



Item # 2

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM



DATE: May 16, 2002
TO: Montgomery County Planning Board
VIA: Joseph R. Davis, Chief JRD
Larry Ponsford, Supervisor LPP
Development Review Division
FROM: Robert A. Kronenberg, RLA
Planning Department Staff PAK
(301) 495-2187

REVIEW TYPE: Site Plan Review
APPLYING FOR: C-1 Zone; 2.04 Acres Property
3,200 sf of Commercial Office
PROJECT NAME: Colesville Chevy Chase Bank
CASE #: 8-02032
REVIEW BASIS: Site Plan Review Required in the C-1 Zone, Article 59-C-341.2
Site Plan Review Required for commercial properties adjacent to
residentially zoned properties, Zoning Regulations 59-E-2.81

ZONE: C-1 Commercial
LOCATION: Colesville
Northeast intersection of New Hampshire Avenue and Wolf Drive
MASTER PLAN: White Oak
APPLICANT: Chevy Chase Bank
FILING DATE: March 20, 2002
HEARING DATE: May 16, 2002

STAFF RECOMMENDATION: Approval of a 3,200 sf commercial office building, specifically a drive-in bank with the following conditions:

1. Standard Conditions dated October 10, 1995, Appendix A.
2. Conditions of MCDPS stormwater management concept approval dated March 5, 2002.
3. Prior to signature set approval, applicant to provide the following revisions and/or information:
 - a. Show all zoning lines, easements, buffers and ROWS
 - b. Sidewalks:
 - i. All internal sidewalks to be a minimum of 4 feet in width;

- ii. Provide painted crosswalks along New Hampshire Avenue where the sidewalk crosses the entrance;
- iii. Identify and label the existing 6-foot bike path (PB-24, Class III) along New Hampshire Avenue. Replace the asphalt patches with concrete sections, minimum 5-foot sections;
- iv. Provide a 5-foot wide concrete sidewalk from the intersection of New Hampshire Avenue to the access point into the site from Wolf Drive.
- c. Provide a parking facilities plan for the Phase I development (Bank Site), identifying the parking spaces allocated for the bank;
- d. Provide tree protection measures for the existing trees on the northern property line to ensure trees remain healthy during construction activities;
- e. Landscape and Lighting Plan to show the following:
 - i. Provide a lighting distribution plan showing details and specifications for lighting fixtures (fixtures, cut sheets, wattage, illumination summary, pole height, deflector shields); lighting levels shall follow the Illuminating Engineering Society of North America (IESNA), Lighting for Parking Facilities, RP-20-98, which recommends that light levels in parking lots where enhanced security is desired, not exceed a 15:1 Maximum to Minimum Uniformity Ratio;
 - ii. Distribution Plan to include any wall pack or wall mounted fixtures on the proposed building;
 - iii. Distribution Plan to include safety lighting methods to address after-hour lighting distribution;
 - iv. Light poles not to exceed 18 feet in height, except on the eastern boundary, adjacent to the residential neighborhood, which shall not exceed 14 feet in height;
 - v. All light fixtures shall be full cut-off fixtures;
 - vi. Deflectors to be installed on all fixtures causing potential glare or excess illumination, specifically on the adjacent residential property to the east;
 - vii. Illumination levels not to exceed 0.5 footcandles (fc) at any property line abutting a residential zone;
 - viii. Replace the 6-foot stockade fence with a 6.5-foot board-on-board wood fence for the entire length of the eastern boundary;
 - ix. Provide details for the proposed 6.5-foot wood fence on the eastern perimeter of the site;
 - x. Planting within the entire 25-foot buffer on the eastern perimeter to be installed prior to completion of Phase I.
- 4. Applicant to improve the entrance into the site from New Hampshire Avenue, consistent with MDSHA design standards and comments dated April 10, 2002. Applicant is limited to (1) one typical directional entrance along MD 650. [See attached memo dated April 10, 2002, Appendix B]
- 5. Applicant to close the existing entrance from Wolf Drive and replace it with an access further down from the intersection with New Hampshire Avenue, in accordance with MCDPW&T design standards.
- 6. Applicant to comply with the MNCPPC Transportation Planning Memorandum recommendations dated May 9, 2002. [See Appendix B]

7. Applicant to submit, as part of the signature set, an Adequate Public Facilities (APF) agreement with the Planning Board limiting development under this Site Plan application to a 3, 200 s.f. Drive-in Bank facility. Agreement shall also provide for the allowance of additional development of the site, not to exceed the credit, permitted by the prior Food Store use. The remaining density available shall not exceed weekday 22 A.M. and 78 P.M. Peak Hour Trips for General Retail use, or for General Office use, or an equivalent combination of land uses as determined by staff to be acceptable. Any additional development or further development is subject to review and approval by the Planning Board.

SUMMARY OF ISSUES:

In the course of site plan review and discussion, staff and the applicant reviewed the building location, access to and from the site, screening of adjacent properties and lighting distribution. Design and placement of parking spaces was studied for adaptability to the site and more efficient vehicular circulation within the site. Additional landscaping was provided within the 25-foot buffer area for a more efficient screen of the building and parking from the adjacent residential properties. Lighting was reviewed for visibility and safety of the users of the proposed building and for any negative reflection or glare into adjoining residential properties. The applicant reduced the standard pole height for the fixtures and shielded the lights abutting the neighboring residential properties to the east. The applicant was also limited to one entrance from New Hampshire Avenue (MD 650) by MDSA to allow for safe alignment and sight distance. The existing access point into the site from Wolf Drive was also eliminated and relocated further east from the main intersection.

PROJECT DESCRIPTION: Surrounding Vicinity

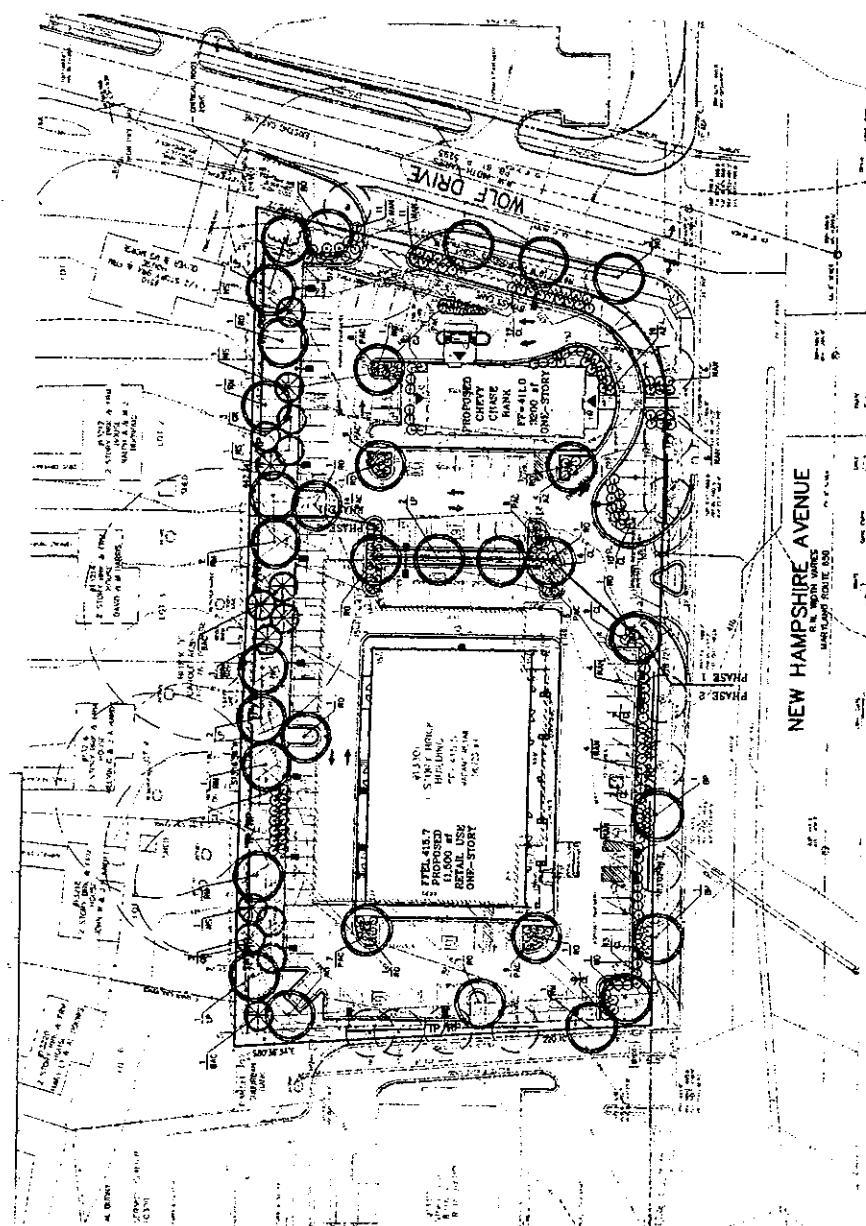
The subject property is located at the northeast corner of New Hampshire Avenue (MD 650) and Wolf Drive, approximately 500 feet south from the intersection of East Randolph Road and New Hampshire Avenue. Access into the site from New Hampshire Avenue was limited to one right-in and right-out only entrance and exit. The existing entrance on Wolf Drive will be closed and relocated further from the New Hampshire Avenue intersection.

The adjacent commercial properties to the north and west across New Hampshire Avenue are zoned C-1 and consist of retail, office and banking facilities. The adjacent subdivision to the east (Carole Acres P.B. 76, P. 7496) and the post office south across Wolf Drive is zoned R-90.

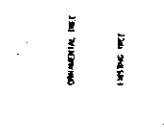
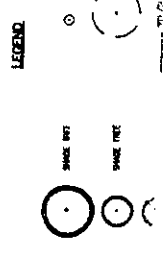
The intersection of Randolph Road and New Hampshire Avenue consists of a mix of commercial and retail uses, surrounded on the outskirts by a mix of residential uses, primarily single-family detached home

PLANT SCHEDULE

| REF | QUANTITY | BOTANICAL NAME | COMMON NAME | SIZE | COMMENT |
|-----|----------|----------------|-------------|----------|---------|
| 1 | 20 | ALBIS | ALBIS | 2-3.5 FT | |
| 2 | 10 | ALBIS | ALBIS | 2-3.5 FT | |
| 3 | 10 | ALBIS | ALBIS | 2-3.5 FT | |
| 4 | 10 | ALBIS | ALBIS | 2-3.5 FT | |
| 5 | 10 | ALBIS | ALBIS | 2-3.5 FT | |
| 6 | 10 | ALBIS | ALBIS | 2-3.5 FT | |
| 7 | 10 | ALBIS | ALBIS | 2-3.5 FT | |
| 8 | 10 | ALBIS | ALBIS | 2-3.5 FT | |
| 9 | 10 | ALBIS | ALBIS | 2-3.5 FT | |
| 10 | 10 | ALBIS | ALBIS | 2-3.5 FT | |
| 11 | 10 | ALBIS | ALBIS | 2-3.5 FT | |
| 12 | 10 | ALBIS | ALBIS | 2-3.5 FT | |
| 13 | 10 | ALBIS | ALBIS | 2-3.5 FT | |
| 14 | 10 | ALBIS | ALBIS | 2-3.5 FT | |
| 15 | 10 | ALBIS | ALBIS | 2-3.5 FT | |
| 16 | 10 | ALBIS | ALBIS | 2-3.5 FT | |
| 17 | 10 | ALBIS | ALBIS | 2-3.5 FT | |
| 18 | 10 | ALBIS | ALBIS | 2-3.5 FT | |
| 19 | 10 | ALBIS | ALBIS | 2-3.5 FT | |
| 20 | 10 | ALBIS | ALBIS | 2-3.5 FT | |



PLANTING NOTE:
 ALL PLANTING SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE ARBORICULTURAL SOCIETY OF AMERICA. THE ENGINEER SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANT MATERIALS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANT MATERIALS AND THE REPLACEMENT OF ANY PLANT MATERIALS DAMAGED OR DESTROYED DURING THE CONSTRUCTION OF THE PROJECT.

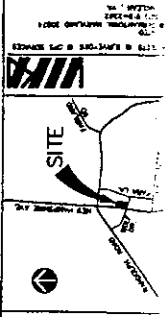


VKA REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------------|------------------|
| 1 | 10/15/2020 | ISSUE FOR PERMIT |
| 2 | 10/15/2020 | ISSUE FOR PERMIT |
| 3 | 10/15/2020 | ISSUE FOR PERMIT |
| 4 | 10/15/2020 | ISSUE FOR PERMIT |
| 5 | 10/15/2020 | ISSUE FOR PERMIT |
| 6 | 10/15/2020 | ISSUE FOR PERMIT |
| 7 | 10/15/2020 | ISSUE FOR PERMIT |
| 8 | 10/15/2020 | ISSUE FOR PERMIT |
| 9 | 10/15/2020 | ISSUE FOR PERMIT |
| 10 | 10/15/2020 | ISSUE FOR PERMIT |

**LANDSCAPE PLAN/
 FOREST CONSERVATION PLAN**

CHEVY CHASE BANK
 COLESVILLE
 MONTGOMERY COUNTY, MARYLAND



VICINITY MAP

FOREST CONSERVATION PLAN NOTES

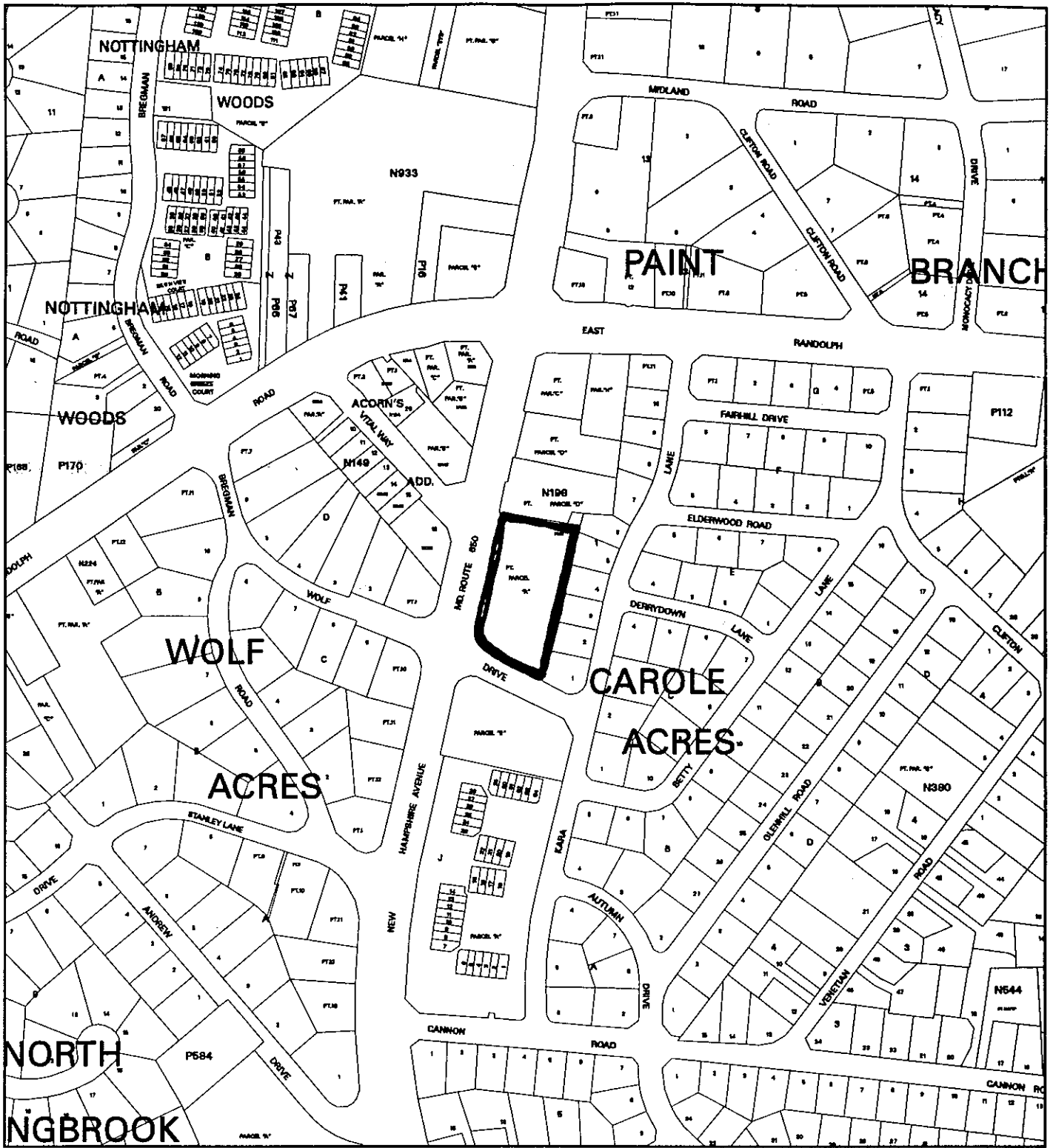
1. THIS PLAN SHALL BE REVIEWED BY THE STATE OF MARYLAND LICENSED TREE SURVEYOR AND THE STATE OF MARYLAND LICENSED LANDSCAPE ARCHITECT. NO CHANGES OR ADDITIONS SHALL BE MADE TO THIS PLAN WITHOUT THE WRITTEN APPROVAL OF THE STATE OF MARYLAND LICENSED LANDSCAPE ARCHITECT AND THE STATE OF MARYLAND LICENSED TREE SURVEYOR.
2. THE LOCATION OF ALL TREE PROTECTION CIRCLES (TPC) SHALL BE SHOWN ON THIS PLAN AND SHALL BE THE BASIS FOR THE PROTECTION OF ALL EXISTING TREES. THE TPC SHALL BE PLACED ON THE EXISTING TREE CANOPY AND SHALL BE PLACED TO PROTECT THE TREE FROM ALL CONSTRUCTION ACTIVITIES. THE TPC SHALL BE PLACED TO PROTECT THE TREE FROM ALL CONSTRUCTION ACTIVITIES. THE TPC SHALL BE PLACED TO PROTECT THE TREE FROM ALL CONSTRUCTION ACTIVITIES.
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FOREST CONSERVATION WORKSHEET

- PLANT DATA**
1. TREE SPECIES
 2. TREE SIZE
 3. TREE HEALTH
 4. TREE LOCATION
 5. TREE PROTECTION
 6. TREE REMOVAL
 7. TREE REPLACEMENT
 8. TREE MAINTENANCE
 9. TREE MONITORING
 10. TREE REPORTING
- CALCULATION**
1. TOTAL TREE VOLUME
 2. TOTAL TREE CANOPY AREA
 3. TOTAL TREE BIOMASS
 4. TOTAL TREE CARBON STORAGE
 5. TOTAL TREE OXYGEN PRODUCTION
 6. TOTAL TREE AIR PURIFICATION
 7. TOTAL TREE NOISE REDUCTION
 8. TOTAL TREE AIR QUALITY IMPROVEMENT
 9. TOTAL TREE CLIMATE REGULATION
 10. TOTAL TREE BIODIVERSITY

VICINITY MAP FOR

COLESVILLE CHEVY CHASE BANK (8-02032)



Map compiled on March 28, 2002 at 1:10 PM | Site located on base sheet no - 217NE01

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

Key Map



Research & Technology Center



1 : 4800

PROJECT DESCRIPTION: Site Description

The site is presently occupied by an existing one level Safeway building and associated parking. The majority of the site is paved. There is a minimal amount of green area on the eastern perimeter, providing very little buffer to the adjacent residential properties. The existing parking on the eastern boundary is presently 5-feet+/- from the residentially zoned property.

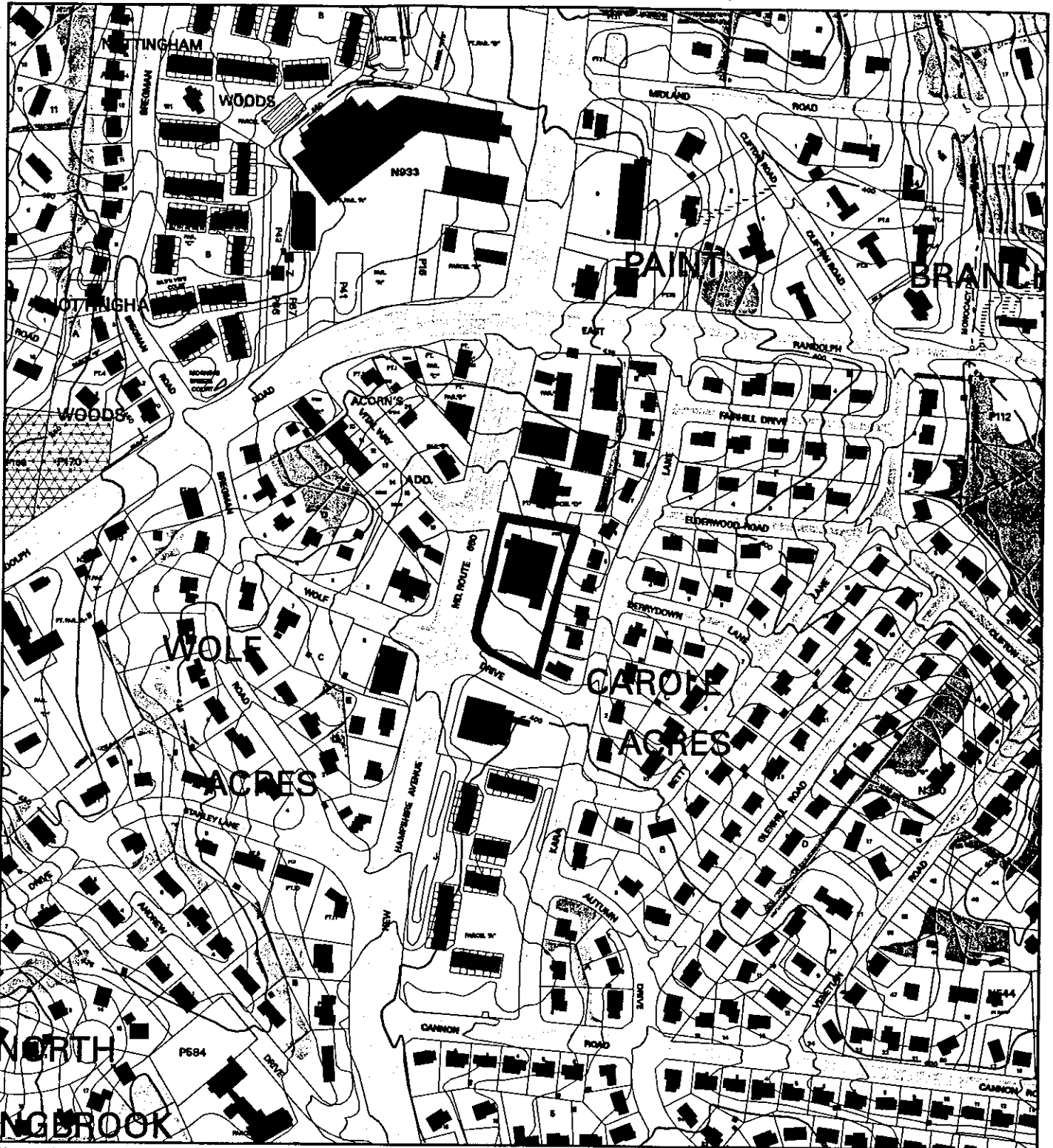
The property presently has two access points from New Hampshire Avenue and an additional entrance from Wolf Drive. Access to the site is restricted to right-in, right-out turning movements due to concrete medians prohibiting left turns from both New Hampshire Avenue. There is a dedicated left turn lane from MD 650 to Wolf Drive.

This 2-acre site is part of Parcel A, Block C of Carole Acres subdivision. The residential properties (lots 1-6, Carole Acres) to the east are presently shielded by a 6-foot wood fence and a 30-foot tall row of cedars behind the fence. The frontage of the property contains a 6-foot wide concrete and asphalt sidewalk with minimal street tree planting. The sidewalk also serves as a planned Class III bikeway (PB-24).

The overall slope of the property is approximately 5-8% down toward New Hampshire Avenue.

VICINITY MAP FOR

COLESVILLE CHEVY CHASE BANK (8-02032)



Map compiled on March 26, 2002 at 1:32 PM | Site located on base sheet no - 217NE01

NOTICE

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Key Map



N



Research & Technology Center



1 : 4800

PROJECT DESCRIPTION: Proposal

The current proposal for Site Plan consists of a 3,200 s.f. office pad site for a bank with a drive-in. The bank site, including the drive-in, will be located on a separate pad site to the south of the proposed retail building. The construction of the site will be done in two phases. The bank site and reconstructed entrances on New Hampshire Avenue and Wolf Drive will be completed in Phase I. The existing Safeway building is proposed to be demolished and replaced with a new retail building in Phase II, although Phase II will require a new site plan application and review. This application is for Phase I only.

Vehicular circulation into the site will be improved with a limited single access from New Hampshire Avenue and a reconstructed access point from Wolf Drive. Vehicular circulation for the bank site will consist of a one-way entrance on the western perimeter to serve the drive-in and parking, with drive aisles around the remainder of the building. Additional handicapped-accessible spaces are being provided for the site with clearly marked walkways into each building. Pedestrian circulation into the site has been improved with lead walks into the site and clearly marked crosswalks from New Hampshire Avenue. A 5-foot sidewalk is proposed along the north side of Wolf Drive. Each access point serving the site will also be clearly marked with painted crosswalks for pedestrian movement.

Landscaping consists of shade trees within the parking lot and a mix of evergreen, ornamental and shade trees on the northern and eastern perimeters of the property. A 6.5-foot board-on-board fence will replace the existing fence to screen the adjacent residential properties to the east. Shrub massing, in conjunction with the shade trees will assist in providing a necessary screen along New Hampshire Avenue. The streetscape for the commercial properties along New Hampshire Avenue will continue with the replacement and addition of Bradford Pears. Lighting was reviewed for conformance to guidelines for parking facilities and adverse effects on adjacent residential properties. The applicant has reduced the pole height to 18 feet on the site from the existing conditions. The poles in the eastern corner will be lowered to 14 feet and equipped with deflector shields to avoid any negative glare or excess illumination on the adjacent residential property.

Presently, the parking and drive-aisle is approximately 5-feet from the property. The revised parking will be relocated 25 feet from the eastern boundary providing a necessary buffer from the adjoining residential properties. Landscaping for the entire perimeter will be installed in the 25-foot buffer strip to add to the screening during Phase I.

Storm Water Management Concept for the Site Plan was approved on May 11, 2001 by the Montgomery County Department of Permitting Services.

PROJECT DESCRIPTION: Prior Approvals

The subject property is a recorded parcel (Part of Parcel A, Block C) within the Carole Acres Subdivision.

ANALYSIS: Conformance to Master Plan

The proposal conforms to the 1997 Approved and Adopted White Oak Master Plan recommendations for environmental management and land use. The subject site is specifically defined as part of the "Colesville Community", which is in the northern portion of the Master Plan area.

Land Use

This property is located at the intersection of Wolf Drive and New Hampshire Avenue. Numerous commercial and retail businesses operate in this vicinity, especially to the north at the Randolph Road, New Hampshire Avenue intersection.

The Master Plan provides guidance for improving streetscapes along New Hampshire Avenue, improving buffer areas for adjoining residential properties and improving pedestrian access to residential properties from New Hampshire Avenue.

The proposed building will enhance the area and site and will be compatible with the surrounding neighborhood. The landscaping, screening and subsequent site improvements will significantly enhance the overall appearance visual quality of the area.

Environmental

The subject site meets all of the requirements for forest conservation on-site, and the proposed structures will not impact any forest or specimen trees.

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE

| <u>Development Standard</u> | <u>Permitted/ Required</u> | <u>Proposed (Phase I-Bank site)</u> |
|---|--------------------------------|---|
| Lot Area (ac.): | | 2.04 acres |
| Green Area (%): | 10% | 31% |
| Impervious Area (%): | | 76% |
| Building Height (ft.) | 30 | 25 |
| Parking Setbacks (ft.): | | |
| From R/W | 10 | 10 |
| From residential (R-90 Zone) | 25 | 25 |
| Side | 4 | 4 |
| Building Setbacks (ft.): | | |
| From R/W on Master Plan | 10 | 34.8 |
| From Centerline not found on Master Plan | 60 | 83.6 |
| Rear (from adjacent residential) | 25 | 68.4 |
| Side (no yard except where yard Is provided) | 10 | 65.6 |
| Parking: | | |
| Office (bank) 3,200 s.f. (2.9 sp./1000sf) | 9.28 | 32 (includes 5 hc) |

FINDINGS for Site Plan Review:

1. The site plan is consistent with an approved development plan or a project plan for the optional method of development, if required. None required.

2. The site plan meets all of the requirements of the zone in which it is located.

See Project Data Table above.

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

a. Location of Buildings

The proposed bank site, including a drive-in and retail building, is oriented in a safe and efficient manner. We strongly encourage the applicant to demolish the existing building during Phase I of construction.

b. Open Spaces

The Stormwater Management Concept for the proposed development was approved with conditions by the Montgomery County Department of Permitting Services (DPS) on May 11, 2001.

c. Landscaping and Lighting

The 31 percent of green space proposed on the property surpasses the required amount of 10 percent. The green space will include landscaping, grass and buffer areas within the parking facility and on the perimeter of the property. Existing parking abutting the residential properties to the east will be removed and replaced with parking and a 25-foot buffer strip with planting.

Landscaping on the site consists of shade trees within the parking area to create a cooling effect in the summer heat. A mixture of evergreen and deciduous trees, as well as shrub massing will provide screening from adjacent residential properties within the 25-foot buffer strip. A 6.5-foot board-on-board fence will replace the existing stockade fence on the eastern boundary of the site to provide additional screening for the residential property.

Exterior lighting is proposed for the building and the ancillary parking area. Lighting was reviewed for safety and conformance to parking standards for commercial properties. Pole heights will be limited to 18 feet, except in the eastern boundary where the pole height is limited to 14 feet. Deflector shields

will also be required to mitigate any negative glare or illumination on adjacent properties, specifically the residentially zoned properties of Carole Acres Subdivision.

e. Vehicular and Pedestrian Circulation

Vehicular and pedestrian circulation is safe and efficient and provides improved turning movement within the site.

There is two access points into the site: one from New Hampshire Avenue and one from Wolf Drive. Vehicular circulation is being improved with a relocated and more defined one-way out turning movement from New Hampshire Avenue. The two-way access point from Wolf Drive has been relocated for safety and efficiency considerations. Internal circulation will consist of one-way movement for the drive-in and two-way vehicular movement for the remainder of the parking lot. Additional handicapped-accessible spaces are being provided. Pedestrian circulation into the site has been improved with lead walks into the site and clearly marked crosswalks on New Hampshire Avenue. Each access point serving the site will also be clearly marked with painted crosswalks for pedestrian movement.

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

The relationship of the building is consistent with the surrounding commercial and retail uses. The activity associated with the proposed building will not cause any negative effect on the adjacent properties.

Landscaping within and around the site will significantly enhance the visual quality of the site and overall appearance of the road intersection.

Light poles and fixtures will be relocated and the pole height will be reduced to prevent glare or negative illumination on adjacent properties to the east.

5. The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.

Forest conservation requirements, including credit for trees and landscaping is being mitigated on site within the parking islands and the 25 foot buffer area.

APPENDIX

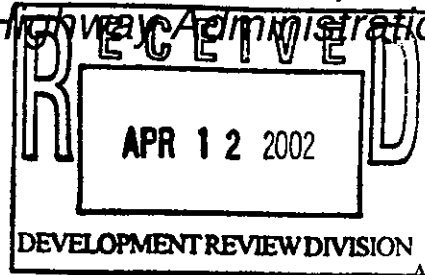
- A. Standard conditions dated October 10, 1995
- B. Documentation and memos from supporting agencies

APPENDIX A: STANDARD CONDITIONS OF APPROVAL DATED 10-10-95:

1. Submit a Site Plan Enforcement Agreement and Development Program for review and approval prior to plat recordation.
 - a. Development program to include a phasing schedule as follows:
 1. Street tree planting must progress as street construction is completed, but no later than six months after completion of the building and parking facilities.
 2. Clearing and grading to correspond to the construction phasing, to minimize soil erosion.
 3. Phasing of dedications, parking commitments, stormwater management and sediment/erosion control.
 - b. Site Plan Enforcement Agreement to delineate conditions of approval.
2. Signature set of site, landscape/lighting, forest conservation and sediment and erosion control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
 - a. Limits of disturbance;
 - b. Methods and location of tree protection;
 - c. Conditions of DPS Stormwater Management Concept approval letter dated May 11, 2001;
 - d. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading;
 - e. The development program inspection schedule;
 - f. Street trees 50 feet on center along all public streets;
 - g. Lighting distribution plan to include details and specifications of all fixtures, as well as summary of illumination.
3. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.
4. No clearing or grading prior to M-NCPPC approval of signature set of plans.



Maryland Department of Transportation
State Highway Administration



April 10, 2002

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Mr. Malcolm Shaneman
Acting Supervisor Development Review
Subdivision Division
Maryland National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Montgomery County
MD 650
Colesville Chevy Chase Bank
File No. 8-02032

Dear Mr. Shaneman:

This office reviewed the submitted plan and offer the following:

- Truncation and right-of-way dedication needs to be in accordance with the Master Plan of Highways.
- Access to this property is subject to the "Rules and Regulations" of this Administration with a permit issued by this office for entrance reconstruction and a storm drain connection.
- SHA will support (1) one typical directional entrance along MD 650. Please reference the attached standard.
- The term "denied access" is to be placed on the final record plat along the property that abuts MD 650, except at the approved entrance.
- Storm water drainage plans and computations are to be submitted for review.

If you have any questions, please contact Greg Cooke at 410-545-5595 or out toll free number in Maryland only 1-800-876-4742 (x5595). You may also email him at (gcooke@sha.state.md.us).


My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Mr. Malcolm Shaneman
Page 2
April 10, 2002

Very truly yours,

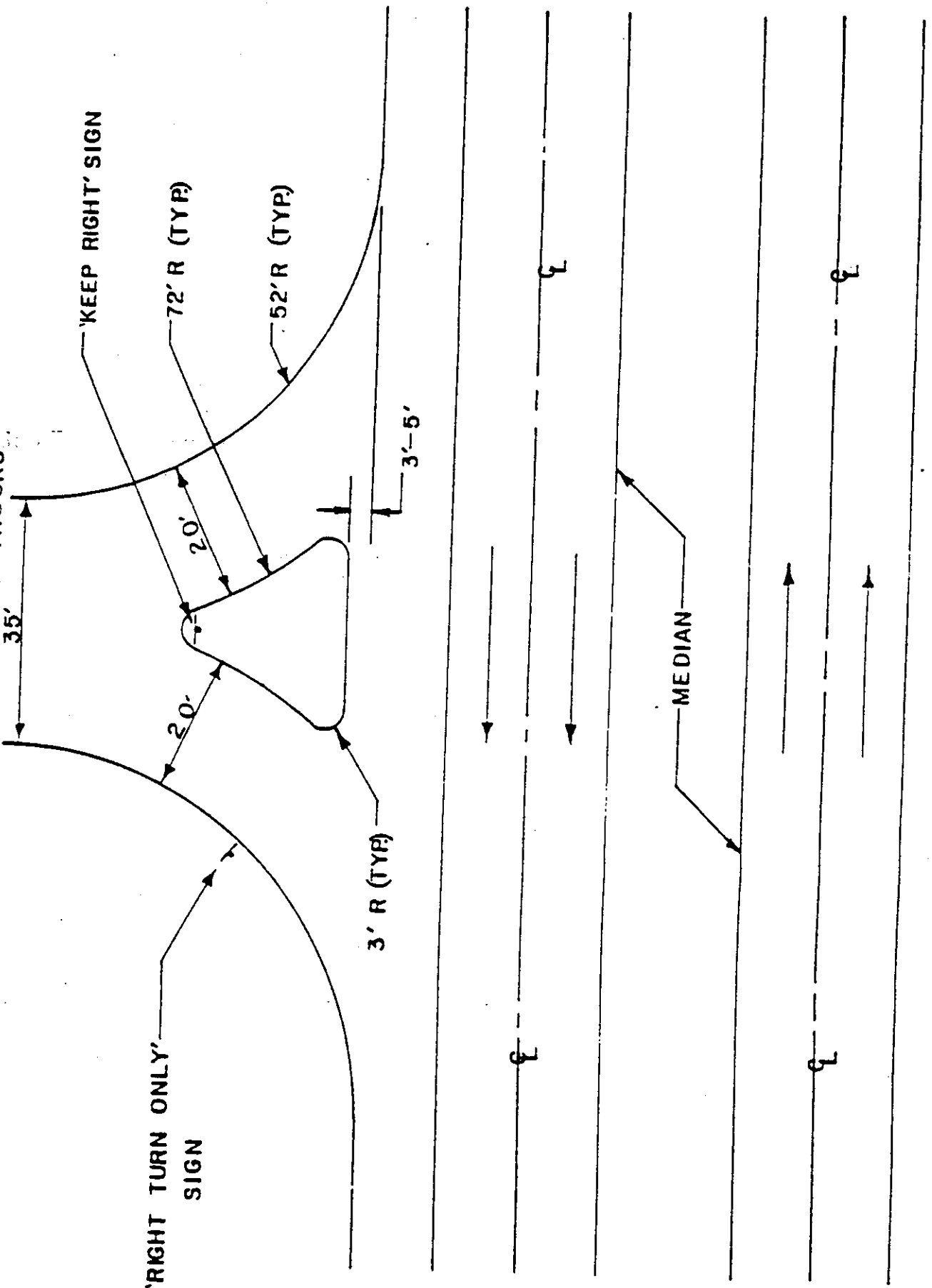

Ken
Kenneth A. McDonald Jr., Chief
Engineering Access Permits
Division

Attachments

gc

cc: Mr. Charlie Watkins
Mr. Raleigh Medley
VIKA Inc.-W/attachment

TYPICAL DIRECTIONAL ENTRANCE ONTO A DIVIDED HIGHWAY — CONSIDERATION FOR SINGLE UNIT TRUCKS





DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

March 5, 2002

Jeff Amateau
Vika, Inc.
20250 Century Blvd., Suite 220
Germantown, MD 20874

Re: Stormwater Management **CONCEPT** Request
for Chevy Chase Bank, Colesville
SM File #: 204965
Tract Size/Zone: 2.0 Ac/C-1
Total Concept Area: 2.0 Ac
Tax Plate: JP13
Parcel(s): Part of Parcel "A", Carole Acres
Liber/Folio: 19708/363
Montg. Co. Grid: 31E8
Watershed: Paint Branch

Dear Mr. Amateau:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site water quantity control via underground storage, and water quality control via structural filtration.

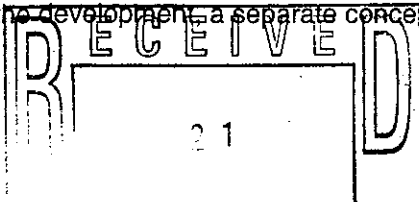
The following **items** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. The stormwater management concept contains two construction phases. These phases, including stormwater management, may proceed separately.
2. A waiver of water quality control for limited peripheral areas is not required. Water quality control for the proposed development is substantially met.
3. A detailed review of the stormwater management computations will occur at the detailed plan review stage.

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. 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.



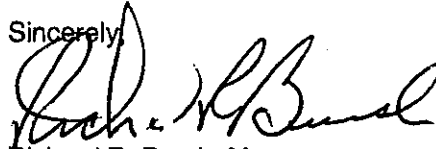
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Jeff Amateau
March 5, 2002
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If you have any questions regarding these actions, please feel free to contact Mark Etheridge at 240-777-6338.

Sincerely,



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

RRB:enm.mce

cc: M. Shaneman
S. Federline
SM File # 204965

QN - ON; Acres: 2
QL - ON; Acres: 2



**MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERSHED MANAGEMENT DIVISION**

Rockville Center - 255 Rockville Pike, Suite 120 - Rockville, Maryland 20850-4166
Telephone No. 240-777-7780 - FAX No. 240-777-7715

**SUBDIVISION PLAN REVIEW: MNCPPC Development Review Committee (DRC)
Comprehensive Water Supply and Sewerage Systems Plan Issues**

MNCPPC File Number: 8-02032

DRC Meeting Date: 04/08/2002

Subdivision Plan Name: Colesville Chevy Chase Bank

Proposed Development: 3200 sq.ft. offices/bank and 11500 sq.ft. retail (replacing existing retail space)

Watershed: Paint Branch

Zoning: C-1

Planning Area: Colesville-White Oak

Site Area: 2.04 acres

Location: Wolf Drive

Engineer: VIKA Inc. 703-442-7800

Water Supply and Sewerage Systems (as specified on the subject subdivision plan or plan application)

Proposed Water Supply:

Proposed Wastewater Disposal:

Community (public) WATER system

Community (public) SEWER system

Existing Service Area Categories: Water: W - 1

Sewer: S - 1

Water/Sewer Plan Map Amendment:

Water Supply Comments:

Sewerage System Comments:

Yes; the water supply system is consistent with the existing water service area category

Yes; the sewerage system is consistent with the existing sewer service area category

***Additional Comments:**

Will the new retail building (Phase II) use existing water and sewer hookups/connections, or will these be abandoned and replaced? WSSC may require that all existing and proposed on-site lines be shown on the plan.

When the record plat is submitted to MCDEP, the engineer should note the information on any existing development which is to be removed, along with the new development information.

Prepared by: Alan Soukup/Dorothy Pecson

Date prepared: 04/05/2002

