

## Attachment C

### Agency Correspondence



DEPARTMENT OF PUBLIC WORKS  
AND TRANSPORTATION

Douglas M. Duncan  
County Executive

Arthur Holmes, Jr.  
Director

November 1, 2005

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 No. 1-05094  
836 Bonifant Street

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated May 2, 2005. This plan was reviewed by the Development Review Committee at its meeting on June 20, 2005. 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 all existing planimetric and topographic details (paving, storm drainage, driveways adjacent and opposite the site, sidewalks and/or bikeways, bus stops, utilities, etc.) as well as existing rights of way and easements on the preliminary plan.
2. Necessary dedication for future widening of Bonifant Street 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. Submit storm drain study prior to submission of the record plat. Analyze the capacity of the existing downstream public storm drain system and the impact of the post-development ten (10) year storm runoff on same. If the proposed subdivision drains to an existing closed section street, include spread computations in the impact analysis.
5. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.
6. The proposed driveway apron will need to be widened to no less than twelve (12) feet wide at the right-of-way line, in accordance with DPWT Standard No. MC-302.01 for a commercial driveway apron.



Division of Operations

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

Ms. Catherine Conlon  
Preliminary Plan No. 1-05094  
November 1, 2005  
Page 2

7. The owner will be required to furnish this office with a recorded covenant whereby said owner agrees to pay a prorata share for the future reconstruction of Bonifant Street, whether built as a Montgomery County project or by private developer under permit, prior to DPS approval of the record plat. The deed reference for this document is to be provided on the record plat.
8. Relocation of utilities along existing roads to accommodate any required roadway improvements shall be the responsibility of the applicant.
9. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Fred Lees of our Traffic Control and Lighting Engineering Team at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
10. If the proposed development will alter or impact any existing County maintained transportation system management component (i.e., traffic signals, signal poles, handboxes, surveillance cameras, etc.) or communication component (i.e., traffic signal interconnect, fiber optic lines, etc.), please contact Mr. Bruce Mangum of our Traffic Management Team at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
11. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
  - A. Improvements to the existing public storm drainage system (in accordance with the DPWT Storm Drain Design Criteria) may be required – depending on the results of the aforementioned storm drainage capacity and impact analyses.

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

Sincerely,



Gregory M. Leck, Manager  
Traffic Safety Investigations and Planning Team  
Traffic Engineering and Operations Section

m:/subd/gml/docs/pp/1-05094, 836 Bonifant St

Enclosure

cc: Mike Razavi; Raztec Associates, Inc.  
Janus Krasowski; Bonifant Investments LLC  
Shahriar Etemadi; M-NCPPC TP  
Joseph Y. Cheung; DPS RWPPR  
Christina Contreras; DPS RWPPR  
David Adams; DPWT TEOS



**MONTGOMERY COUNTY, MARYLAND**  
**DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION**  
**DEPARTMENT OF PERMITTING SERVICES**

**SIGHT DISTANCE EVALUATION**

Facility/Subdivision Name: 836 Bonifant Street Preliminary Plan Number: 1-05094

Street Name: Bonifant Street Master Plan Road Classification: Business District

Posted Speed Limit: 25 mph

Street/Driveway #1 (1st Driveway) Street/Driveway #2 ( \_\_\_\_\_ )

Sight Distance (feet)      OK?  
 Right 200'                      OK  
 Left 200'                         OK

Sight Distance (feet)      OK?  
 Right \_\_\_\_\_                      \_\_\_\_\_  
 Left \_\_\_\_\_                         \_\_\_\_\_

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**GUIDELINES**

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150'
Secondary - 30	200'
<u>Business - 30</u>	200'
Primary - 35	250'
Arterial - 40	325'
(45)	400'
Major - 50	475'
(55)	550'

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

\*Source: AASHTO

**ENGINEER/ SURVEYOR CERTIFICATE**

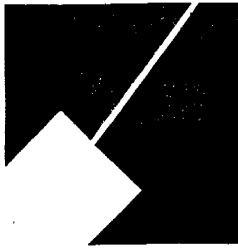
I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Mi Kagan                                      4/24/05  
 Signature    Date

22742  
 PLS/P.E. MD Reg. No.

<b>Montgomery County Review:</b>	
<input checked="" type="checkbox"/>	Approved <u>Accepted</u>
<input type="checkbox"/>	Disapproved:
By: <u>gmlsch</u>	
Date: <u>11/1/05</u>	

Form Reformatting:  
 March, 2000



THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
301-495-4500, www.mncppc.org

November 1, 2005

MEMORANDUM

TO: Mary Beth O'Quinn, Planner Coordinator  
Development Review Division

✓ Catherine Conlon, Supervisor  
Development Review Division

VIA: Glenn Kreger, Team Leader, Silver Spring/Takoma Park Team *JK*  
Community-Based Planning Division

FROM: Miguel Iraola, ASLA, Planner Coordinator *MI*  
Community-Based Planning Division

SUBJECT: Site Plan Review No. 8-05036  
Preliminary Plan Review No. 1-05094  
836 Bonifant Street

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The Community-Based Planning staff has reviewed the above referenced Site Plan and Preliminary Plan for conformance with the Silver Spring Central Business District and Vicinity Sector Plan (Approved February 2000). The subject property is located on the south side of Bonifant Street east of the intersection with Fenton Street in Silver Spring. Community-Based Planning recommends the approval of this Site Plan and Preliminary Plan with the following conditions needed to ensure consistency with the approved CBD Sector Plan:

1. Dedicate additional street right-of-way for Bonifant Street equal to 40 feet measured from the centerline of the street.
2. Provide a Class III bikeway (signed, shared roadway) for Bonifant Street.

**ZONING AND LAND USE:**

The 5,445 square foot subject property is zoned CBD-0.5 (Central Business District, 0.5). The approved CBD Sector Plan recommends the CBD-0.5 zoning for this site which was applied through the Sectional Map Amendment (SMA) adopted July 18, 2000 per County Council Resolution 14-600.

The proposed commercial use is permitted under the CBD-0.5 zone. The proposal will be implemented under the Standard Method of Development. The project proposes 5,445 gross square feet of non-residential development with a 1.0 FAR (floor area ratio). The permitted maximum for Standard Method projects under Section 59-C-6.2353 in the CBD-0.5 zone is 1.0 FAR subject to Site Plan review. The minimum required public use space for this project is 489 square feet (10% of the net lot). The project proposes 866 square feet of on-site public use space, which equals 17.7% of the net lot. Additionally, the applicant is providing 1,034 square feet of off-site streetscape improvements along the Bonifant Street frontage plus six new street trees.

### **SECTOR PLAN CONFORMANCE:**

The Silver Spring Central Business District and Vicinity Sector Plan, approved by the County Council on February 1, 2000, outlines six themes, which articulate the shared goals and vision for a revitalized Silver Spring. Three of these themes (i.e. a commercial downtown; a green downtown; and a pedestrian-friendly downtown) apply to this proposed project. This project is providing a public open space and streetscape improvements in keeping with amenities typically proposed under the Standard Method of Development. This project encourages the development of active urban streets by providing a building entrance along Bonifant Street. This project encourages the development of active urban streets and improves the quality of the pedestrian environment by providing a brick sidewalk and six trees on Bonifant Street.

- A. **Sector Plan Street Rights-of-Way:** The Sector Plan recommends a street right-of-way of 80 feet for Bonifant Street. Staff recommends additional street right-of-way dedication for Bonifant Street equal to 40 feet measured from the centerline of the street.
- B. **Sector Plan Bikeways:** The Sector Plan recommends a Class II or III (on-road) bikeway for Bonifant Street. Staff recommends a Class III bikeway (signed, shared roadway) for Bonifant Street.
- C. **Streetscape:** The Applicant proposes to improve the Bonifant Street streetscape with a 5-foot wide brick sidewalk separated by a wide lawn panel with six street trees. Staff recommends that the 5-foot wide sidewalk improvements be constructed in accordance with the *Silver Spring Streetscape* (April 1992) technical manual or as amended.

### **COMMUNITY OUTREACH:**

Community-Based Planning staff has not received written or verbal comments from the public regarding this proposal.

MI: G:\Iraola\regulatory\site\8-05036\_836 Bonifant\_CBPmemo.doc



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

September 9, 2004

Robert C. Hubbard  
Director

Mr. Pritam Arora  
Design Engineering, Inc.  
18229-A Flower Hill Way  
Gaithersburg, MD 20879

Re: **Revised Stormwater Management CONCEPT**  
Request for Ghaffar Subdivision (Fari Estates)  
Preliminary Plan #: 1-05012  
SM File #: 212547  
Tract Size/Zone: 2.83 acres / R-90  
Total Concept Area: 2.83 acres  
Lots/Block: Proposed Lots 1-9  
Parcel(s): 235  
Watershed: Paint Branch

Dear Mr. Arora:

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 quality control and onsite recharge via non-structural measures. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

The following **item(s)/condition(s)** will need to be addressed **during/prior to** 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. Maintain separation of off-site flows and the majority of the on-site flows. Disperse on-site developed flows as much as possible to avoid flow concentrations.
5. This approval supercedes the stormwater management concept approval dated May 12, 2004.

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.



WSSC Comments on Items for June 20, 2005, Development Review Committee Meeting

(7)

File Number	Project Name	Comments
1-05094 & 8-05036	836 BONIFANT STREET	Water and sewer lines about property. No information shown regarding existing/proposed service or impacts to that service. No additional comments over those in past.

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.wsswater.com](http://www.wsswater.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.





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

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

Maryland Department of Transportation

June 20, 2005

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


Re: Montgomery County  
MD 97 General  
836 Bonifant Street  
File Nos. 1-05094 & 8-05036

Dear Ms. Conlon:

The State Highway Administration (SHA) would like to thank you for the opportunity to review the preliminary plan and site plan applications for the development at 836 Bonifant Street. We have completed our review and have no comments at this time.

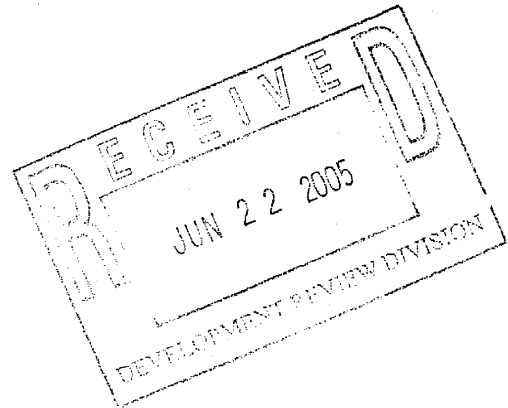
If additional information is required from SHA regarding this project, please do not hesitate to contact Mr. Gregory Cooke at 410-545-5602, Mr. John Borkowski at 410-545-5595, or by using our toll free number in Maryland only, 1-800-876-4742 (x-5602 for Greg, x-5595 for John). You may also E-mail Greg at [gcooke@sha.state.md.us](mailto:gcooke@sha.state.md.us) or John at [jborkowski@sha.state.md.us](mailto:jborkowski@sha.state.md.us). Thank you for your cooperation.

Very truly yours,

  
Steven D. Foster, Chief  
Engineering Access Permits Division

SDF/jb

- cc: Mr. Darrell Mobley (Via E-mail)
- Mr. Augustine Rebish (Via E-mail)
- Mr. Richard Weaver, M-NCPPC (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](http://www.marylandroads.com)