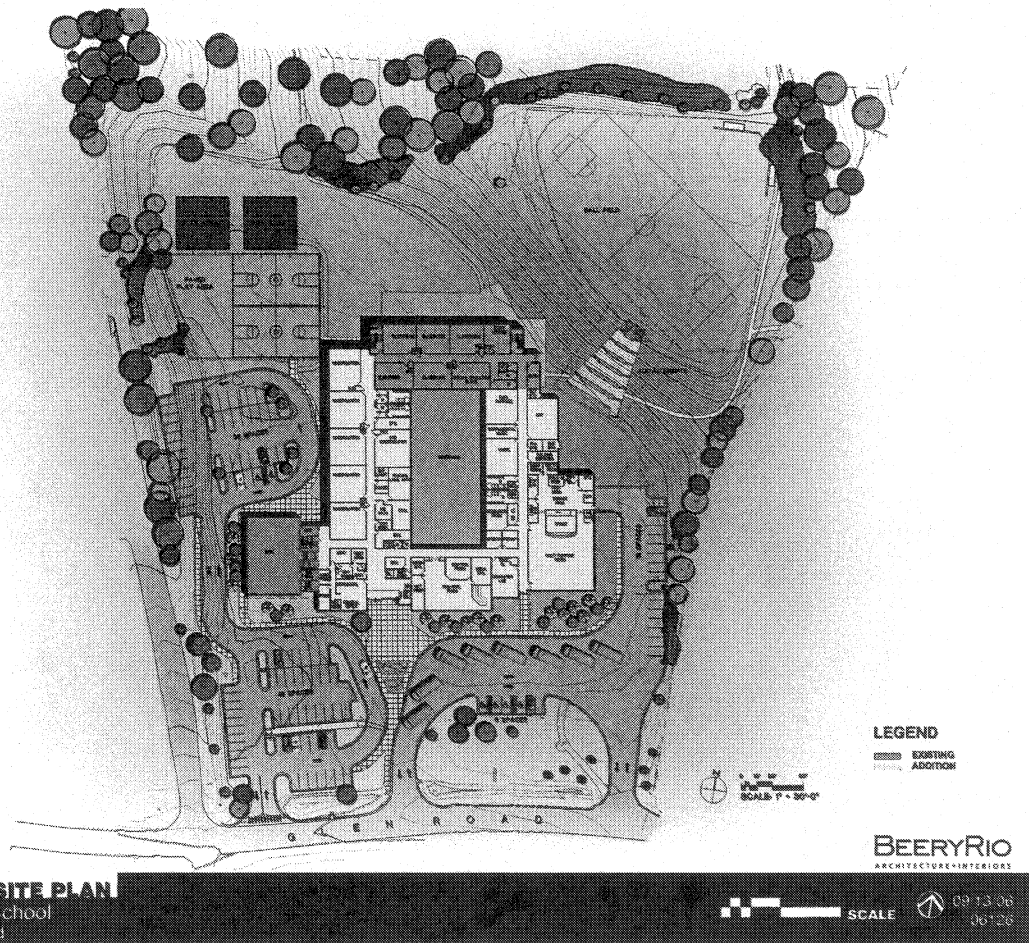




**Noise** – The project will be in compliance with the Montgomery County Noise Ordinance, Section 31(b) of the County Code; the proposed plan should not impose objectionable noise levels upon the surrounding area.

**Stormwater Management (SWM)** – The existing site design does not provide quantity or quality controls for stormwater runoff. Therefore, the proposed SWM system represents improved management of run-off and control of conveyance. Stormwater management is accommodated via underground vaults for quantity and quality controls. The vaults are located just to the northwest of the proposed addition and provide a dual function as the surface for the basketball courts. (See Attachment, letter dated January 31, 2007 from the Department of Permitting Services.)

**Full Modernization Planned for 2014**



## **ANALYSIS**

### **Consistent with the Potomac Master Plan**

The 2002 *Approved and Adopted Potomac Subregion Master Plan* recognizes that:

*Public schools are an essential component of community life and an integral part of community structure. Montgomery County's public schools are vided into clusters of elementary, middle, and high schools, with cluster boundaries drawn to serve their surrounding residential communities, while maintaining a balanced socio-economic student population.*

The Plan continues:

*The Board of Education programs funds for school modernizations through its capital budget, with funds set aside to improve the quality of existing schools and to building new schools. The Board of Education also modifies service areas to balance enrollment with facility space. As growth has varied in each of the Subregion's four community areas, so has school capacity.*

The Plan carries no specific recommendations regarding Wayside Elementary School, nor for the Elementary School classification in general. (See additional discussion under Community Outreach.)

## Development Standards in the R-200 Zone

<u>Section</u>	<u>Development Standard</u>	<u>Required</u>	<u>Proposed</u>
59-C-1.322	<u>Lot size - minimum</u>		
	Lot Area - minimum	20,000 sf	405,108 sf [9.3 ac.]
	Lot Width at Street - min.	100 feet	400 feet
	Lot frontage	25 feet	400 feet
59-C-1.322	<u>Building Setbacks -minimum</u>		
	Front yard setbacks	40 feet	112 feet <sup>1,2</sup>
	Side yard - one side	12 feet	60+ feet <sup>1,2</sup>
	Side yard - sum of both sides	25 feet	120+ feet <sup>1,2</sup>
	Rear yard	30 feet	252 feet <sup>1</sup>
59-C-1.322	Building Height - max	50 feet	32 feet
59-C-1.322	Building Coverage -max	25% [101,277 sf]	19% [77,725 sf]
59-C-2.81	<u>Parking Setbacks</u>		
	Front	10 feet	22 feet <sup>1,2</sup>
	Side/sum of both sides	12/25 feet	9 feet/23 feet <sup>1,2</sup>
	Rear	30 feet	304 feet <sup>1</sup>
	Green space - parking	5%	see <sup>3</sup>
	Green space - Lot	n/a	4.8 acres
	Number of parking spaces	70 typical	75 <sup>4</sup>
	<p>1 scaled from drawing submissions</p> <p>2 existing conditions, no change proposed</p> <p>3 staff recommendation to increase planting in surface parking areas</p> <p>4 MCPS parking recommendation</p>		

## Transportation

Staff reviewed the Mandatory Referral for Local Area Transportation Review (LATR) and recommended approval with conditions. Relevant comments are excerpted below and the full staff report from Transportation Planning is attached.

The consultant for the applicant submitted a traffic study (January 29, 2007) that presented traffic-related impacts of the future school with a core capacity for 675 students, during weekday morning and evening peak periods. Staff requested a finalized traffic study, which was submitted June 28, 2007. Staff review of the updated traffic study indicated that the study complied with the requirements of the *LATR Guidelines* and the traffic study scope provided by the staff.

Capacity analysis presented in the traffic study indicated that under Total Traffic Building Condition, critical lane volume at the study intersections would fall below the applicable congestion standard for the Potomac Policy Area. Therefore, Mandatory Referral 07403-MCPS-1 satisfies the LATR requirements of the Adequate Public Facilities test.

### **Forest Conservation**

The plan is exempt from Forest Conservation requirements because no more than 5,000 square feet of forest will be cleared; no forest clearing within a stream buffer or on property subject to special protection areas is proposed. One specimen tree will be lost to complete the improvements. Impervious area, which includes the buildings, surface parking, and paved play areas will increase from the existing 4.1 acres to 4.5 acres, approximately 10 percent increase in impervious area. Environmental Planning staff issued a letter of exemption, #4-07139E.

### **COMMUNITY OUTREACH**

MCPS developed the plans for the modernization based on educational specifications and conducted four work sessions beginning in July 2006 with members of the Facility Advisory Committee that included parents, neighborhood residents, Wayside Elementary School officials and staff, and PTA members. Advisory committee meetings were held on the following dates:

- July 12, 2006
- July 25, 2006
- August 16, 2006
- September 13, 2006
- October 3, 2006

No public comments were received at the time of the writing of this memorandum.

### **Redistricting Issue**

Staff is aware of citizen concerns regarding the change in status of temporary classrooms to permanent facilities. There is community concern that increased traffic traversing the single lane bridge over the Watts Branch from school buses and parents transporting children to Wayside is due to re-districting by the Montgomery County Public Schools (MCPS). Citizens have expressed their understanding that 'temporary' meant exactly that, and that the construction of a new elementary school in North Potomac would be greatly preferable to increasing the core size of Wayside.

The North Potomac elementary school site is located at Cavanaugh Drive and Piney Meetinghouse Road. The site is known as Wootton ES #7 and was set aside at the time of the development in the area. It is within the Stone Mill elementary school service area and the Wootton cluster. MCPS officials inform staff that there are no plans to build an elementary school on this site at this time, and that enrollment at

elementary schools in the area is not sufficient to justify construction of an additional school. The current policy is to construct small additions at some schools to handle space deficits. This is the case at both Wayside ES and Travilah ES where an 8-room addition at each school will open in August 2008. Other elementary schools within the immediate area are either within capacity or not sufficiently over capacity to justify that additions be constructed.

## **CONCLUSION**

The staff recommends approval of the mandatory referral for the Wayside Elementary School, and the comments on page 1 should be transmitted to the Montgomery County Public Schools.

MBOQ:ha: j:\2006 staff reports\Potomac team\wayside.doc

### **Attachments**

1. Vicinity Map
2. Zoning Map
3. Oblique Aerial Photography
4. Existing Conditions Plan
5. Traffic Queuing Diagram
6. Tree Save Plan
7. Schematic Site Layout
8. Transportation Planning Memorandum, July 2, 2007
9. Environmental Planning Memorandum, February 8, 2007
10. Department of Permitting Services, Stormwater Concept Approval, January 31, 2007
11. Public Notice



# Attachment #1: Vicinity Map

## WAYSIDE ELEMENTARY



Map compiled on July 02, 2007 at 2:44 PM | Site located on base sheet no - 215NW10

### NOTICE

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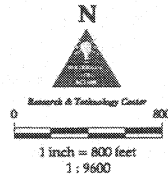
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:4400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. Copyright 1998

Key Map



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**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue - Silver Spring, Maryland 20910-3700

# Attachment #2: Zoning Map

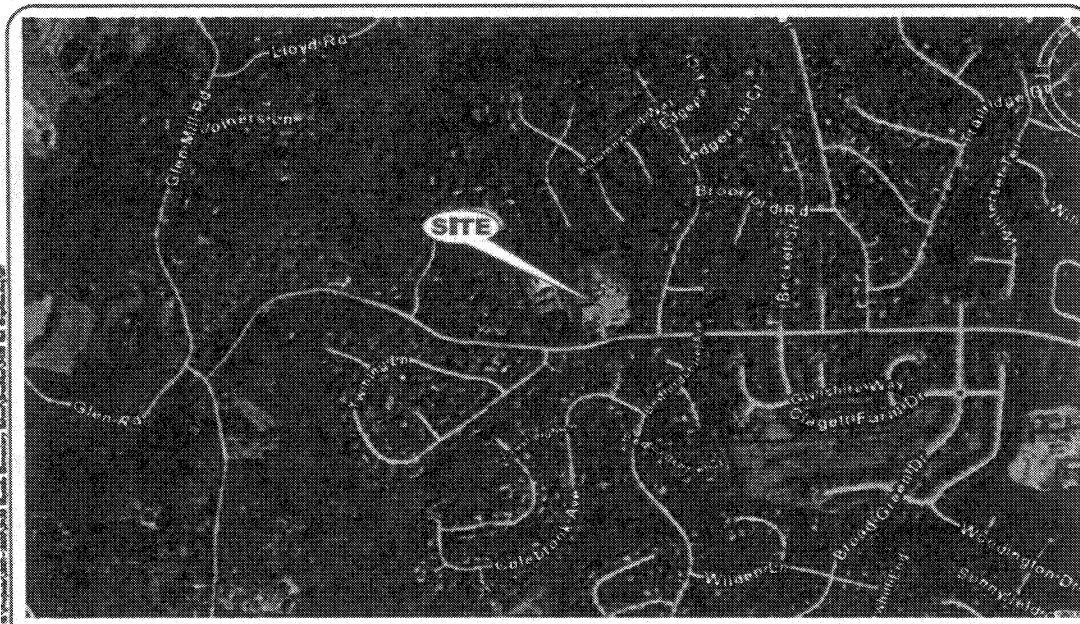
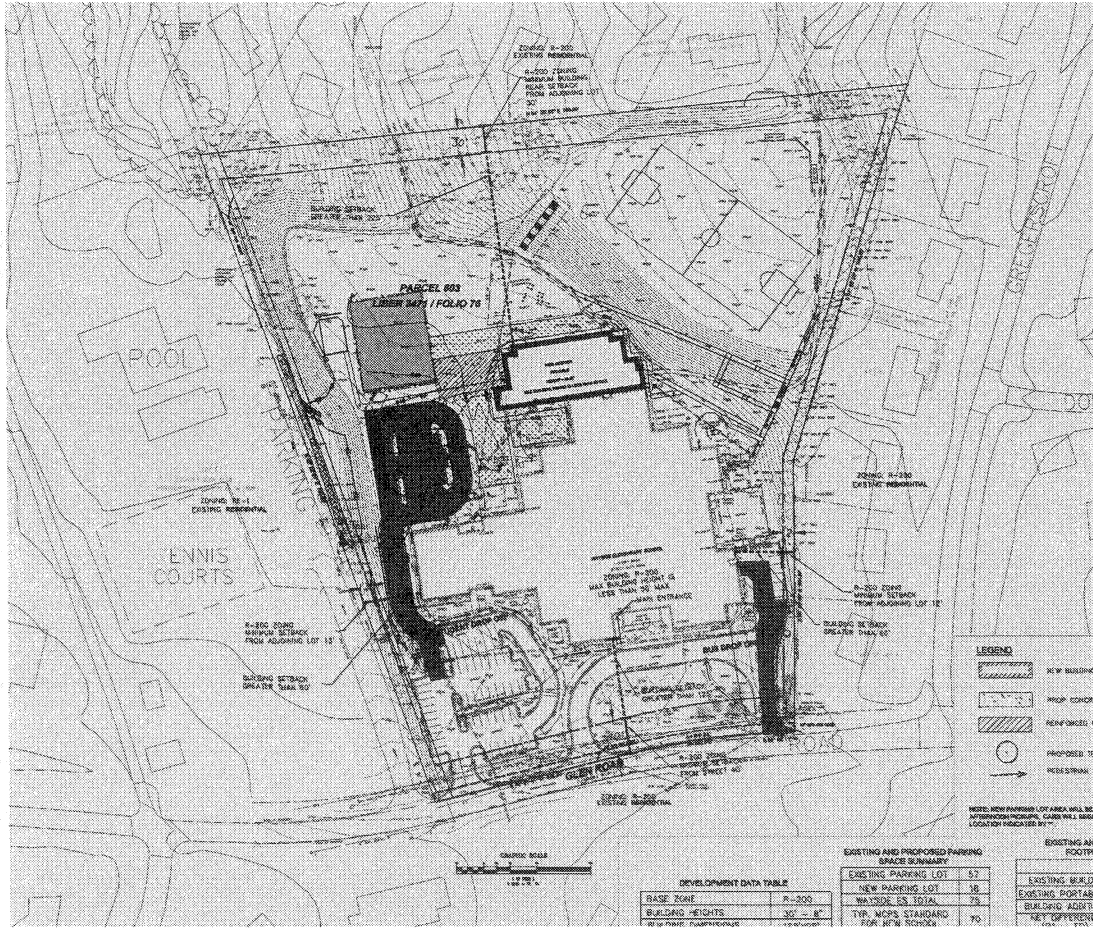


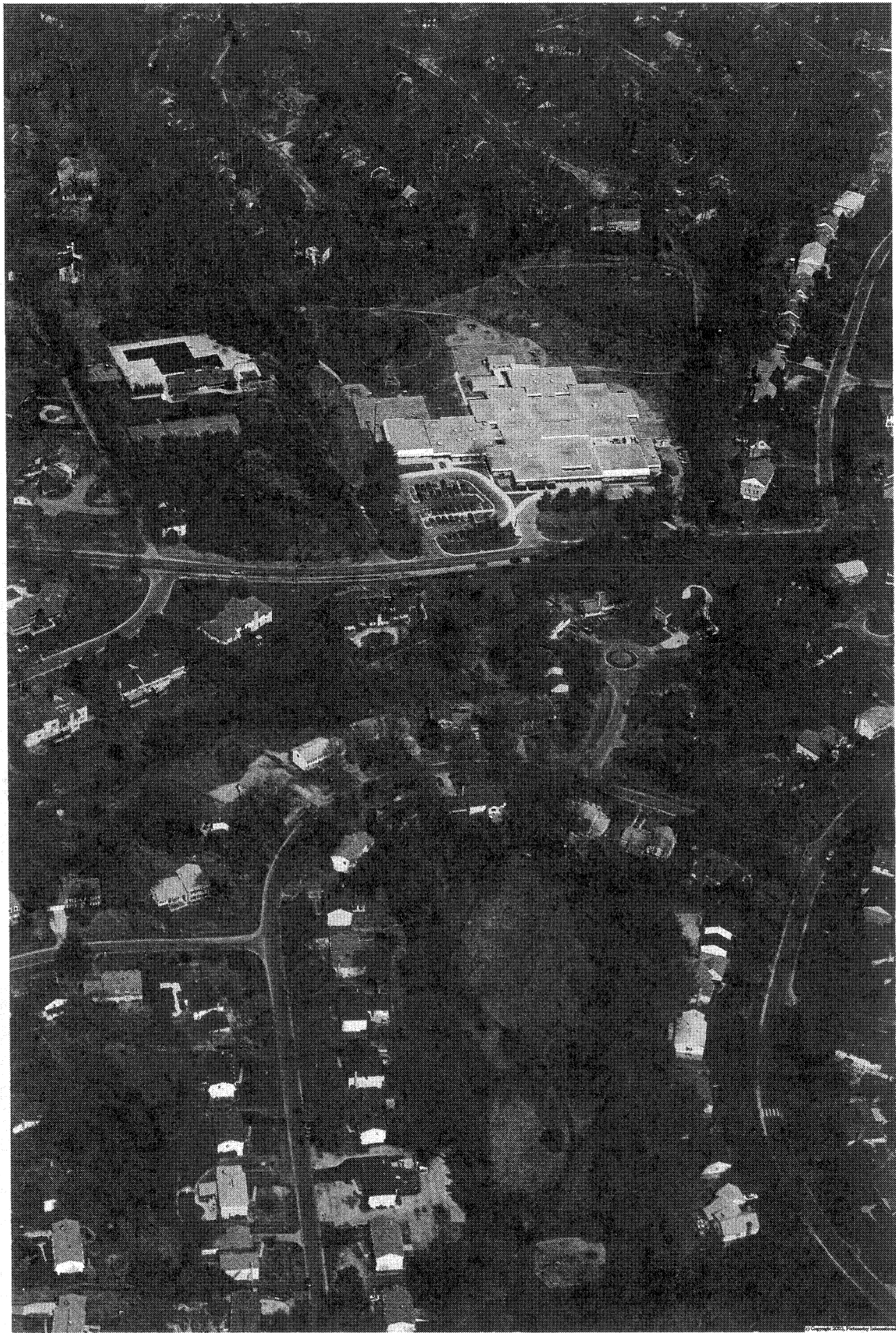
Figure 1  
Site Location Map





**Attachment #3: Oblique Aerial Photography**



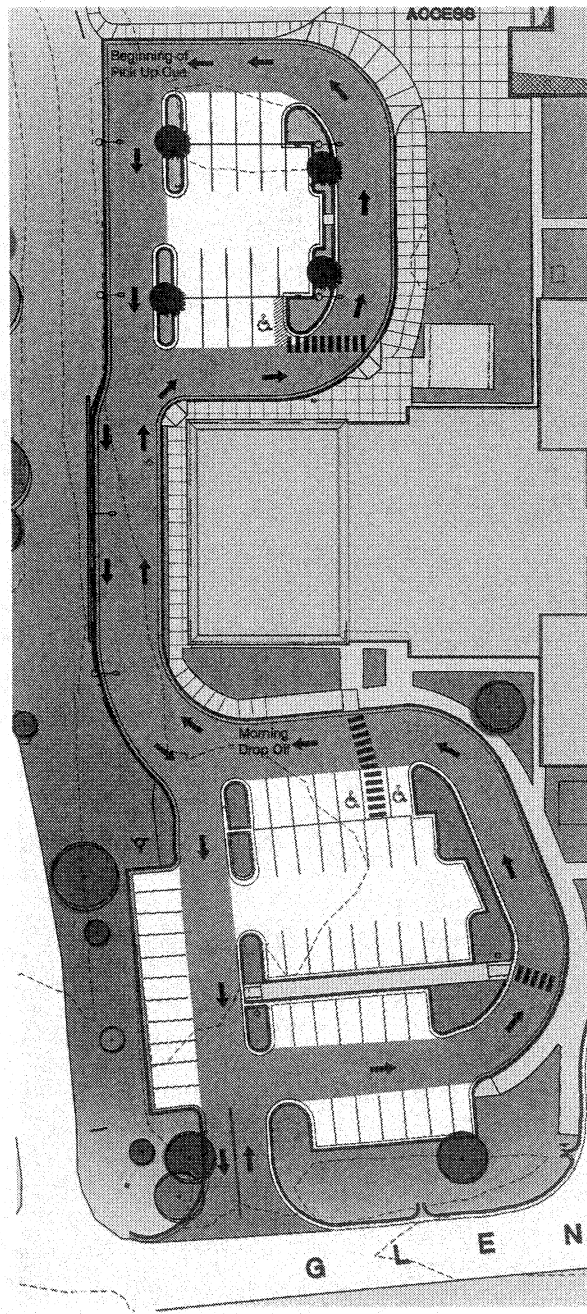








# Attachment #5: Traffic Queuing Diagram

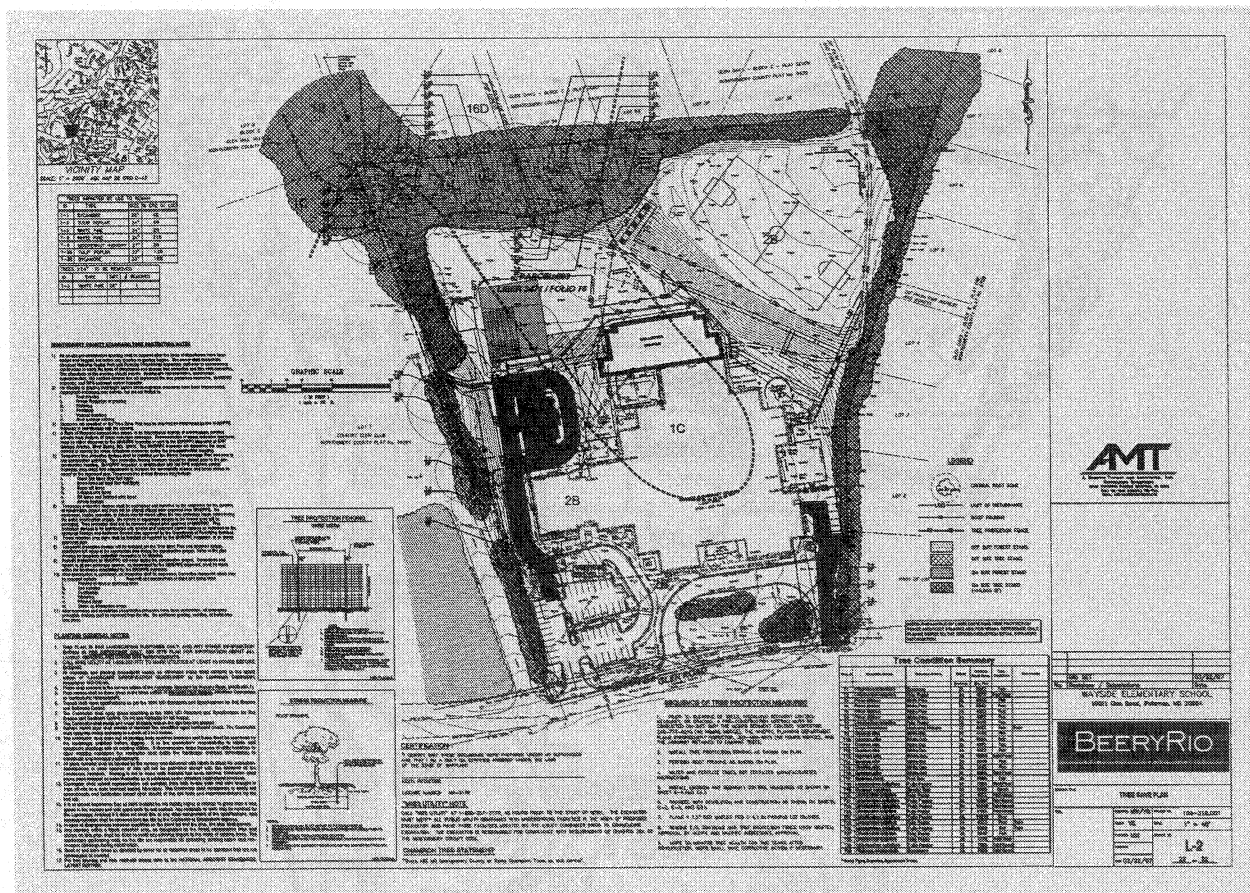


Wayside Elementary School  
Baltimore County, Maryland

BEERYRIO  
ARCHITECTS/PLANNERS/ENGINEERS



# Attachment #6: Tree Save Plan





**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

July 2, 2007,

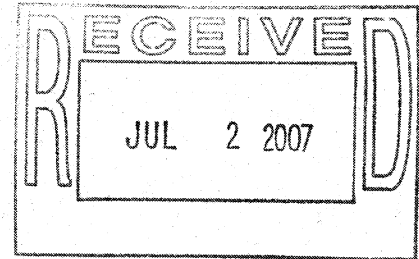
**MEMORANDUM:**

TO: Mary Beth O'Quinn  
Community-Based Planning Division

VIA: Daniel K. Hardy, Supervisor *DKH*  
Transportation Planning

FROM: Ki H. Kim, Planner *DKH for*  
Transportation Planning

SUBJECT: Mandatory Referral No. 07403-MCPS-1  
Wayside Elementary School, Potomac



This memorandum is Transportation Planning staff's review of the subject Mandatory Referral. The subject Mandatory Referral is for the proposed increase of the student enrollment from the current cap of 491 students to 675 students. The school is currently operating over capacity at 604 students. Also included in the subject Mandatory Referral is expansion of the school building as well as construction of an additional parking lot to accommodate 675 students. The Wayside Elementary School is located on the north side of Glen Road, between its intersections with Gregerscroft Road and Beekman Place, in the Potomac Policy Area.

**RECOMMENDATION**

Based on our review of the site plan and the traffic study provided by the applicant, Transportation Planning staff supports approval of this mandatory referral with the following comment:

1. Submit a Local Area Transportation Review study if the student enrollment of the Wayside Elementary School exceeds the 675 students analyzed in the traffic study for this application.

## DISCUSSION

### Access and Circulation

A one-way driveway loop for bus operation, and a separate two-way driveway for staff/visitors parking and student drop-off and pick-up serve access to the school from Glen Road. The on-site staff/visitor parking lot and student drop-off/pick-up is served by the existing/expanded facility just to the west of the main entrance. The full length of the student drop off loop will be used as a stacking area during student drop-off and pick-up periods. The existing access points will not be changed with the proposed expansion of the School.

Glen Road exists as a primary residential street consisting of a two-lane road with limited sidewalk connectivity on either side, within a minimum 70' wide right-of-way. Glen Road connects to Falls Road (MD 189), which is a two-lane major highway within a 120' wide right-of-way, providing regional access to I-270 and River Road (MD 190). The area is a predominantly residential neighborhood and there is little pedestrian activity in the vicinity of the site and this situation will not change with the proposed expansion of the School.

The applicant has submitted a queuing analysis to ensure that there will be no school-associated vehicles stack (queue) on off-site streets during the morning drop-off and afternoon pick-up periods. The queuing analysis submitted by the school demonstrates that there will be adequate stacking area to accommodate the total projected number of vehicles on-site during the afternoon pick-up period.

Staff finds that the proposed access to the school and internal vehicular/pedestrian circulation system as shown on the site plan is adequate.

### Local Area Transportation Review

The proposed expansion of the Wayside Elementary School with the proposed capacity of 675 students would generate 410 morning and 213 evening peak hour trips, respectively, using the trip generation rates obtained from existing traffic counts at the school. As a requirement of the Mandatory Referral Review and the Local Area Transportation Review Guidelines, the applicant is required to submit a traffic impact study. The following is a summary of the traffic analysis.

The congestion standard for the Potomac Policy Area is a Critical Lane Volume (CLV) of 1,475. Per the current Growth Policy, however, the LATR standard only applies to certain specific intersections, none of which are in the study area for Wayside Elementary School. Based on the submitted traffic analysis, all analyzed intersections operate at an acceptable level within the congestion standard. With the future traffic volumes from the proposed school enrollment, the acceptable level of the traffic conditions at all analyzed

**Table 1**

<b>Intersection Capacity Analysis with CLV During the Weekday Peak Hour</b>				
<b>Intersection</b>	<b>Existing Traffic Volumes</b>		<b>Background and Total Future Traffic Volumes</b>	
	AM	PM	AM	PM
Glen Road/West Site Driveway	355	255	346	260
Glen Road/Middle Site Driveway	368	263	379	269
Glen Road/East Site Driveway	363	253	374	259

KK:tc



## Attachment #9: Environmental Planning Memorandum

### Memorandum

**Date:** 2/08/07

**To:** Mary Beth O'Quinn, Community Based Planning

**Via:** Mary Dolan, Countywide Planning Division, Environmental

**From:** Nora Davis, Countywide Planning Division, Environmental

**Subject:** 4-07139E  
Wayside Elementary School

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### **Recommendation: Approval**

#### **Discussion**

This site is exempt from a Forest Conservation Plan but required a Tree Save Plan, which was submitted and approved. One specimen tree, T3, a White Pine in fair condition will be removed. To replace existing modular classrooms, there will be an impervious increase of .84 acres basing the new building, parking lot, and basketball court.

#### **Forest Conservation**

A Forest Conservation Plan exemption was approved as this is a modification of an existing developed property with no more than a total of 5000 square feet of forest cleared; no forest clearing within a stream buffer or on property subject to Special Protection Area Water Quality Plan requirements; and it does not require a new subdivision plan.

#### **Environmental Guidelines**

This property is not located in a Special Protection Area or Primary Management Area, and there are no wetlands or stream buffers on site. While there is one erodible soil, Briklow-Blocktown Channery Silt Loam, paired with steep slopes on site, no disturbance or construction will occur in, or near, this area.

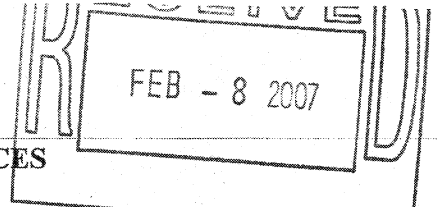
#### **Water Quality**

This site lies in the Watts Branch Watershed, a watershed in fair condition. There is an ephemeral stream, primarily used for drainage, running along the western edge of the property.

#### **Green Building and Design**

Although this addition is budgeted before the new green building law takes effect, staff encourages the use of sustainable building design in all public projects. The applicant is encouraged in keeping with LEED or other sustainability standards, with a checklist that improves water efficiency, conserves energy, and improves indoor air quality.

CBP

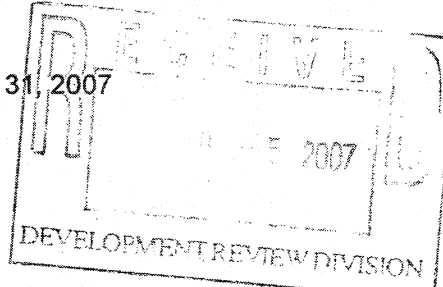


DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

~~Reginald Jetter~~  
Acting Director

January 31, 2007



Mr. William A. Barrack, II  
A. Morton Thomas and Associates, Inc.  
12750 Twinbrook Parkway  
Rockville, MD 20852-1700

Re: Stormwater Management **CONCEPT** Request  
for Wayside Elementary School  
SM File #: 229595  
Tract Size/Zone: 9.26 acres  
Total Concept Area: 5.14  
Parcel(s): P603  
Watershed: Watts Branch

Dear Mr. Barrack:

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 channel protection measures via underground pipe storage and on-site water quality control via a structural sand filter. Onsite recharge is not required.

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. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

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

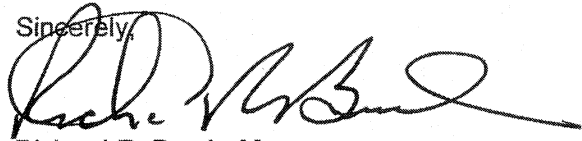
Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.

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 Vurdelja Piontka at 240-777-6334.

Sincerely,

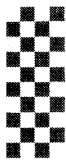
A handwritten signature in black ink, appearing to read "Richard R. Brush". The signature is fluid and cursive, with a large initial "R" and "B".

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

RRB:dm CN229595

cc: C. Conlon  
S. Federline  
SM File # 229595

QN -onsite; Acres: 5.14  
QL - onsite; Acres: 1  
Recharge is not provided



JAN 23 2007

A. MORTON THOMAS

Greg O  
File: Bm1g

106-318.001E

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

**TO:** Inspector Staff, Development Review Division

**SUBJECT:** Project Name Wayside Elementary School Date Recd 12/20/06  
NRI/FSD # 4-07139E


The above-referenced plan has been reviewed by the Environmental Planning Division to determine the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). A determination has been made that the plan qualifies for the following exemption:

**EXEMPTION:**

**Modification of Existing Developed Property** -- no more than a total of 5,000 square feet of forest will be cleared; no forest clearing within a stream buffer or on property subject to SPA WQP requirements; and does not require new subdivision plan.

**A forest conservation plan exemption is granted with the following conditions:**

- 1- This property is subject to a Tree Save Plan.
- 2- The Tree save plan will be required at the time of the Mandatory Referral submission.
- 3- The approved plan dated 1/23/06 is for purpose of meeting the criteria for the exemption only. Any Tree Save or Tree Protection has not been evaluated or approved with this plan.

Signature:   
Josh Penn, Environmental Planning

Date: 1/23/07

cc: Greg Osband, for the applicant 301-881-0814



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

July 2, 2007

Dear Resident:

This is to notify you that the Montgomery County Planning Board has received a mandatory referral application, pursuant to Section 7-112 of the state law, for the following project, tentatively scheduled for a hearing before the Planning Board on the date below. Mandatory referral law requires all federal, state and local governments and public utilities to submit proposed projects in the regional district for review and approval by the Planning Board. The Board's approval and comments are advisory in that the statute does allow the applicant to overrule the Planning Board's decision and proceed. This, however, is a rare occurrence.

The hearing date listed in this notice is tentative and subject to change; no further notices will be sent out. The final notice of hearing will be published in the Planning Board's weekly agenda, which can be viewed on the Planning Board's web page at [www.mc-mncppc.org](http://www.mc-mncppc.org). Any further information can be obtained by contacting the project manager listed below.

Please notify your neighbors and community homeowner's association members of this notice. The Planning Board encourages community input on all its projects including mandatory referrals, and welcomes citizen participation in its review processes. The file is available for your inspection at the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring. If you or other members of your community have any concerns or comments, please contact the project manager listed in this notice.

**PROJECT:** Mandatory Referral 07043-MCPS-1  
Wayside Elementary School Addition  
**SUBMITTING AGENCY:** Montgomery County Public Schools  
**PROPERTY ADDRESS:** 10011 Glen Road, Rockville, Maryland

**MASTER PLAN:** Potomac Subregion  
**SCHEDULED FOR:** July 19, 2007  
**HEARING SITE:** Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

**CONTACT:** Mary Beth O'Quinn  
301-495-1322  
[marybeth.oquinn@mncppc-mc.org](mailto:marybeth.oquinn@mncppc-mc.org)