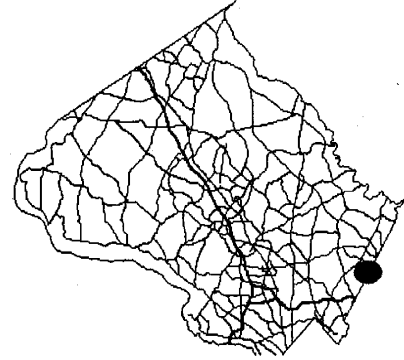


**MEMORANDUM**

DATE: June 23, 2006  
 TO: Montgomery County Planning Board  
 Rose Krasnow, Chief *RK*  
 VIA: Michael Ma, Supervisor *Ma*  
 Development Review Division  
 FROM: Calvin Nelson, Jr. *CN*  
 Community-Based Planning Division  
 (301) 495-4619



REVIEW TYPE: **Site Plan Review**  
 CASE #: **820060320 (Previously 8-06032)**  
 PROJECT NAME: Commerce Bank – Silver Spring  
 APPLYING FOR: Approval of 4,100 gross square feet of commercial space on 0.89 acres  
 REVIEW BASIS: Div. 59-D-3 of Montgomery County Zoning Ordinance

ZONE: C-T  
 LOCATION: Northeast quadrant of intersection of Briggs Chaney Road and Castle Boulevard  
 MASTER PLAN: Fairland  
 APPLICANT: Commerce Bank  
 FILING DATE: March 29, 2006  
 HEARING DATE: July 6, 2006

**STAFF RECOMMENDATION:** Approval of Site Plan 820060320 for 4,100 gross square feet of commercial space on 0.89 acres. All site development elements as shown on Commerce Bank – Silver Spring plans stamped by the M-NCPPC on May 11, 2006 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 120060930.
2. Site Design  
Provide details for the proposed retaining wall located along the eastern and southern boundary of the site.

3. Lighting

- a. Revise the Lighting Plan to show that illumination levels on the site shall not exceed 0.5 footcandles (fc) at the property lines abutting the adjacent residential property and abutting Briggs Chaney Road and Castle Boulevard.
- b. All light fixtures shall be full cut-off fixtures.
- c. Deflectors shall be installed on all fixtures causing potential glare or excess illumination, especially on the perimeter fixtures abutting the adjacent residential properties.
- d. The height of the light poles shall not exceed 18 feet including the mounting base.

4. Transportation

The applicant shall comply with the following conditions of approval from M-NCPPC-Transportation Planning in the memorandum dated June 8, 2006.

- a. Limit the proposed development to 4,100 Square feet of bank with a maximum four drive-through banking lanes.
- b. Show clearly on the plan the dedication of 60 feet of right-of-way from the centerline or 120 feet from the opposite right-of-way line for Briggs Chaney Road required by Fairland Master Plan.
- c. Dedicate 40 feet from the centerline of Castle Boulevard for a total of 80 feet right-of-way as required by Fairland Master Plan.
- d. Provide the following sidewalk improvements in the vicinity of the site:
  - i. Replace the substandard four-foot sidewalk with a five-foot concrete sidewalk along Castle Boulevard with a minimum of two feet setback from the property line and street trees.
  - ii. Provide level sidewalks across the driveways on Briggs Chaney Road and Castle Boulevard.
  - iii. Provide a raised pedestrian refuge area across the curb cut from Castle Boulevard.
  - iv. Provide lead-in sidewalks along the western side of the Briggs Chaney Road curb cut and from Castle Boulevard.
  - v. Provide one handicapped ramp in each direction at the corner of Briggs Chaney Road and Castle Boulevard.
- e. Provide for an increased turning radius to 30 feet at the intersection of Briggs Chaney Road and Castle Boulevard as required by Department of Public Works and Transportation.
- f. Provide one bike rack at the main entrance.

- g. Coordinate with Department of Public Works and Transportation (DPWT) and Washington Metropolitan Area Transit Authority for the locations of site access near Ride On and Metro bus stops on Briggs Chaney Road and Castle Boulevard.
- h. Satisfy all requirements of the Department of Public Works and Transportation and the State Highway Administration.
- i. All improvements referenced in a – h above shall be complete prior to issuance of a use and occupancy permit.

5. Stormwater Management

The proposed development is subject to Stormwater Management Concept approval conditions dated February 13, 2006 unless amended and approved by DPS.

6. Development Program

Applicant shall construct the proposed development in accordance with the Development Program. The Development Program shall be reviewed and approved by M-NCPPC staff prior to approval of signature set of site plan. The Development Program shall include a phasing schedule as follows:

- a. The required sidewalk along Castle Boulevard shall be completed prior to issuance of an occupancy permit for the proposed bank building.
- b. Street trees and on-site landscaping and lighting shall be completed prior to issuance of an occupancy permit for the proposed bank building.
- c. Clearing and grading shall correspond to the construction phasing, to minimize soil erosion.

7. Clearing and Grading

No clearing or grading prior to M-NCPPC approval of certified set of plans.

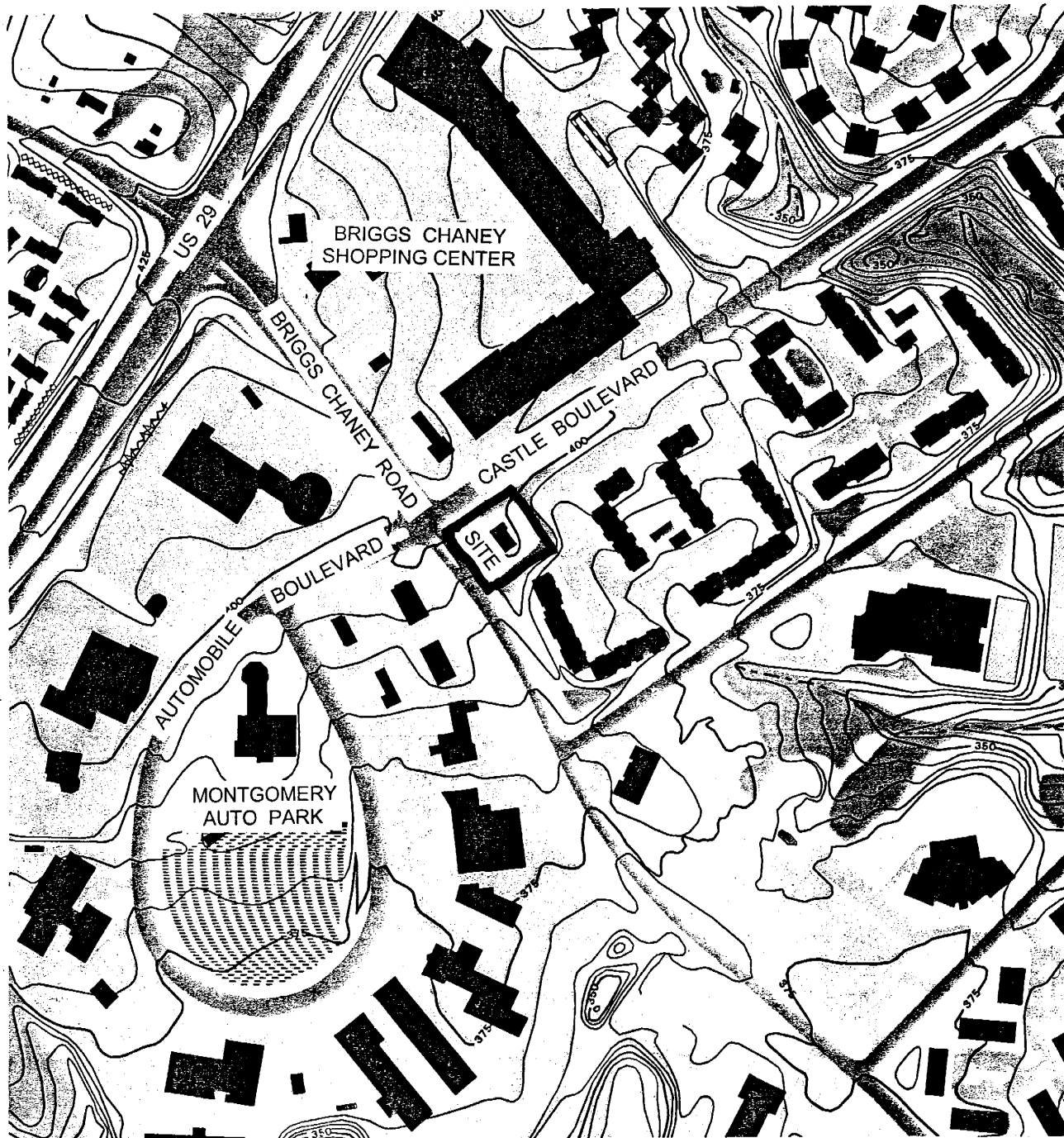
8. Certified Site Plan

Prior to Certified Site Plan approval of site and landscape/lighting plans 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. Provide details of the proposed retaining wall along the eastern and southern boundary of the site.
- c. Revised development standard table.
- d. Addition street trees along Castle Boulevard.
- e. Detail for the bike racks proposed.
- f. Location and details of bus stops on Briggs Chaney Road and Castle Boulevard if required by DPWT.

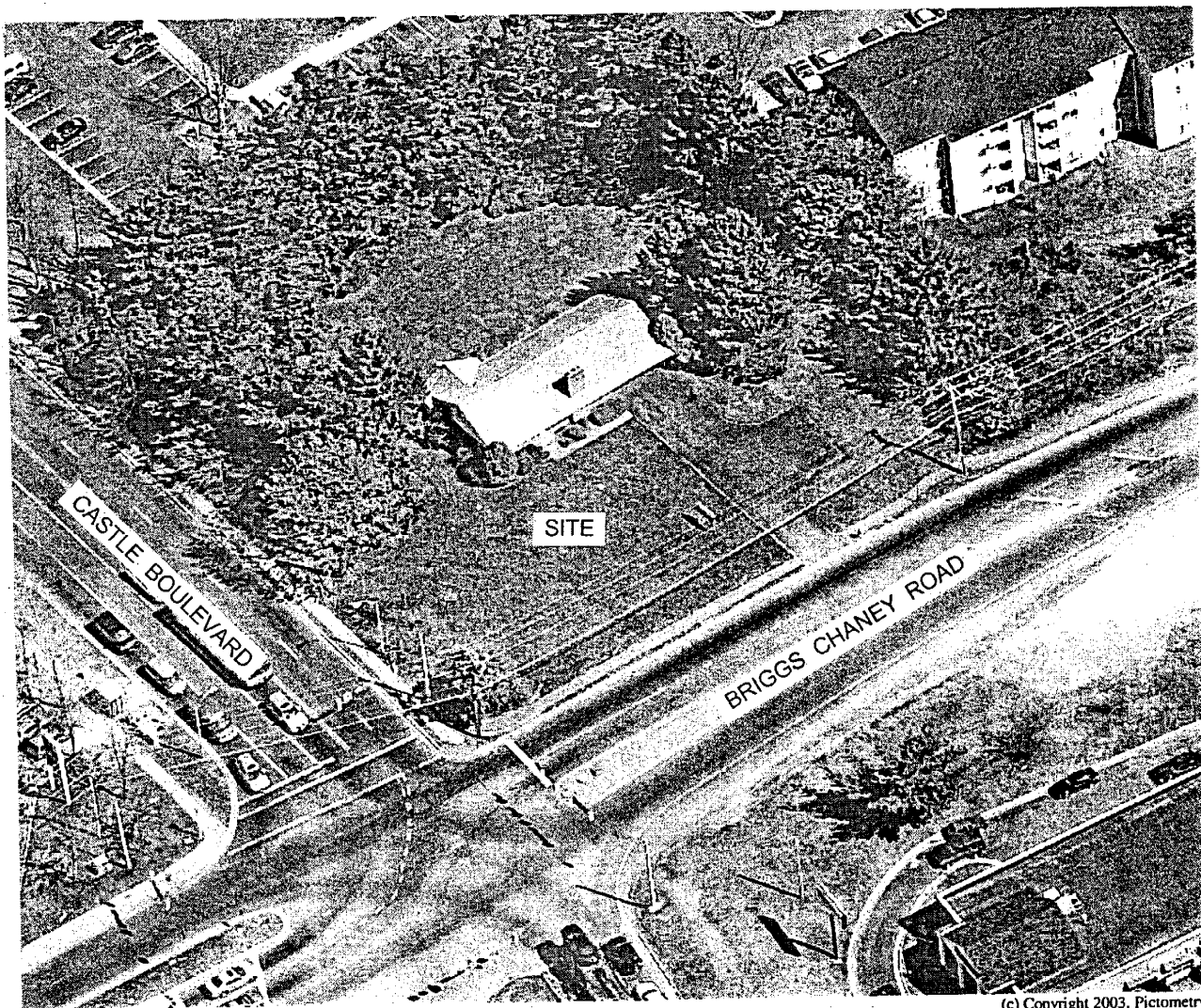
**PROJECT DESCRIPTION:** Site Vicinity

The subject property is located in the northeast quadrant of the intersection of Briggs Chaney Road and Castle Boulevard. The Fairland Master Plan shows the subject site as being within the Greencastle/Briggs Chaney community. Across Castle Boulevard to the north is the Briggs Chaney Shopping Center in the C-2 Zone. Adjacent to the site to the east and south are the four-story Knightsbridge Apartments in the R-20 Zone, and to the west, across Briggs Chaney Road is the Montgomery Auto Park and other auto-related businesses in the C-3 Zone.



**PROJECT DESCRIPTION:** Site Description

The 38,667 square-foot corner lot is developed with a one story, single-family dwelling. The site is bounded by Castle Boulevard to the north and by Briggs Chaney Road to the west. The property gradually slopes down to an area of mostly evergreen trees along the site's eastern and southern boundaries. Vehicular access to the site is from Briggs Chaney Road, which is currently under construction in the area confronting the site. Under this Capital Improvement Project (CIP), Briggs Chaney Road will be widened within its 120-foot right-of-way to become a divided four-lane arterial with turning lanes from Automobile Boulevard/Castle Boulevard intersection to a point east of Aston Manor Drive.





**PROJECT DESCRIPTION:      Prior Approvals**

Zoning

The subject property was rezoned from the C-2 Zone to the C-T Zone by Sectional Map Amendment G-747 on July 8, 1997.

Preliminary Plan

Preliminary Plan 120060930 will be heard by the Planning Board concurrently with the Site Plan.

**ANALYSIS: Conformance to Development Standards**

PROJECT DATA TABLE (C-T Zone)

Development Standard	Permitted/ Required	Proposal for Approval
Min. Tract Area (ac.):	—	0.89 ac. (38,667 sf)
Proposed Floor Area (gsf.)	19,333	4,100 sf
Floor Area Ratio (F.A.R.)	0.5	0.11
Minimum Building Setback (ft.)		
Front Setback (Briggs Chaney Road)	10	64
Front Setback (Castle Boulevard)	10	82
Side Setback (northeast, residential)	15	71
Side Setback (east, residential)	15	38
Minimum Parking Setback (ft.)		
Front Setback (Briggs Chaney Road)	10	13
Front Setback (Castle Boulevard)	10	14
Side Setback (northeast, residential)	10	15
Side Setback (east, residential)	10	15
Parking Requirements		
2.7 spaces/1,000 gsf of floor area	11	18
Parking Landscape Requirements (ft.)		
Landscape strip adjacent to street right-of-way	10	10
Perimeter (other than right-of-way)	15	15
Maximum Building Height (ht)	35	28
Minimum Drive Aisles (ft)	24	24
Building Coverage (%)	35	11
Open Space (%)	10	33

## **ANALYSIS:**

### Conformance to Master Plan

The Approved and Adopted Fairland Master Plan, dated 1997 (pages 44, 63-65), recommends that the subject single-family home site (designated as Area 36) located at the intersection of Briggs Chaney Road and Castle Boulevard is appropriate for C-T, Commercial Transition Zone. The Plan also states that “transitional, small-scale, non-residential uses such as offices” be considered for the site.

The site was rezoned to C-T, Commercial Transition, Zone by Sectional Map Amendment G-747 on July 8, 1997.

### Local Area Transportation Review

A traffic study was submitted to satisfy Local Area Transportation Review (LATR) and to determine the impact of the proposed development on the area transportation system. The site is projected to generate 41 and 108 new trips and 37 and 96 Pass-by trips during the typical peak hours of the morning and evening peak periods respectively. A total of one intersection and both access points were identified for analysis in the traffic study. Site trips were added to the existing and background traffic (trips from approved but unbuilt developments) to form the total traffic condition. Traffic was assigned to the three affected intersections and the result shows that all intersections will operate within the congestion standard of 1,500 Critical Lane Volume (CLV) for the Fairland/White Oaks Policy Area (see Appendix A).



**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, diagrammatic plan, schematic 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, and where applicable conforms to an urban renewal plan approved under Chapter 56;*

The Site Plan meets all of the requirements of the C-T Zone as demonstrated in the Project Data Table above. An urban renewal plan is not applicable for the subject development.

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

- a. **Building**

The proposed bank building is located in a manner that is adequate, safe and efficient with the surrounding development.

- b. **Open Spaces**

The proposed development provides 33% open space. Trees and other landscaping materials are included within the open space areas along the property boundaries.

- c. **Landscaping and Lighting**

A good variety of landscaping materials are proposed for the site. The proposed landscaping consists of a mix of shade and flowering trees, shrubs and a retaining wall along the eastern and southern boundaries of the site. Flowering trees and evergreen shrubs will be placed in front of the parking areas facing Briggs Chaney Road and Castle Boulevard.

In addition to the lighting fixtures under the bank's pedestrian entrance canopy and the drive-thru canopy, shielded, pole-mounted lighting will be provided. Staff recommends that the Lighting Plan be revised to limit the illumination level at the site's property lines to 0.5 footcandles (fc).

d. Vehicular and Pedestrian Circulation

The proposed bank building is sited to provide an efficient circulation and parking pattern for banking patrons. The corner lot location will provide access points which are "right in, right out" only. Two lead sidewalks into the site and internal pedestrian crosswalks across the drive aisles provides safe pedestrian access to the bank.

Vehicular and pedestrian circulation is safe, adequate and efficient.

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

The proposed bank is in conformance with the Master Plan and is compatible with the adjacent commercial and 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 development is exempt from the requirements of forest conservation according to the Environmental Planning Division by memorandum dated May 11, 2006. The Department of Permitting Services approved the stormwater management concept on February 13, 2006.

The proposed stormwater management concept consists of on-site channel protection measures via a waiver to the existing Montgomery Auto Park Regional Pond; on-site water quality control via installation of proprietary filtration units with hydrodynamic pretreatment; and onsite recharge via landscaped recharge areas.

APPENDIX

- A. Transportation Planning Division memo dated June 8, 2006
- B. Environmental Planning Division memo dated May 11, 2006
- C. Community-Based Planning memo dated June 14, 2006
- D. Memorandums from agencies



**CHECKLIST Site Plan / Project Plan Review**

Plan # 820060320 Name: Commerce Bank - Silver Spring

Zone: C-T Tract Area: 0.88 Proposed Use: Bank

Number of Units: N/A Square Footage: 4,100 SF

Development Method: \_\_\_\_\_

Other: \_\_\_\_\_

**Referral Comments:**

**M-NCPPC**

	Staff	Date
Transportation	_____	_____
Environmental	<u>M.P.</u>	<u>5/11/06</u>
	<u>C.B.</u>	<u>12/20/05</u>
Community Planning	<u>C.N.</u>	<u>6/14/06</u>
Historic Planning	<u>N/A</u>	_____
Park Planning	<u>N/A</u>	_____
Research/Housing	<u>N/A</u>	_____

**Other Agencies**

	Staff	Date
SHA	<u>N/A</u>	_____
DPS (SWM)	<u>E.B.</u>	<u>2/13/06</u>
DPS (Traffic)	_____	_____
Public School	<u>N/A</u>	_____
Utility	_____	<u>4/24/06</u>
Fire & Rescue	<u>J.E.</u>	<u>5/16/06</u>
DPW & T	<u>S.F.</u>	<u>5/25/06</u>

**Development Standards / Requirements**

- Zoning Requirements
- MPDU Calculation
- Building Restriction Lines
- Development Data Table
- TDR Calculation
- Building Height
- Recreation Calculation
- Timing/Phasing Conditions
- Master Plan Conformance

**Prior Approvals**

- Development Plan
- Preliminary Plan
- Prior Site Plan Approvals
- Record Plat

**Community Input**

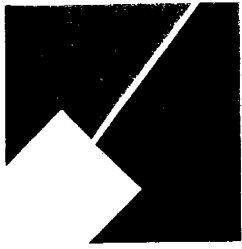
- Civic Association \_\_\_\_\_
- Individuals \_\_\_\_\_

Supervisor Review

Chief Review

MM 6/23/06  
RBY 6/23/06

M-NCPPC



**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

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

June 8, 2006

**MEMORANDUM**

**TO:** Delores Kinney, Planner/Coordinator  
Development Review Division

Calvin Nelson, Planner/Coordinator  
Community-Based Planning Division

**FROM:** Shahriar Etemadi, Supervisor  
Transportation Planning

**SUBJECT:** Preliminary Plan No. 120060930 and Project Plan # 820060320  
Commerce Bank Silver Spring

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This memorandum is Transportation Planning staff 's adequate public facilities (APF) review of the subject preliminary plan.

**RECOMMENDATIONS**

To support the approval of this application for preliminary plan, Transportation Planning staff recommends the following conditions as part of the APF test for transportation requirements related to approval of this application:

1. Limit the preliminary plan to 4,100 Square feet of bank with a maximum four drive-through banking lanes.
2. Show clearly on the plan the dedication of 60 feet of right-of-way from the centerline or 120 feet from the opposite right-of-way line for Briggs Chaney Road required by Fairland Master Plan.
3. Dedicate 40 feet from the centerline of Castle Boulevard for a total of 80 feet right-of-way as required by Fairland Master Plan.

4. Provide the following sidewalk improvements in the vicinity of the site:
  - A. Replace the substandard four-foot sidewalk with a five-foot concrete sidewalk along Castle Boulevard with a minimum of two feet setback from the property line with street trees, subject to approval by DPWT.
  - B. Provide level sidewalk across the driveways on Briggs Chaney Road and Castle Boulevard, subject to approval by Department of Public Works and Transportation (DPWT).
  - C. Provide a raised pedestrian refuge area across the curb cut from Castle Boulevard.
  - D. Provide lead-in sidewalks along the western side of the Briggs Chaney Road curb cut and from Castle Boulevard.
  - E. Provide one handicapped ramp in each direction at the corner of the Briggs Chaney Road and Castle Boulevard.
5. Provide for an increased turning radius to 30 feet at the intersection of Briggs Chaney Road and Castle Boulevard required by DPWT, subject to approval by DPWT.
6. Provide one bike rack at the main entrance.
7. Coordinate with Department of Public Works and Transportation and Washington Metropolitan Area Transit Authority for the locations of site access near Ride On and Metro bus stops on Briggs Chaney Road and Castle Boulevard.
8. Satisfy all requirements of Department of Public Works and Transportation, and State Highway Administration.
9. All improvements referenced above must be complete prior to issuance of use and occupancy permits.

## **DISCUSSION**

### **Site Location and Pedestrian/Vehicular Access**

The site is located at the northeast corner of Briggs Chaney Road and Castle Boulevard. The site will be provided with "right in and right out only" access points on both Briggs Chaney Road and Castle Boulevard. Lead-in sidewalks connect internal walkways to external sidewalks on both roadways at the site access points. Internal circulation, ingress and egress points are designed safely for vehicular and pedestrian access. An eight-foot shared-used path will be constructed on the south side (opposite side of the proposed bank) of Briggs Chaney Road.

Staff believes vehicular and pedestrian access will be safe and sufficient upon implementation of recommended improvements stated for this application.

Roadway Classifications

**Briggs Chaney Road** is classified in the Fairland Master Plan as a four-lane arterial roadway with 120 feet of right-of-way with a five-foot sidewalk on the north side and a shared-used path on the south side.

**Castle Boulevard** is classified in the Fairland Master Plan as a four-lane (in front of the site) industrial roadway with 80 feet of right-of-way and five-foot sidewalks on both sides.

Local Area Transportation Review

A traffic study was submitted to satisfy Local Area Transportation Review (LATR) and to determine the impact of the proposed development on area transportation system. The site is projected to generate 41 and 108 new trips and 37 and 96 Pass-by trips during the typical peak hours of the morning and evening peak periods respectively. Total of one intersection and both access points were identified for analysis in the traffic study. Site trips were added to the existing and background traffic (trips from approved but unbuilt developments) to form the total traffic condition. Traffic was assigned to the three effected intersections and the result shows that all intersections will operate within the congestion standard of 1,500 Critical Lane Volume (CLV) for the Fairland/White Oaks Policy Area. The following table shows the result of CLV analysis for these intersections.

**Results of Intersection Capacity Analysis**

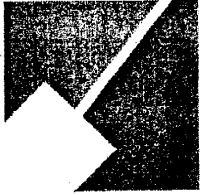
Intersection	Congestion Standard	Peak Hour	Existing	Background	Total Future
Briggs Chaney Road and Castle Boulevard*	1,500	Morning	855	746	737
		Evening	1,244*	919*	989*
Castle Boulevard and Site Access	1,500	Morning	344	357	380
		Evening	540	557	666
Briggs Chaney Road and Site Access	1,500	Morning	NA	NA	414
		Evening	NA	NA	476

\*A planned roadway improvement currently under construction for the intersection of Briggs Chaney Road and Castle Boulevard will create additional capacity and as the result the future CLV will be less than existing condition.

As shown in the previous table, all intersections operate within the congestion standard of 1,500 CLV for this Fairland/White Oak Policy Area and therefore, the application satisfies the LATR requirements.

SE:gw

mno to Kinney re Commercebank SS



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

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

**MEMORANDUM**

TO: Cathy Conlon, Supervisor, Development Review  
Calvin Nelson, Development Review

FROM: Mark Pfefferle, Planning Coordinator, Environmental Planning Division

*MP*

DATE: May 11, 2006

SUBJECT: Preliminary Plan 120060930  
Site Plan 820060320  
Commerce Bank – Silver Spring

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The Environmental Planning has reviewed the preliminary plan referenced above. The plan is exempt from Forest Conservation and the site is not subject to a tree save plan. Environmental Planning recommends approval of the preliminary plan of subdivision.





B'

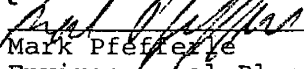
MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS

O: Cathy Conlon  
Development Review Division

UBJECT: Pre-Preliminary Plan # 7-06029  
Name Commerce Bank - Silver Spring  
DRC date: Monday, February 6, 2006  
NRI/FSD 4-06116E approved December 20, 2005

PD COMMENTS

1. The site is exempt for forest conservation
2. The site does not require a tree save plan
3. Environmental Planning does not object to the submission of a preliminary plan of subdivision.

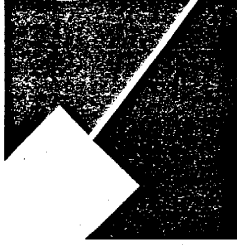
SIGNATURE:   
Mark Pfeiffer  
Environmental Planning Division

DATE: January 30, 2006

c: Bohler Engineering.

eminder: **Address your submissions/revisions to the Reviewer who completed the Comments sheet.  
Put the Plan numbers on your cover/transmittal sheets.**

M-NCPPC



**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
301-495-4500, [www.mncppc.org](http://www.mncppc.org)

June 14, 2006

**MEMORANDUM**

**TO:** Dolores Kinney, Development Review Division

**FROM:** Calvin Nelson, Jr., Community-Based Planning Division *cn*

**SUBJECT:** Commerce Bank – Silver Spring #120060930

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The subject site is situated in the Briggs Chaney area of Fairland, opposite the Montgomery Auto Sales Park and the Briggs Chaney Plaza Shopping Center.

The Approved and Adopted Fairland Master Plan, dated 1997 (pages 44, 63-65), recommends that the subject single-family home site (designated as Area 36) located at the intersection of Briggs Chaney Road and Castle Boulevard is appropriate for CT, Commercial Transition Zone. The Plan also states that "transitional, small-scale, non-residential uses such as offices" be considered for the site.

The site was rezoned to CT, Commercial Transition Zone by Sectional Map Amendment G-747 on July 8, 1997.

APPENDIX 'D'

**AGENCY  
CORRESPONDENCE**



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 #1-20060930  
Commerce Bank - Silver Spring

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated 3/20/06. 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 all existing planimetric and topographic details specifically entire paving, storm drainage, driveways adjacent and opposite the site as well as existing rights of way and easements on the preliminary plan.
2. Necessary dedication for Briggs Chaney Road and Castle Boulevard 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. We did not receive complete analyses of the capacity of the downstream public storm system(s) and the impact of the post-development runoff on the system(s). As a result, we are unable to offer comments on the need for possible improvements to the system(s) by this applicant. Prior to approval of the record plat by the Department of Permitting Services (DPS), the applicant's consultant will need to submit this study, with computations, for review and approval by DPS. 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 and inlet efficiency computations in the impact analysis.



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. 1-20060930  
Date May 25, 2006  
Page 2

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. 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.
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. 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.
15. 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 construction or reconstruction of Briggs Chaney Road, 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.
16. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.

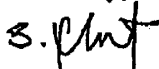
Ms. Catherine Conlon  
Preliminary Plan No. 1-20060930  
Date May 25, 2006  
Page 3

17. 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.
18. 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.
19. Trees in the County rights of way - species and spacing to be in accordance with the applicable DPWT standards. A tree planting permit is required from the Maryland Department of Natural Resources, State Forester's Office [(301) 854-6060], to plant trees within the public right of way.
20. Please coordinate with DPWT division of Transit Services about their requirements and project impacts on their network.
21. Obtain CIP road widening design plans from MCDPWT Division of Capital Development and show improved roadway for Briggs Chaney Road and right-of-way for both Briggs Chaney Road and Castle Boulevard on both sides (Briggs Chaney will be a divided arterial). Contact Jim Lutz, with Construction Section.
22. 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. Construct five (5) foot wide concrete sidewalk along the site frontage.
  - B. Improvements to the existing public storm drainage system, if necessitated by the previously mentioned outstanding storm drain study. If the improvements are to be maintained by Montgomery County, they will need to be designed and constructed in accordance with the DPWT Storm Drain Design Criteria.
  - C. Permanent monuments and property line markers, as required by Section 50-24(c) of the Subdivision Regulations.
  - D. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.
  - E. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the Traffic Engineering and Operations Section.

Ms. Catherine Conlon  
Preliminary Plan No. 1-20060930  
Date May 25, 2006  
Page 4

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/ 1-20060930, Commerce Bank - Silver Spring.doc

Enclosures (1)

cc: Jason LaVeglia, Commerce Bank  
Daniel Duke, Bohler Engineering  
Jody Kline, Miller, Miller & Canby  
Joseph Y. Cheung; DPS RWPPR  
Christina Contreras; DPS RWPPR  
Sarah Navid; DPS RWPPR  
Shahriar Etemadi; M-NCPPC TP  
Gregory Leck, DPWT TEOS  
Preliminary Plan Folder  
Preliminary Plans Note Book





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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Commerce Bank - Silver Spring Preliminary Plan Number: 1- TBD

Street Name: Castle Blvd.

Master Plan Road Classification: Business

Posted Speed Limit: 30 mph

Street/Driveway #1 (Castle Blvd.)

Street/Driveway #2 (Briggs Chaney Road (Arterial))

Sight Distance (feet) OK?
Right 750' YES
Left 780' YES

Sight Distance (feet) OK?
Right 1,100' YES
Left 680' YES

Comments: View beyond required 200'
Site Distance is 750' to the right
and 780' to the left.

Comments: View beyond the required 200'
is 1,100' to the right of the 600'
to the left.

GUIDELINES

Table with 2 columns: Classification or Posted Speed (use higher value) and Required Sight Distance in Each Direction. Rows include Tertiary (25 mph, 150'), Secondary (30, 200'), Business (30, 200'), Primary (35, 250'), Arterial (40, 325'), Major (50, 475'), and (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.

Signature: [Handwritten Signature] Date: 12/23/05

26720
PLS/P.E. MD Reg. No.

Montgomery County Review:
[Checked] Approved
[ ] Disapproved:
By: SF
Date: 5/25/06



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## FIRE MARSHAL COMMENTS

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**DATE:** 5-16-06  
**TO:** PLANNING BOARD, MONTGOMERY COUNTY  
**VIA:**  
**FROM:** CAPTAIN JOHN FEISSNER 240 777 2436  
**RE:** APPROVAL OF ~ *COMMERCE BANK SILVER SPRING #8-20060930*

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**1. PLAN APPROVED.**

- a. Review based only upon information contained on the plan submitted 5-16-06. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
- b. 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



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

February 13, 2006

Mr. Daniel M. Duke, P.E.  
Bohler Engineering, P.C.  
22630 Davis Drive, Suite 200  
Sterling, VA 20164

Re: Stormwater Management **CONCEPT** Request  
for Commerce Bank Silver Spring  
Preliminary Plan #: N/A  
SM File #: 222340  
Tract Size/Zone: 1.03 acres / LT  
Total Concept Area: 1.03 acres  
Lots/Block: N/A  
Parcel(s): P568  
Watershed: Little Paint Branch

Dear Mr. Duke:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site channel protection measures via a waiver to the existing Montgomery Auto Park Regional Pond; on-site water quality control via installation of proprietary filtration units with hydrodynamic pretreatment; and onsite recharge via landscaped recharge areas.

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

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

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

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this



office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

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

Sincerely,



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

RRB:dm mce

cc: C. Conlon  
S. Federline  
SM File # 222340

QN -SW; Acres: 1  
QL - ON; Acres: 1  
Recharge is provided

## WSSC Comments

April 24, 2006 Development Review Committee Meeting

### 9. 120060930 COMMERCE BANK – SILVER SPRING

820060320

**Water and sewer connections required (as was done on the preliminary plan)– show existing and proposed on plan. WSSC on-site process may be required depending on required connection sizes. Follow WSSC procedures for any abandonment and fixture counts. See WSSC Relocations unit for work in vicinity of existing main.**

**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](http://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.**