



# MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MCPB**

**Item #**

**5/24/07**



## **MEMORANDUM**

**REVISED DATE:** May 14, 2007

**TO:** Montgomery County Planning Board

**VIA:** Rose Krasnow, Chief *RK*  
Catherine Conlon, Subdivision Supervisor *CC*  
Development Review Division

**FROM:** Neil Braunstein, Coordinator *NB* (301-495-4532)  
Development Review Division

**REVIEW TYPE:** Preliminary Plan Review

**APPLYING FOR:** Subdivision to create one commercial lot

**PROJECT NAME:** Petruccelli's Corner

**CASE #:** 120061000

**REVIEW BASIS:** Chapter 50, Montgomery County Subdivision Regulations

**ZONE:** Rural Village Center Overlay Zone; Convenience Commercial (C-1) and Office Building, Moderate Intensity (O-M) base zones

**LOCATION:** In the southwest quadrant of the intersection of Darnestown Road (MD 28) and Seneca Road (MD 112)

**MASTER PLAN:** Potomac Subregion

**APPLICANT:** Nicholas D. and V. A. Petruccelli

**ENGINEER:** Benning & Associates

**ATTORNEY:** James R. Clifford, Sr.

**FILING DATE:** March 29, 2006

**HEARING DATE:** May 24, 2007

**RECOMMENDATION:** Approval subject to the following conditions:

- 1) Approval under this preliminary plan is limited to one commercial lot for the construction of a 10,000 square foot commercial building and retention of a ~~4,100~~ 6,880 square foot commercial building and a cellular telephone antenna.
- 2) The applicant must comply with the conditions of approval of the preliminary and final forest conservation plans. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits, as applicable.
- 3) The applicant must dedicate all road rights-of-way shown on the approved preliminary plan to the full width mandated by the Master Plan unless otherwise designated on the preliminary plan.
- 4) The applicant must comply with the conditions of the MCDPS stormwater management approval dated November 18, 2005.
- 5) The applicant must comply with the conditions of the MCDPS (Health Dept.) septic approval dated December 20, 2006.
- 6) The applicant must comply with the conditions of the MCDPWT letter dated May 25, 2006, unless otherwise amended.
- 7) The applicant must provide access and improvements as required by MDSHA prior to issuance of access permits.
- 8) No clearing, grading or recording of plats prior to certified site plan approval.
- 9) The applicant must construct all road improvements within the rights-of-way shown on the approved preliminary plan to the full width mandated by the master plan and to the design standards imposed by all applicable road codes.
- 10) The record plat must provide for a 30-foot-wide dedication along 245.37 feet of frontage to create a 120-foot-wide right-of-way for Darnestown Road (MD 28).
- 11) The record plat must show other necessary easements.
- 12) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.
- 13) Before certification of the preliminary plan, the plan must be modified to note the correct building area of the existing commercial building and the correct floor area ratio of the total proposed and retained development on the site.

**SITE DESCRIPTION**

The subject property, shown below and in Attachment A, consists of two parcels totaling 2.66 acres. The property is in the Rural Village Center Overlay Zone, with Convenience Commercial (C-1) and Office Building, Moderate Intensity (O-M) base zones. The property is located in the southwest quadrant of the intersection of Darnestown Road (MD 28) and Seneca Road (MD 112). The site is currently developed with a ~~4,100~~ 6,880 square foot commercial building with associated parking, a cellular telephone antenna, a residential structure, and sheds. The residential structure and sheds will be removed from the property in conjunction with the proposed development.

Properties north of the site contain commercial uses in the C-1 zone and one-family residences in the R-200 zone. Properties south of the site contain commercial uses in the C-1

zone and a church in the RC zone. Properties to the east of the site contain commercial uses in the C-1 zone and one family residences in the RE-2 zone. Properties to the west of the site contain agricultural uses in the RC zone.

The site is located within the Great Seneca Creek watershed. The site is largely developed. Four significant trees are located on the property. Two of these are within the area to be dedicated as road right-of-way, one is to be removed, and one is to be retained.



## PROJECT DESCRIPTION

The application proposes to create one 2.49 acre commercial lot to accommodate an existing ~~4,100~~ 6,880 square foot commercial building, a proposed 10,000 square foot commercial building, and an existing cellular telephone antenna. The proposed commercial building will be two stories, and will include a 3,500 square foot bank in addition to other office and retail uses. 0.16 acres will be dedicated for the right-of-way of Darnestown Road.

The existing parking lot will be reconfigured and new parking will be added, bringing the total number of parking spaces to 58, which exceeds the 30 spaces required by the Zoning Ordinance. Access to the site will be via a driveway on Darnestown Road (MD 28) and a driveway shared with the adjacent commercial property onto Seneca Road (MD 112). A right-out-only exit will be provided onto Darnestown Road (MD 28) to facilitate on-site circulation. The site will be served by public water and an on-site septic system.

The preliminary plan includes 48,500 square feet of green space, which is 44% of the site. This exceeds the Zoning Ordinance requirement of 35% green space. In addition, 7,200 square feet is to be dedicated for public right-of-way for Darnestown Road (MD 28).

(Attachment B – proposed plan)

## **ANALYSIS AND FINDINGS**

### **Master Plan Compliance**

The Potomac Subregion Master Plan recommends that the Darnestown Village Center develop in a way that creates an attractive, pedestrian-friendly rural village center, consisting primarily of retail uses. The now-existing Rural Village Overlay Zone was recommended in order to prohibit uses that are permitted in the base zones but found to be objectionable in the village center. The purpose of the overlay zone is to retain and enhance the commercial crossroads character through compatible scale, massing, siting, and setbacks for new and expanded uses; to encourage a variety of uses that serve the needs of the local community; to provide opportunities for new and existing business expansion, while keeping the commercial area compact and low density; to create a pedestrian-friendly commercial area; and to draw on the open, green character of the surrounding area.

The proposed subdivision complies with the recommendations adopted in the master plan in that the proposed commercial uses will provide the local community with a variety of local-serving commercial, retail, and service uses. Scale, massing, siting, and setbacks will be compatible with the nearby existing village center and the existing development on the site. New sidewalks will be provided on Darnestown Road and Seneca Road to enhance pedestrian friendliness.

### **Transportation**

The applicant submitted a traffic study required as part of the Local Area Transportation Review (LATR). Three local intersections were identified as critical intersections to be affected by the proposed development and were examined to determine whether they meet the applicable congestion standard of 1,400 Critical Lane Volume (CLV) for the Rural Policy Area. The morning and evening peak hour traffic condition was analyzed for impact of the proposed development. The result of CLV calculation is shown in the following table:



| Intersection Capacity Analysis with CLV<br>Under Various Development Schemes<br>During the Peak Hour |          |       |            |       |       |       |
|--|----------|-------|------------|-------|-------|-------|
|  | Existing |       | Background |       | Total |       |
|  | AM       | PM    | AM         | PM    | AM    | PM    |
| MD 28/MD 112   | 1,152    | 1,160 | 1,188      | 1,381 | 1,189 | 1,383 |
| MD 28/Site Driveway  | 1,239    | 1,197 | 1,267      | 1,335 | 1,274 | 1,348 |
| MD 112/Site Driveway   | 563      | 470   | 578        | 544   | 581   | 549   |

As shown in the above table, all existing intersections analyzed are currently operating at acceptable CLVs (below 1,400), and they continue for the background development condition (the existing traffic plus traffic from the approved but unbuilt developments) and the total future development condition (the background traffic plus traffic from the site) during the weekday AM and PM peak hours.

Staff concludes that the proposed development under the subject preliminary plan and site plan meets the LATR requirements of the Adequate Public Facilities test with the conditions of approval recommended in this staff report.

Access to the site is proposed from one full movement driveway and one right-out only driveway on Darnestown Road (MD 28), and one full movement driveway on Seneca Road (MD 112). The applicant will construct five-foot-wide sidewalks along Darnestown Road (MD 28) and Seneca Road (MD 112), and the plan contains a lead-in sidewalk from MD 28. The proposed vehicle and pedestrian access for the subdivision will be safe and adequate with the proposed public improvements.

### **Environment**

The site contains no forest and no environmentally sensitive areas. there is, however, a 0.40-acre forest-planting requirement associated with this plan. The applicant will meet this requirement with an in-lieu fee payment to M-NCPPC.

The MCDPS Stormwater Management Section approved the stormwater management concept for the project on November 18, 2005, which includes underground filtration for water quality control and a drywell for recharge.

## **Compliance with the Subdivision Regulations and Zoning Ordinance**

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The application meets all applicable sections. Access and public facilities will be adequate to support the proposed lots and uses. The proposed lot size, width, shape and orientation are appropriate for the location of the subdivision.

The lot was reviewed for compliance with the dimensional requirements for the Rural Village Center Overlay Zone, with Convenience Commercial (C-1) and Office Building, Moderate Intensity (O-M) base zones, as specified in the Zoning Ordinance. The lot as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone. A summary of this review is included in attached Table 1. The application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

## **Citizen Correspondence and Issues**

On April 3, 2006, the applicant notified seven adjacent and confronting property owners that the Petruccelli's Corner Preliminary Plan had been filed with the M-NCPPC and that it was under review. Notification was also sent to surrounding citizens associations on April 3, 2006. In addition, notice of the public hearing was sent to the adjacent and confronting property owners and citizens associations on May 4, 2007. We have not received any letters of concern regarding the application as of the date of this staff report.

## **CONCLUSION**

The proposed lot meets all requirements established in the Subdivision Regulations and the Zoning Ordinance, and complies with the recommendations of the Potomac Subregion Master Plan. Access and public facilities will be adequate to serve the proposed lot, and the application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan. Therefore, approval of the application with the conditions specified above is recommended.

## **Attachments**

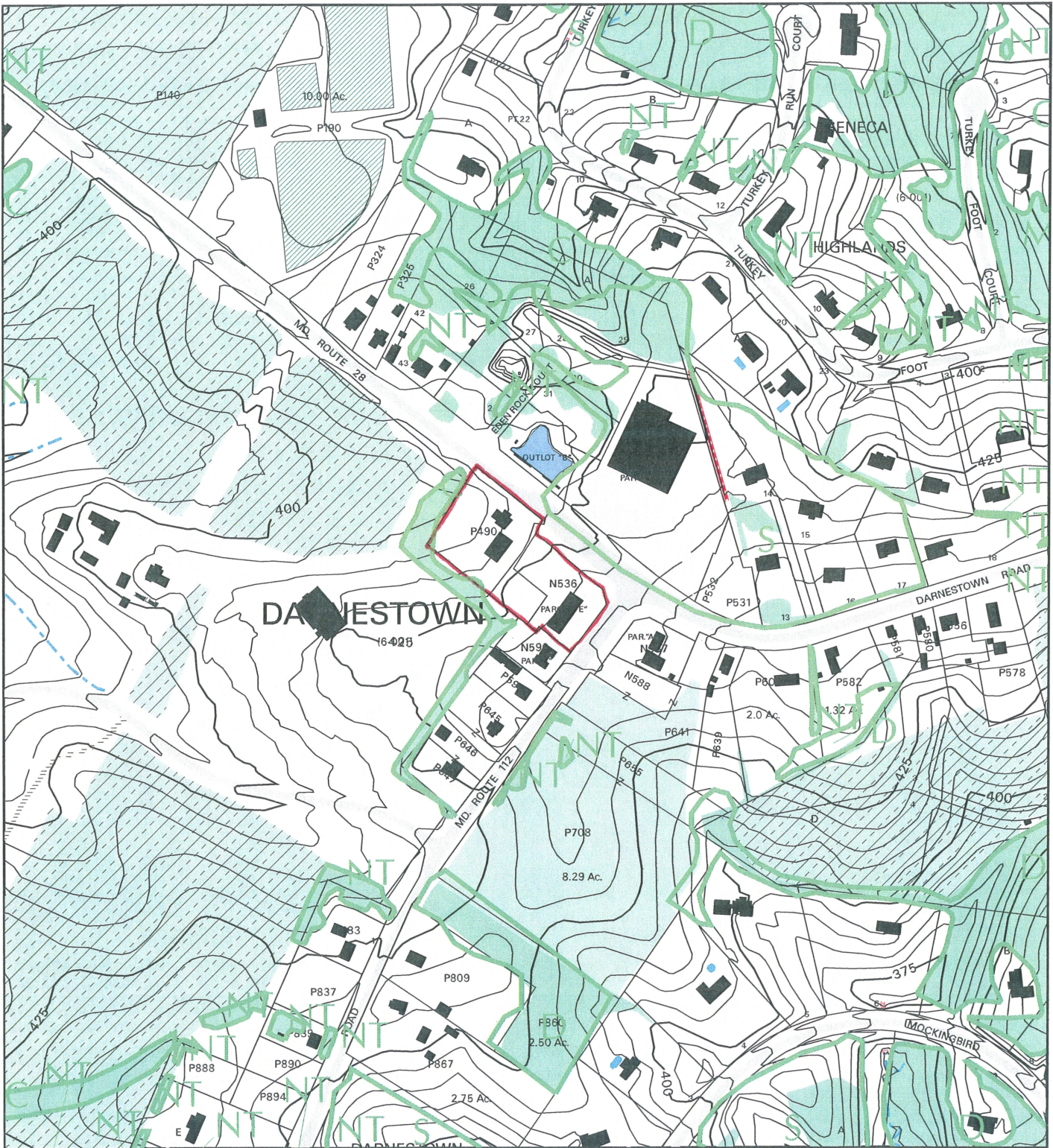
- Attachment A – Vicinity Development Map
- Attachment B – Proposed Development Plan
- Attachment C – Agency Correspondence Referenced in Conditions

TABLE 1: Plan Checklist and Data Table

| <b>Plan Name: Petruccelli's Corner</b>         |                                       |   |                 |          |
|--|---------------------------------------|---|-----------------|----------|
| <b>Plan Number: 120061000</b>                  |                                       |   |                 |          |
| <b>Zoning: Rural Village Overlay, C-1, O-M</b> |                                       |   |                 |          |
| <b># of Lots: 1</b>                            |                                       |   |                 |          |
| <b># of Outlots: 0</b>                         |                                       |   |                 |          |
| <b>Dev. Type: Standard</b>                     |                                       |   |                 |          |
| PLAN DATA                                      | Zoning Ordinance Development Standard | Proposed for Approval on the Preliminary Plan | Verified        | Date     |
| Minimum Lot Area                               | Not Specified                         | 108,467 sq. ft.                               | NB              | 4/24/07  |
| Lot Width                                      | Not Specified                         | 170 ft.                                       | NB              | 4/24/07  |
| Lot Frontage                                   | Not Specified                         | 170 ft.                                       | NB              | 4/24/07  |
| Setbacks                                       |                                       |   |                 |          |
| Front  | To be determined at site plan         | Must meet minimum                             | NB              | 4/24/07  |
| Side   | TBD at site plan                      | Must meet minimum                             | NB              | 4/24/07  |
| Rear   | TBD at site plan                      | Must meet minimum                             | NB              | 4/24/07  |
| Height   | 35 ft. Max.                           | May not exceed maximum                        | NB              | 4/24/07  |
| Max Comm'l s.f. per Zoning                     | FAR 0.2 (21,693 sq. ft.)              | FAR 0.12 0.16 (14,100 16,880 sq. ft.)         | NB              | 4/24/07  |
| Site Plan Req'd?                               | Yes                                   |   |                 | 4/24/07  |
| <b>FINDINGS</b>                                |                                       |   |                 |          |
| <b>SUBDIVISION</b>                             |                                       |   |                 |          |
| Lot frontage on Public Street                  | Yes                                   |   | NB              | 4/24/07  |
| Road dedication and frontage improvements      | Yes                                   |   | Agency letter   | 5/25/06  |
| Environmental Guidelines                       | N/a                                   |   | Staff memo      | 4/17/07  |
| Forest Conservation                            | Yes                                   |   | Staff memo      | 4/17/07  |
| Master Plan Compliance                         | Yes                                   |   | Staff memo      | 4/20/07  |
| <b>ADEQUATE PUBLIC FACILITIES</b>              |                                       |   |                 |          |
| Stormwater Management                          | Yes                                   |   | Agency letter   | 11/18/05 |
| Water (WSSC)                                   | Yes                                   |   | Agency Comments | 4/14/06  |
| Septic   | Yes                                   |   |                 | 12/20/06 |
| Local Area Traffic Review                      | Yes                                   |   | Staff memo      | 4/19/07  |
| Fire and Rescue                                | Yes                                   |   | Agency letter   | 3/19/07  |



# PETRUCCELLI'S CORNER (120061000)



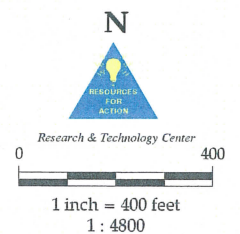
Map compiled on April 18, 2006 at 10:54 AM | Site located on base sheet no - 220NW14

## NOTICE

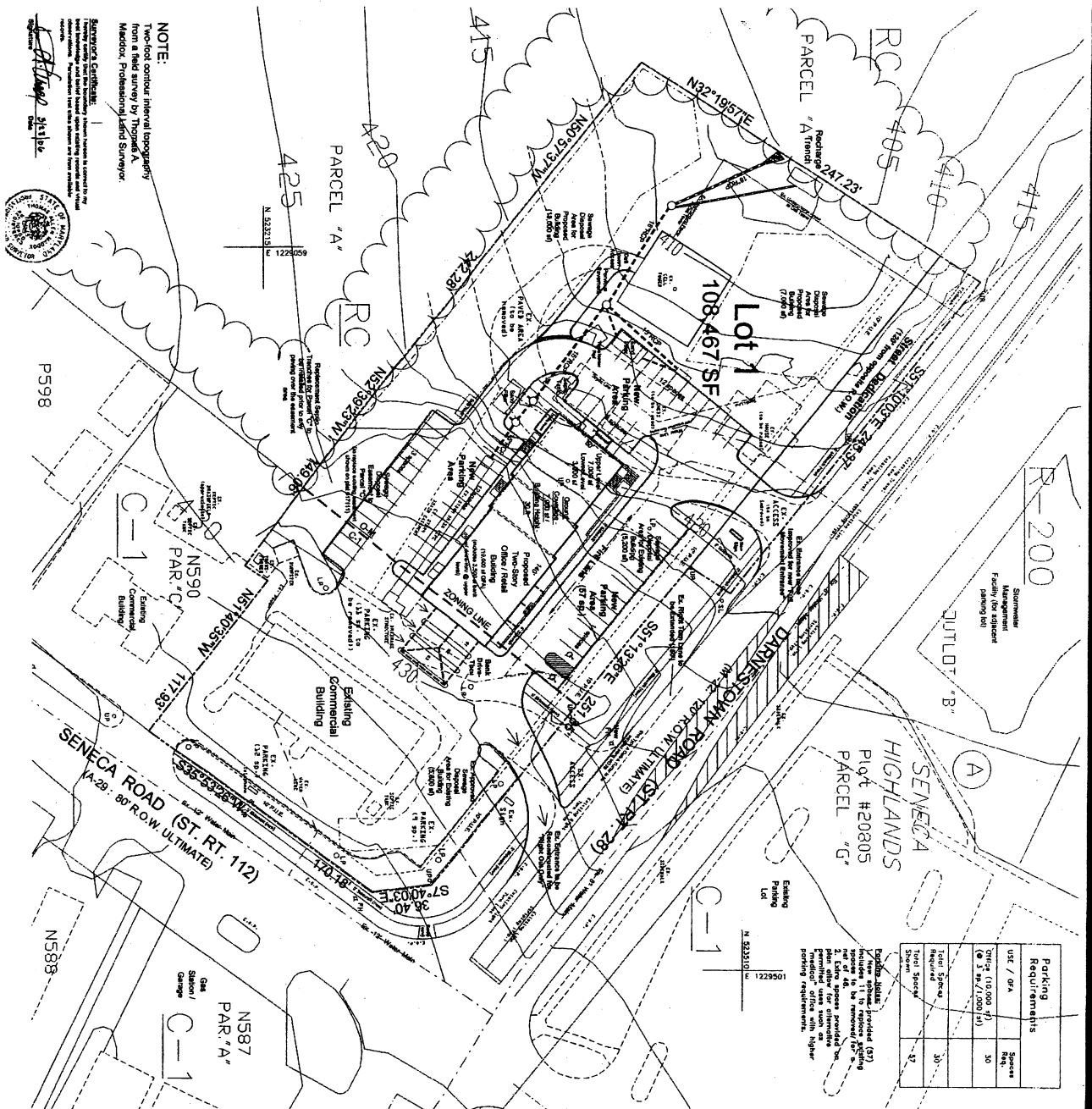
The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland -National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

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

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







| Parking Requirements                           |                 |
|--|-----------------|
| Use / Area                                     | Spaces Required |
| Office (10,000 sq ft)<br>(@ 3 sp./1,000 sq ft) | 30              |
| Total Spaces Required                          | 30              |
| Total Spaces Provided                          | 37              |

1. New spaces provided (57) includes 11 to replace existing spaces to be removed/for a net of 46.

2. Extra spaces provided on plan allow for alternative permitted uses such as "medical" office with higher parking requirements.

- NOTES:**
1. EXISTING ZONING: Rural Village Center Overlay Zone (later zone C, 1.0M)
  2. AREA OF PROJECT: 11,180 SF (consolidation of Parcel E of Division 6 and Parcel F of Division 6)
  3. AREA OF PROJECT: 11,180 SF (consolidation of Parcel E of Division 6 and Parcel F of Division 6)
  4. NUMBER OF LOTS SHOWN: 1
  5. AREA OF LOT: 108,467 SF
  6. AREA WITHIN C-1 ZONE: 54,333 SF
  7. FLOOR AREA: 11,180 SF
  8. FLOOR AREA (AFTER PROPOSED): 10,000 SF \*
  9. USES PROPOSED: GENERAL OFFICE & ASSOCIATED USES
  10. GREEN SPACE SEVEN (7.0M) (SITE): 4,500 SF (14%)
  11. PROPERTY TO BE SEIZED BY PUBLIC WATER OR IN SITE SEPTIC SYSTEMS
  12. UTILITIES PROVIDED BY AGENCY: VERIFIED BY THE AGENCIES (as available)
  13. LOCATED ON KAY AVE E/1/21 W/3RD CHURCH STREET 22ND/1W/4
  14. LOCATED WITHIN APPROVED BRIDLE CREEK WATERSHED AND FLOODING PRESENT OR IN THE FUTURE
  15. SUBJECT TO AN APPROVED STORMWATER MANAGEMENT CONCEPT (SWM) (SEE E-117550)
  16. NEW BUILDING TO BE FULLY COMPLIANT WITH CURRENT REGULATIONS FOR COMMERCIAL BUILDINGS
- \* In addition to existing street already on-site (approximately 4,100 sq ft of retail and 3 parking spaces)

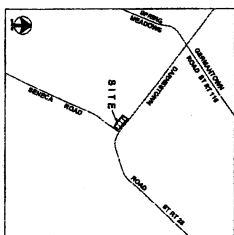
| Data Table:            |            | Rural Overlay/ |          |
|------------------------|------------|----------------|----------|
| O-M                    |            | Required       | Provided |
| Max. Bldg. Height      |            | 35'            | 30'      |
| Setbacks               |            |                |          |
| From Street            | 15'        |                | 66.5'    |
| Other Lot Lines        | 5' (12.2') |                | 95'      |
| Front Area Ratio (FAR) | 1.5        |                | 0.14     |
| Green Spaces           | 35%        |                | 4%       |
| Building Coverage      |            |                | 10.1%    |

\* as recommended in Approved & Adopted Master Plan for Columbus Substation, Interim Edition, April 2002 (C-M Zone allows 40' or 5' eaves)  
 \*\* proposed building height measured from average elevation along Dorsetswm Road (34.7') to mean height of roof  
 \*\*\* as recommended in Approved & Adopted Master Plan for Columbus Substation, Interim Edition, April 2002 (C-M Zone requires 10')  
 \*\*\*\* new building relative to C-M zoned area (both buildings relative to total site - 10.6%)

### VICINITY MAP

2002-2003

Prepared for:  
NICHOLAS D. & VANDA A. PETRUCELL  
13608 DARNESTOWN ROAD  
GAITHERSBURG, MD 20878  
(301) 948-8770



PRELIMINARY PLAN  
**PETRUCCELLI'S CORNER**  
 Montgomery County, Maryland



**Benning & Associates, Inc.**  
Land Planning Consultants  
8933 Shady Grove Court  
Gaithersburg, MD 20877  
(701) 948-0210

date: March 2006  
scale: 1" = 30'



100

FROM H.R. ENGINEERING

FAX NO. :

Nov. 23 2005 12:01PM P1

Attachment C



## DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

November 18, 2005

Mr. Yanaki Lefterov  
LR Engineering  
10390 Hedgeapple Bend  
New Market, MD 21774

Re: Stormwater Management **CONCEPT** Request  
for Petruccelli's Corner  
Preliminary Plan #: N/A  
SM File #: 217589  
Tract Size/Zone: 2.49/Commercial  
Total Concept Area: 2.49ac  
Lots/Block: N/A  
Parcel(s): E  
Watershed: Great Seneca Creek

Dear Mr. Lefterov:

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 request for waiver of channel protection measures. On-site water quality control will be provided by underground filtration and on site recharge will be provided by a drywell.

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. Due to site constraints from the septic areas a waiver of channel protection will be granted. Any change in the proposed septic layout will require a formal SWM concept revision. An approved final septic layout plan will be required prior to sediment control detail plan approval.
5. Removal of the existing water quality structure and the installation of the upgraded water quality structure for the existing developed area will be required as part of this concept approval.
6. Termination of any existing SWM easements and recordation of new SWM easements will be required.

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 required.



FROM JLR ENGINEERING

FAX NO. :

Nov. 23 2005 12:02PM P2

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 Thomas Weadon at 240-777-6309.

Sincerely,



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

RRB:dm CN 217589

cc: C. Conlon  
S. Federline  
SM File # 217589

QN - Waived : Acres: 2.49ac  
QL - On Site: Acres: 2.49ac  
Recharge is provided



DEC-21-2006 01:36P FROM: MCDPS-WELL&amp;SEPTIC

2407776314

TO: 93019480241

P.1



## DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County ExecutiveShahriar Amiri  
Acting Director

## MEMORANDUM

December 20, 2006

TO: Maryland National Capital Park and Planning Commission  
Attn: Cathy Conlon

FROM: Shahriar Amiri, Acting Director *SA*  
Department of Permitting Services

SUBJECT: Status of Preliminary Plan: 1-20061000  
Petrucelli's Corner

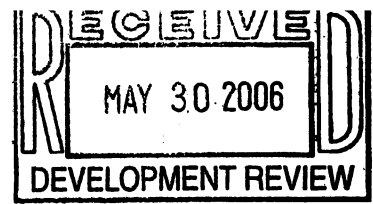
This is to notify you that the status of the plan received in this office on December 19, 2006 is as follows:

Approved with the following reservations:

1. Record plat must be at same scale as approved preliminary plan or provide a certified film positive of the record plat at the preliminary plan scale.
2. The existing water well and septic system, for the residence, must be properly abandoned and sealed- prior to the issuance of a razing permit.
3. All future septic trenches, for the adjacent parcel "C", that fall under the proposed paving must be permitted and installed prior to the placement of the paving.
4. A septic system covenant must be recorded with the land records of Montgomery County to establish limits on the use of the proposed septic system.
5. The proposed septic system will need appropriate design features to achieve alternate dosing.

If you have any questions, contact Gene von Gunten at (240) 777-6319.

cc: Owner  
Surveyor  
File



DEPARTMENT OF PUBLIC WORKS  
AND TRANSPORTATION

Douglas M. Duncan  
*County Executive*

Arthur Holmes, Jr.  
*Director*

May 25, 2006

Ms. Catherine Conlon, Subdivision Supervisor  
Development Review Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan #1-20061000  
Petrucelli Corner

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated 3/28/06. This plan was reviewed by the Development Review Committee at its meeting on 4/24/06. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to DPS in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. Show/label all existing planimetric and topographic details specifically storm drainage as well as existing rights of way and easements on the preliminary plan.
2. Necessary dedication for Darnestown Road and Seneca Road in accordance with the master plan.
3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
4. Septic systems cannot be located within the right of way nor slope or drainage easements.
5. In accordance with Section 49-35(e) of the Montgomery County Code, sidewalks are required to serve the proposed subdivision. Sidewalks are to be provided along the site frontage.
6. Revise the plan as necessary to meet the requirements of the Montgomery County Department of Permitting Services with regard to septic systems.



Division of Operations

101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878  
240/777-6000, TTY 240/777-6013, FAX 240/777-6030

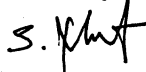
7. The parking layout plan will be reviewed by the Department of Permitting Services at the site plan or building permit stage, whichever comes first. To facilitate their review, that plan should delineate and dimension the proposed on-site travel lanes, parking spaces, curb radii, handicap parking spaces and access facilities, and sidewalks. The applicant may wish to contact Ms. Sarah Navid of that Department at (240) 777-6320 to discuss the parking lot design.
8. Curb radii for intersection type driveways should be sufficient to accommodate the turning movements of the largest vehicle expected to frequent the site.
9. The parking lot travel lanes are to be designed to allow a WB-50 truck to circulate without crossing the centerline nor the curbline.
10. The applicant needs to submit a truck circulation plan for review by the M-NCPPC and MCDPS. This plan should delineate the proposed movements on-site between the anticipated access locations, the proposed truck loading spaces, and the proposed dumpsters. The truck circulation pattern and loading position should be designed for counter-clockwise entry and for a left-side backing maneuver. Passenger vehicle travel ways should be separated from the expected truck patterns and storage areas. The applicant may also need to provide documentation of their proposed delivery schedules.
11. Truck loading space requirements to be determined in accordance with the County's "Off-Street Loading Space" policy.
12. On the site plan, delineate the location and dimensions of the proposed truck loading and/or dumpster spaces.
13. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans With Disabilities Act.
14. Where perpendicular parking spaces border a sidewalk, a two (2) foot vehicle overhang is assumed. The applicant should either provide a seven (7) foot wide sidewalk or wheelstops within those parking spaces.
15. For any parking facility containing more than fifty (50) parking spaces, the applicant needs to furnish bicycle parking facilities as required Section 59 E-2.3 of the Montgomery County Code. Accordingly, the applicant should provide either bike lockers or inverted "U" type bike racks.
16. The owner will be required to submit a recorded covenant for the operation and maintenance of private streets, storm drain systems, and/or open space areas prior to MCDPS approval of the record plat. The deed reference for this document is to be provided on the record plat.
17. Access and improvements along Darnestown Road (MD 28) and Seneca Road (MD 112) as required by the Maryland State Highway Administration.
18. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.



Ms. Catherine Conlon  
Preliminary Plan No. 1-20061000  
Date May 25, 2006  
Page 3

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact me at [sam.farhadi@montgomerycountymd.gov](mailto:sam.farhadi@montgomerycountymd.gov) or (240) 777-6000.

Sincerely,



Sam Farhadi, P.E., Senior Planning Specialist  
Development Review Group  
Traffic Engineering and Operations Section  
Division Of Operations

m:/subdivision/farhas01/preliminary plans/ 1-20061000, Petruccelli Corner.doc

Enclosures ()

cc: Nicholas D. & V.A. Petruccelli  
David McKee, Benning & Associates  
James Clifford Sr.  
Joseph Y. Cheung; DPS RWPPR  
Christina Contreras; DPS RWPPR  
Sarah Navid; DPS RWPPR  
Shahriar Etemadi; M-NCPPC TP  
Gregory Leck, DPWT TEOS  
Raymond Burns, MSHA  
Preliminary Plan Folder  
Preliminary Plans Note Book