



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

Item #
MCPB 03-01-07

MEMORANDUM

DATE: February 16, 2007
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief *RK*
Robert Kronenberg, Acting Supervisor *RK*
Development Review Division
FROM: Elza Hisel-McCoy, Senior Planner
Development Review Division
(301) 495-2115

REVIEW TYPE: **Site Plan Review**
CASE #: **820070040**
PROJECT NAME: **Sovereign Bank**

APPLYING FOR: Approval of new bank building on 1.27 acres
REVIEW BASIS: Div. 59-D-3 of Montgomery County Zoning Ordinance

ZONE: C-3
LOCATION: In the southeastern quadrant of the intersection of Ridge Road (MD 27)
and Henderson Corner Road
MASTER PLAN: Germantown

APPLICANT: Henderson Corner at 355, LLC
FILING DATE: 9/15/06
HEARING DATE: March 1, 2007



STAFF RECOMMENDATION: Approval of a 4,100-square foot bank on 1.27 acres. All site development elements as shown on the site and landscape plans stamped by the M-NCPPC on February 12, 2007, shall be required except as modified by the following conditions:

1. **Preliminary Plan Conformance**

The proposed development shall comply with the conditions of approval for Preliminary Plan 120061210 as listed in the Planning Board opinion dated January 25, 2007.

2. Site Design

Applicant will provide on the northeast corner of the bank building a vertical building element, similar to the design illustrated in the site plans stamped by the M-NCPPC on February 12, 2007.

3. Landscaping

- a. Ensure that landscaping installed at the northeast corner of the site is maintained so as not to obscure the gateway character of the building element described in condition 2(a) above.
- b. Trees may not be planted on slopes greater than 3:1.

4. Lighting

- a. Provide a lighting distribution and photometric plan with summary report and tabulations to conform to IESNA standards for commercial development.
- b. All light fixtures shall be full cut-off fixtures.
- c. Deflectors shall be installed on all fixtures causing potential glare or excess illumination, specifically on the perimeter fixtures abutting the adjacent residential properties.
- d. Illumination levels shall not exceed 0.5 footcandles (fc) at any property line abutting county roads.
- e. The height of the light poles shall not exceed 20 feet including the mounting base.

5. Forest Conservation

The applicant shall meet the following condition of approval from M-NCPPC-Environmental Planning in the memorandum dated February 8, 2007:

- a. Comply with the conditions of the final forest conservation plan. The applicant shall satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits.

6. Stormwater Management

The proposed development is subject to Stormwater Management Concept approval conditions dated August 3, 2006, unless amended and approved by the Montgomery County Department of Permitting Services.

7. Development Program

Applicant shall construct the proposed development in accordance with Development Program. A Development Program shall be reviewed and approved by M-NCPPC staff prior to approval of the Certified Site Plan. Development Program shall include a phasing schedule as follows:

- a. Street tree planting shall progress as street construction is completed, but no later than six months after completion of the building and parking;
- b. Landscaping associated with the parking lot and building shall be completed as construction of the facility is completed;
- c. Pedestrian pathways shall be completed as construction of each facility is completed;
- d. Clearing and grading shall correspond to the construction phasing, to minimize soil erosion;

- e. Phasing of dedications, stormwater management, sediment/erosion control, forestation, trip mitigation or other features.
8. Clearing and Grading
No clearing or grading prior to M-NCPPC approval of certified site plans.
9. Certified Site Plan
Prior to certified site plan approval, the following revisions shall be included and/or information provided, subject to staff review and approval:
- a. Development program, inspection schedule, and Site Plan Resolution;
 - b. Limits of disturbance;
 - c. Methods and locations of tree protection;
 - d. Correct labeling of Building Restriction Lines;
 - e. Provide an additional shade tree on the parking island;
 - f. Provide to Site Plan and Environmental Planning staff a typical planting detail for trees on slopes up to 3:1 for approval. Indicate on landscape plan slopes greater than 3:1;
 - g. Indicate proposed FAR in site plan tabulation;
 - h. Specify location for off-site planting per approved Forest Conservation Plan or provide payment of in-lieu-fee.

PROJECT DESCRIPTION: Site Vicinity

The subject property is located in the southwest quadrant of the intersection of Ridge Road (MD 27) and Henderson Corner Road. The existing site is undeveloped. The intersection is signalized. The site proposes one access point from Henderson Corner Road, with ingress from either direction and right-out only egress. This access is located approximately 350 feet from the intersection.

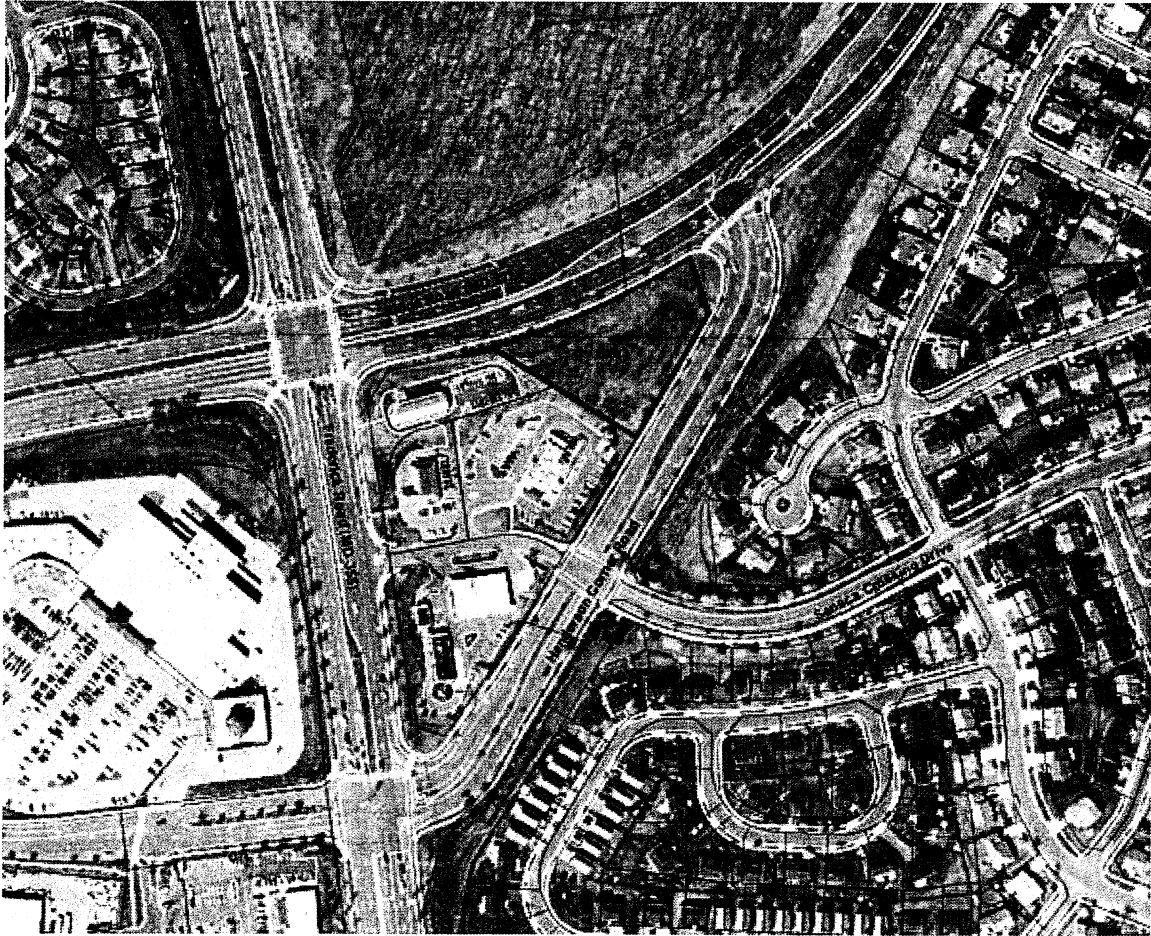
Bounding the subject property to the south and west are several commercial properties in the C-3 zone, including a fast-food restaurant and a bank. To the east, across Henderson Corner Road, is a single-family residential development, zoned R-200/TDR. To the north, across Ridge Road, stands an undeveloped wooded area, zoned R-200.



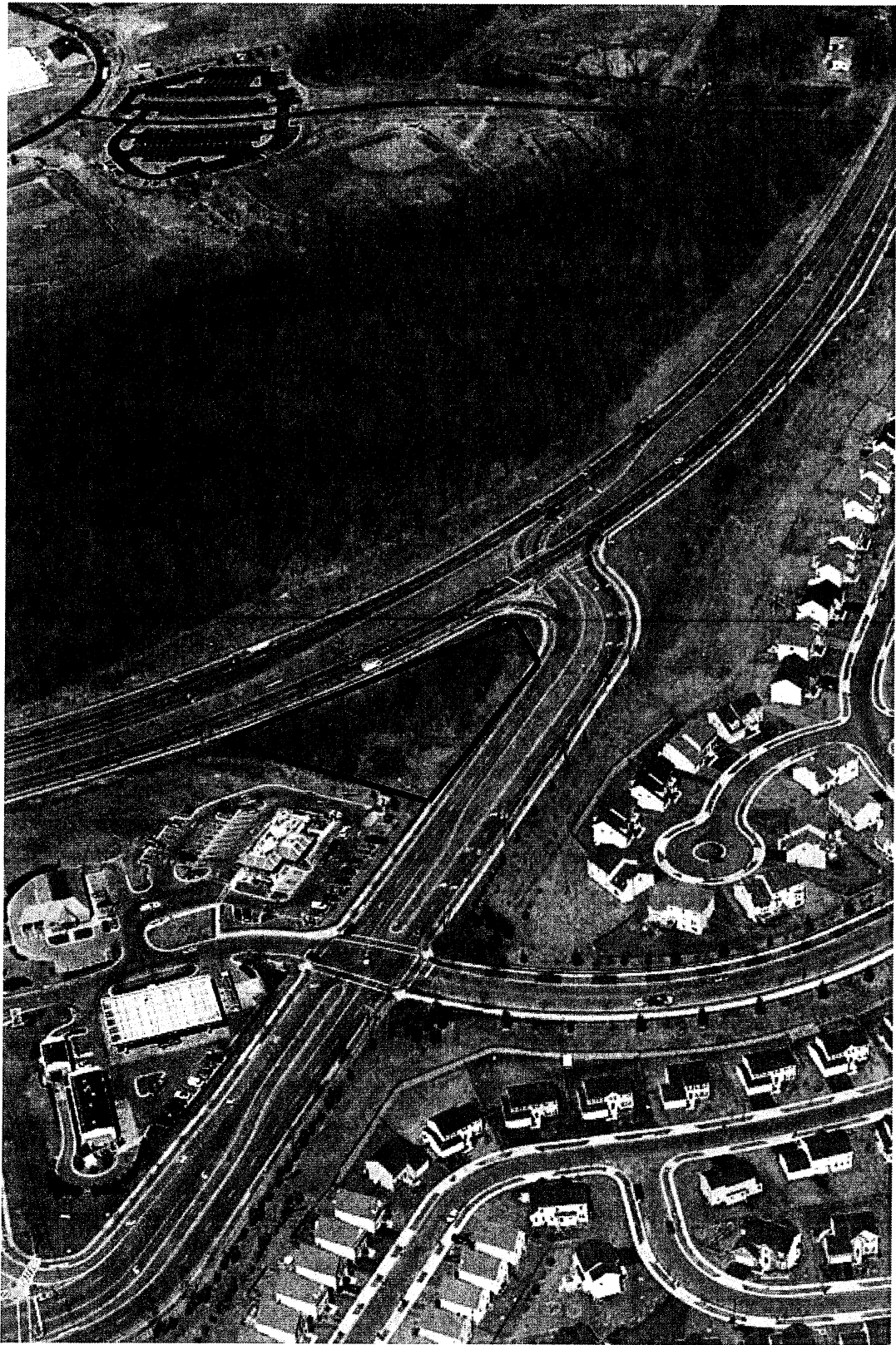
Site Vicinity Map

PROJECT DESCRIPTION: Site Description

The 1.27-acre parcel is located at the intersection of Henderson Corner Drive and Ridge Road (MD 27) in Germantown and immediately adjacent to a gas station and fast-food restaurant. The land gently slopes from the northeast corner to the southwest. However, there are significant grade changes for both Ridge Road and Henderson Corner Drive. The property is currently vacant and includes 0.99 acres of forest with an average canopy height of 30 to 40 feet. Unforested portions of the site and some forested areas contain many nonnative invasive plants including Japanese Honeysuckle. There are no specimen trees or environmental buffers on the subject property. Retaining walls separate the site from the lots to the west and southwest.



Aerial View of Project Site and Surrounding Areas

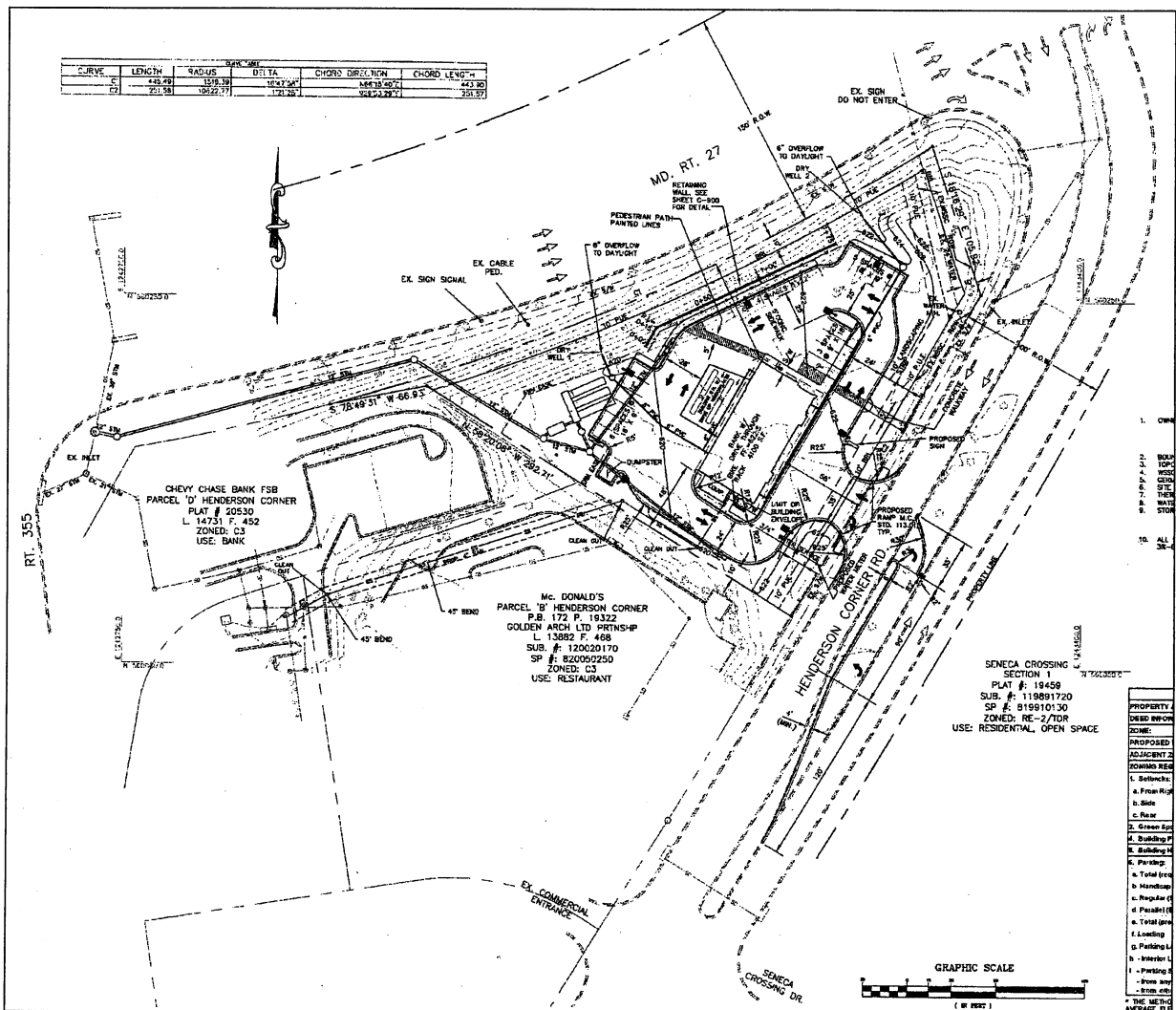


Aerial Perspective of the Site from the South

PROJECT DESCRIPTION: Proposal

The application requests approval of a one-story bank building, the total building floor area of which is 4,100 square feet. Behind the building, along Ridge Road (MD 27), the applicant proposes three drive-through teller lanes. The bank fronts onto Henderson Corner Road and is set back 58 feet from the right of way. The rear of the bank is set back 70 feet from MD 27 and 48 feet from the adjacent commercial property. Access to the site is provided from Henderson Corner Road, with ingress from either direction and a right-out egress only. A two-way loop drive provides circulation within the site. All parking, a total of 19 spaces is provided on site, although the zoning requires 12. Pedestrian access to the site is provided to the existing sidewalk along Henderson Corner Road.

The green space provided on site includes walkways, interior planting islands, and landscaped areas. Along the western edge of the site, along MD 27, a retaining wall and railing provide structural support for the driveway and parallel parking spaces. Landscape and site lighting provide safety and function.



PROJECT DESCRIPTION: Prior Approvals

Preliminary Plan

The Planning Board approved Preliminary Plan 120061210 on January 25, 2007, for a 4,100-square-foot bank with three drive-through teller lanes.

ANALYSIS:

Conformance to Development Standards

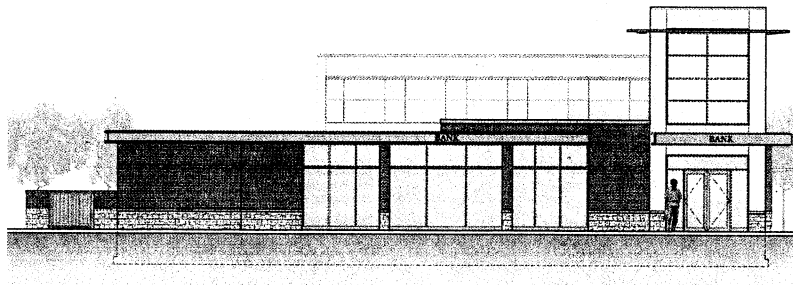
PROJECT DATA TABLE (C-3 Zone)

Development Standard	Permitted/ Required	Proposed for Approval
Max. Density of Development (sf.)	none	4,100
Min. Building Setbacks (ft.)		
from street ROW (Henderson Corner Rd.)	10	58
rear yard (MD 27)	none	70
side yard	none	48
Min. Green Area (%)	10	47.4
Max. Building Height (ft.):	42	20 (as measured From the ave. elev. Of Of the finished grade Along the front of the Building)
Parking Spaces (@3/1,000 sf gfa)	12	19
Parking Lot Interior Landscaping (%)	5	5
Parking Setbacks (ft.)		
from street	10	30
from adjacent property lines	4	10

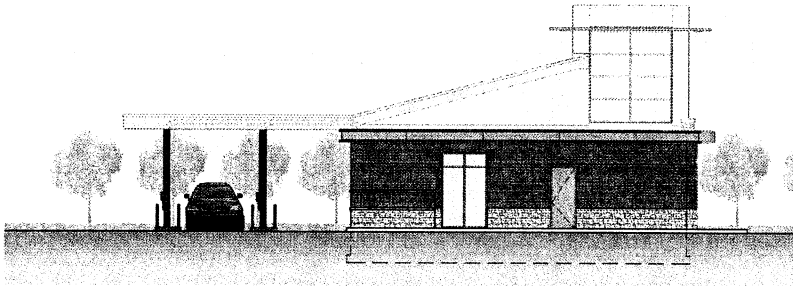
Conformance to Master Plan

This property is directly discussed as part of Analysis Area NE-8 on pages 84-85 of the Germantown Master Plan, Approved and Adopted July 1989. The land use recommended for this property is limited retail, including a bank, under the C-3 Zone.

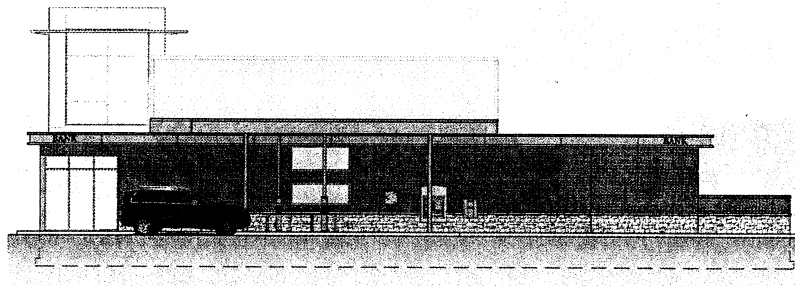
The Master Plan also recommends that the development of this site “should recognize its gateway location through the placement of the buildings, landscaping and berming, and building design.” (page 84) To this end the applicant commits to providing a building design that includes a vertical gateway feature similar to the tower design indicated below.



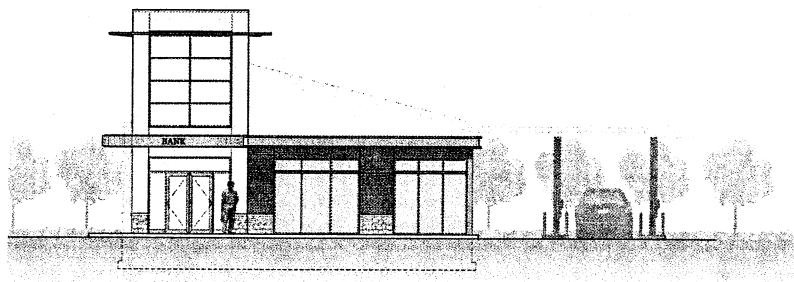
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

Schematic Architectural Elevations showing Character of Tower Gateway Element

The Master Plan further outlines that development of the site be compatible with the residential development across Henderson Corner Road, specifically in the design, height, and location of existing lighting fixtures. All proposed site lighting is to be IESNA full-cutoff, with the provided lighting the minimum required for security.

This application conforms to the recommendations of the master plan by providing a bank designed to feature a gateway element and that is compatible with nearby retail, residential, and commercial uses.

Local Area Transportation Review

Staff conducted an LATR during Preliminary Plan review and determined the proposed development to have no adverse impact on the surrounding roadways.

Environmental

The applicant is proposing to remove all 0.99-acres of existing forest on the subject property. The applicant will meet the Forest Conservation planting requirements through a combination of on-site landscape planting and off-site planting. The forest conservation plan does not indicate where the off-site forest planting requirements will be met, but Environmental Planning is amenable to the applicant planting within the Great Seneca Creek watershed or by utilizing the in-lieu-fee option. There are no environmentally sensitive areas on the subject property.

Vehicular Circulation

As mentioned in the Project Description, access to the site is provided solely from Henderson Corner Road. Entry for northbound traffic is provided with a left turn lane from the median and for southbound traffic with a right turn. Circulation within the site consists of a two-way loop drive sufficient for fire department access. Exit is right-out.

Pedestrian Circulation

From the existing sidewalk on Henderson Corner Road, an accessible walkway is provided to the building entry. Several walks and marked paths provide access from the various parking spaces to the building entrance and to a bike rack.

FINDINGS: For Site Plan Review

1. *The site plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modifies any element of the project plan.*

An approved development plan or a project plan is not required for the subject development.

2. *The Site Plan meets all of the requirements of the zone in which it is located.*

The Site Plan meets all of the requirements of the C-3 zone as demonstrated in the project Data Table on page 8 of this report.

3. *The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.*

- a. Locations of buildings and structures

The plan proposes one-bank building and associated drive-through teller lanes. The building is located centrally on the site, as close to Henderson Corner Road as possible. A retaining wall is located on the northern perimeter of the property parallel to MD 27. The locations of buildings and structures are arranged in an adequate, safe, and efficient manner on the site.

- b. Open Spaces

The plan proposes 26,270 square feet of green space, or 47.4 percent of the property, and includes walkways, interior planting islands, and landscaped areas. The majority of the green space is located on the perimeter of irregularly shaped lot. The open space provided on site is adequate, safe, and efficient.

- c. Landscaping and Lighting

The proposed landscaping on the site consists of a mix of shade and flowering trees and shrubbery along the edges of the property and in the parking lot islands. Significant landscape screening is provided along MD 27 to reduce visual and noise impacts.

The lighting plan consists of several full cut-off pole-mounted lights on 20-foot poles along the perimeter of the loop drive and within the parking area. These lights will greatly minimize light trespass into the residential community across Henderson Corner Road, while providing a secure environment for the bank.

The landscaping and lighting provide for adequate, safe, and efficient use by bank customers and employees.

d. Recreation Facilities

Recreation facilities are not required for a commercial site.

e. Pedestrian and Vehicular Circulation Systems

Pedestrian and vehicular circulation is safe, adequate, and efficient.

Vehicular access to the site will be provided from Henderson Corner Road. The proposed two-way drive aisle loops around the bank building, while the parking is placed on the northern and western perimeters. The drive-through tellers are also located on the northwest side of the bank building accommodating three lanes. The median on Henderson Corner Road is being reconfigured with this proposal to provide a left turn lane into the site for northbound traffic.

Pedestrian access is provided from the bank to the existing sidewalk along Henderson Corner Road. Internal pedestrian pathways are also provided from the parking areas to the bank and to the existing sidewalk.

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

The proposed bank building is compatible with surrounding land uses. The building height, size, and location are compatible with adjacent retail and commercial uses. The building's arrangement and the site landscaping and lighting are commodious and compatible with adjacent residential uses.

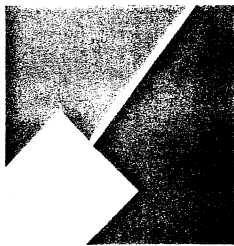
5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

The proposal complies with Forest Conservation requirements through a combination of on-site landscape planting and off-site planting. The applicant will meet the off-site planting requirement either by planting within the Great Seneca Creek watershed or by utilizing the in-lieu-fee option.

ATTACHMENTS

- A. Planning Board opinion for Preliminary Plan 120061210
- B. Reviewing Agency Approvals

ATTACHMENT A: PLANNING BOARD OPINION FOR PRELIMINARY PLAN 120061210



JAN 25 2007

MCPB No. 06-117
Preliminary Plan No. 120061210
Sovereign Bank
Date of Hearing: November 9, 2006

MONTGOMERY COUNTY PLANNING BOARD**RESOLUTION¹**

WHEREAS, pursuant to Montgomery County Code Chapter 50, the Montgomery County Planning Board ("Planning Board" or "Board") is vested with the authority to review preliminary plan applications; and

WHEREAS, on May 22, 2006, Henderson Corner at 355, LLC ("Applicant"), filed an application for approval of a preliminary plan of subdivision of property that would create one lot on 1.27 acres of land located at the intersection of Henderson Corner Road and Ridge Road (MD 27) ("Property" or "Subject Property"), in the Germantown master plan area ("Master Plan"); and

WHEREAS, Applicant's preliminary plan application was designated Preliminary Plan No. 120061210, Sovereign Bank ("Preliminary Plan" or "Application"); and

WHEREAS, Staff issued a memorandum to the Planning Board, dated October 19, 2006, setting forth its analysis, and recommendation for approval, of the Application subject to certain conditions ("Staff Report"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and the staffs of other governmental agencies, on November 9, 2006, the Planning Board held a public hearing on the Application (the "Hearing"); and

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

¹ This Resolution constitutes the written opinion of the Board in this matter and satisfies any requirement under the Montgomery County Code for a written opinion.

WHEREAS, on November 9, 2006, the Planning Board approved the Application subject to certain conditions, on motion of Commissioner Bryant; seconded by Commissioner Robinson; with a vote of 5-0, Commissioners Bryant, Hanson, Perdue, Robinson, and Wellington voting in favor.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 50, the Planning Board approved Preliminary Plan No. 120061210 to create one lot on 1.27 acres of land located at the intersection of Henderson Corner Road and Ridge Road (MD 27), in the Germantown master plan area, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to a 4,100 square foot bank with a maximum of three (3) drive-through windows.
- 2) The Applicant shall comply with the conditions of approval of the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits, as applicable.
- 3) No clearing, grading or recording of plats prior to certified site plan approval.
- 4) Final approval of the number and location of buildings, number of drive-through windows, on-site parking, site circulation, sidewalks, and bike paths will be determined at site plan.
- 5) The Applicant shall comply with conditions of the MCDPWT letter dated June 21, 2006, unless otherwise amended.
- 6) The Applicant shall dedicate 87 feet of right-of-way from the centerline of Ridge Road (MD 27) for a total of 150 feet of right-of-way for this Major Highway.
- 7) The Applicant shall comply with the conditions of the MCDPS stormwater management approval dated June 25, 2003.
- 6) 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.
- 7) Other necessary easements.

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff, which the Board hereby adopts and

incorporates by reference, and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval, that:

1. *The Preliminary Plan substantially conforms to the master plan.*

The Subject Property is located within the NE-8 Analysis Area of the Germantown Master Plan. The Master Plan limits the site to retail uses associated with the C-3 zone. These uses include convenience food and beverage store, a gas station, a car wash, and a bank. The Preliminary Plan is consistent with the recommendations adopted in the Master Plan in that the proposed use is a bank.

2. *Public facilities will be adequate to support and service the area of the proposed subdivision.*

A traffic analysis was prepared to determine the impact of development of a bank with two drive-through windows as proposed under the subject preliminary plan. 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 1,450 Critical Lane Volume (CLV) for the Germantown East Policy Area. The existing and background traffic conditions were analyzed. The proposed development's trips were added to the existing and the background traffic to determine the total future traffic. The total future traffic was assigned to the critical intersection to determine the total future CLVs. The proposed development does not have an adverse impact on the surrounding roadways.

3. *The size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.*

This Application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The proposed lot size, width, shape and orientation are appropriate for the location of the subdivision. The lots were reviewed for compliance with the dimensional requirements for the C-3 zone as specified in the Zoning Ordinance. The lots as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone.

4. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.*

There are no environmentally sensitive areas or specimen trees on the Subject Property. The Applicant has proposed to remove all 0.99 acres of

existing forest on the Property and meet the 0.58 acre planting requirement through a combination of on-site landscape planting and offsite planting. The Application is approved subject to a condition that the Applicant comply with the conditions of approval of the preliminary forest conservation plan.

5. *The Application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.*

The MCDPS Stormwater Management Section approved the stormwater management concept for the project on June 25, 2003, which includes a detailed review of the stormwater management computations, an engineered sediment control plan and storage pipes that drain to the storm filter.

BE IT FURTHER RESOLVED, that this Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended) and that prior to the expiration of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed; and

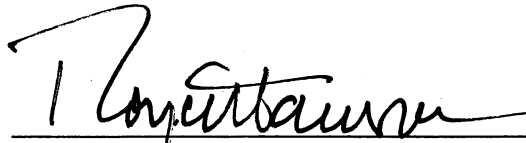
JAN 25 2007 BE IT FURTHER RESOLVED, that the date of this Resolution is (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

At its regular meeting, held on Thursday, January 11, 2007, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, on motion of Commissioner Robinson, seconded by Commissioner Wellington, with Commissioners Hanson, Perdue, Robinson, and Wellington voting in favor, and Commissioner Bryant absent, ADOPTED the above

Resolution, which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for Preliminary Plan No. 120061210, Sovereign Bank.

A handwritten signature in black ink, appearing to read "Royce Harrison", written over a horizontal line.

Royce Harrison, Chairman
Montgomery County Planning Board

ATTACHMENT B: REVIEWING AGENCY APPROVALS

**MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES
WATER RESOURCES SECTION**

255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850-4153

Date: November 30, 2006

MEMO TO: Michael Ma, Supervisor
Development Review Committee, MNCPPC

FROM: William Campbell
Water Resources Section, MCDPS

SUBJECT: Stormwater Management Concept Plan/100-Year Floodplain Review
Site Plan # 820070040, Sovereign Bank
Project Plan #
Preliminary Plan # , DPS File # 204787
Subdivision Review Meeting of December 11, 2006

The subject plan has been reviewed to determine if it meets the requirements of Executive Regulation 7-02AM for stormwater management and Executive Regulation 108-92 AM for a 100year floodplain. The following summarizes our findings:

SM CONCEPT PLAN PROPOSED:

- ☒ On-site: ☐ CPv ☒ WQv ☐ Both
☒ CPv < 2cfs, not required
☐ On-site/Joint Use ☐ Central (Regional): waived to
☐ Existing ☒ Concept Approved August 3, 2006
☐ Waiver: ☐ CPv ☐ WQv ☐ Both
☐ Approved on
☐ Other

Type Proposed:

- ☐ Infiltration ☐ Retention ☐ Surface Detention ☐ Wetland ☐ Sand Filter
☐ Separator Sand Filter ☐ Non Structural Practices ☒ Other

FLOODPLAIN STATUS: 100 Year Floodplain On-Site ☐ Yes ☒ No ☐ Possibly

- ☐ Provide source of the 100Year Floodplain Delineation for DPS approval:
☐ Source of the 100-Year Floodplain is acceptable.
☐ Submit drainage area map to determine if a floodplain study (> or equal to 30 acres) is required.
☐ Dam Breach Analysis: ☐ Approved ☐ Under Review:
☐ 100-Year Floodplain study: ☐ Approved ☐ Under Review:

SUBMISSION ADEQUACY COMMENTS:

- ☐ Provide verification of Downstream notification.

RECOMMENDATIONS:

- ☒ Approve ☐ as submitted ☒ with conditions (see approval letter)
☐ Incomplete; recommend not scheduling for Planning Board at this time.
☐ Hold for additional information. See below
☒ Comments/Recommendations: Must show a Storm Water Management easement around all Strom Water Management structures including the drywells.

cc: Steve Federline, Environmental Planning Division, MNCPPC

bll DRC site plan.03/01

WSSC Comments

December 11, 2006 Development Review Committee Meeting

7. 8-20070040

SOVEREIGN BANK

Existing 24" water mainline abuts the site. Contact Permit Services Unit during Onsite review process to coordinate with Customer Care Unit to determine if connection can be made into the 24" water mainline.

Any construction over the existing sewer main needs WSSC approval. Contact WSSC Relocations Unit on 301-206-8762 for information to submit a plan review package.

WSSC facilities should not be aligned within the proposed Public Utility Easement. There appears to be a pipeline, fire hydrant and an air release valve within the proposed PUE. Delineate the existing WSSC right of way easement for the 24" water along Henderson Corner Road to determine if there should be a realignment of the PUE.

Maintain 5' horizontal clearance between the proposed sewer and the storm drain structure on the southwest portion of the site.

Minimum 15' wide offsite right-of-way required for the proposed sewer.

Be advised that the proposed sanitary sewer connection must be constructed at 2% minimum slope and may conflict with the existing utilities serving the Chevy Chase Bank site.

Unless otherwise noted, all extensions require Requests for Hydraulic Planning Analysis and need to follow the System Expansion Permit (SEP) Process. Contact WSSC's Development Services Center (301-206-8650) or visit the Development Services on WSSC's web-site (www.wsscwater.com) for information on requesting a Hydraulic Planning Analysis and additional requirements for extensions. Contact WSSC's Permit Services (301-206-4003) for information on service connections and on-site system reviews.

Hisel-McCoy, Elza

From: Kim, Ki
Sent: Tuesday, February 06, 2007 10:18 AM
To: Hisel-McCoy, Elza
Subject: RE: Sovereign Bank Final Approvals

The revised site plan for Sovereign Bank addresses all transportation comments. The APF test was done at the time of preliminary plan review and no transportation issue need to be addressed for the site plan review.

Ki

-----Original Message-----

From: Hisel-McCoy, Elza
Sent: Tuesday, February 06, 2007 10:02 AM
To: Kim, Ki; 'marie.labaw@montgomerycountymd.gov'; 'dDohm@wsscwater.com'; Pfeifferle, Mark;
'sarah.navid@montgomerycountymd.gov'; 'Robert.E.Thompson@verizon.net'
Subject: Sovereign Bank Final Approvals

Greetings all,

I think each of you have received from Dick Hurney of Huron Consulting a revised site plan for Sovereign Bank (Site Plan #820070040). Please review the site plans against your DRC comments and provide me with final approvals. If you can e-mail me this week with your comments, I would appreciate it. I would not need your formal letters until early next week.

Please let me know if you have any questions or need a copy of your DRC comments or anything else. Thanks.

Regards,

Elza Hisel-McCoy, Assoc. AIA, LEED-AP
Senior Planner
Development Review Division
Montgomery County Planning Department
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910
301.495.2115



**THE MARYLAND-NATIONAL CAPITAL PARK AND
PLANNING COMMISSION**

Department of Park & Planning, Montgomery County, Maryland
8787 Georgia Avenue, Silver Spring, Maryland 20910

MEMORANDUM

TO: Elza Hisel-McCoy, Development Review

FROM: Mark Pfefferle, Planning Coordinator, Environmental Planning *MP*

DATE: February 8, 2007

SUBJECT: Site Plan 820070040
Sovereign Bank

The Environmental Planning staff recommends Planning Board approval of the site plan with following condition:

1. Compliance with the conditions of approval of the final forest conservation plan submitted for Planning Board approval.

BACKGROUND

The 1.27-acre parcel is located at the intersection of Henderson Corner Drive and Ridge Road (MD 27) in Germantown and immediately adjacent to a gas station and fast-food restaurant. The land gently slopes from the northeast corner to the southwest. However, there are significant cuts for both Ridge Road and Henderson Corner Drive. The property is currently vacant and includes 0.99-acres of forest with an average canopy height of 30 to 40 feet. Unforested portions of the site and some forested areas contain many nonnative invasive plants included Japanese Honeysuckle. There are no specimen trees or environmental buffers on the subject property.

Forest Conservation

The applicant submitted a preliminary forest conservation plan for review and approval with the preliminary plan of subdivision and final forest conservation plan for approval with the site plan. The applicant is proposing to remove all 0.99-acres of existing forest on the subject property. The applicant will meet the planting requirements through a combination of on-site landscape planting and offsite planting. The forest conservation plan does not indicate where the offsite forest planting requirements will be met, but Environmental Planning is amenable to the applicant planting offsite within the Great Seneca Creek watershed or by utilizing the in-lieu-fee option. Environmental Planning recommends the Planning Board approve the final forest conservation plan.

Environmental Guidelines

There are no environmentally sensitive areas on the subject property.



FIRE MARSHAL COMMENTS

DATE: FEBRUARY 8, 2007
TO: DICK HURNEY, HURON CONSULTING
FROM: MARIE LABAW
RE: SOVEREIGN BANK 8-20070040

PLAN APPROVED.

1. Review based only upon information contained on the plan submitted **02-06-07**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

cc: Department of Permitting Services

MNCPPC-MC

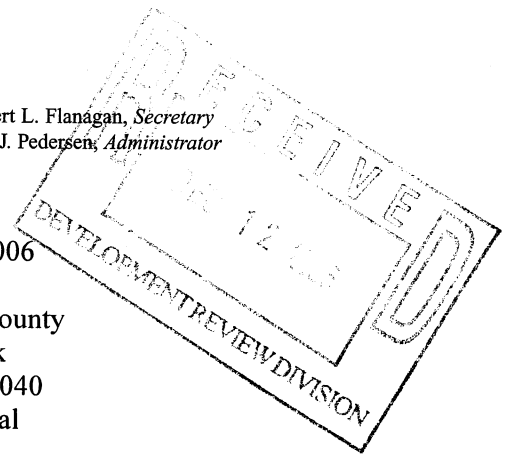


Robert L. Ehrlich, Jr., Governor
Michael S. Steele, Lt. Governor

Maryland Department of Transportation

Robert L. Flanagan, Secretary
Neil J. Pedersen, Administrator

December 5, 2006



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

Re: Montgomery County
Sovereign Bank
File #: 8-20070040
MD 27 - General


Dear Ms. Conlon:

The State Highway Administration (SHA) appreciates the opportunity to review the site plan application for the proposed Sovereign Bank development. We offer the following comment:

- Proposed access to this site is from County-maintained roads and is subject to the permit process and requirements of the Montgomery County Department of Public Works and Transportation.

If you have any questions or require additional information, please contact Raymond Burns at 410-545-5592 or by using our toll free number in Maryland only at 1-800-876-4742.

Very truly yours,


for

Steven D. Foster, Chief
Engineering Access Permits Division

SDF/rbb/jab

cc: Mr. Aris Mardirossian / Henderson Corner at 355, LLC / P.O. Box 5691, Derwood, MD 20855
Mr. Dick Hurney / Huron Consulting / 20300 Century Boulevard, Suite 105, Germantown, MD 20874
Ms. Elsa Hisel McCoy / M-NCPPC
Mr. Richard Weaver / M-NCPPC
Mr. Shahriar Etemadi / M-NCPPC
Mr. Sam Farhadi / Montgomery County DPW&T
Mr. Jeff Wentz *sent via e-mail*
Ms. Kate Mazzara *sent via e-mail*
Mr. Augustine Rebish *sent via e-mail*

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com

