



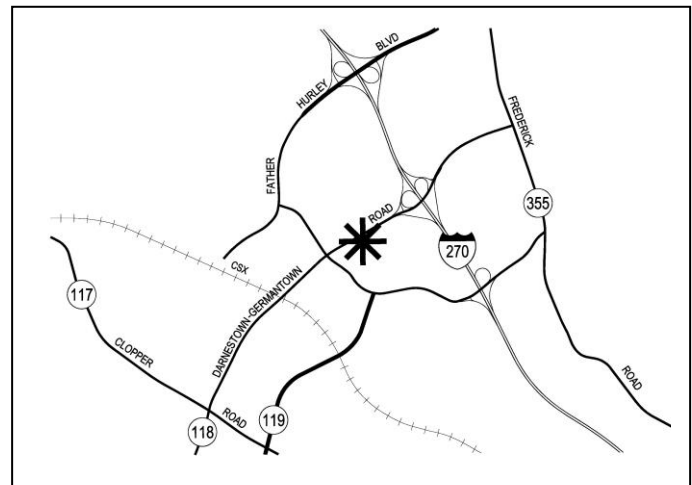
First National Bank - Germantown: Preliminary Plan Amendment No. 11985200A and Site Plan No. 820180140

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Completed: 10/19/18

Description

- A. First National Bank - Germantown: Preliminary Plan Amendment No. 11985200A:** Application to replace an existing restaurant use with a 3,270 square foot bank with a drive-thru; 0.70 acres; GR-1.5 H-45 Zone; located on the southwest quadrant of the intersection of Germantown Road and Crystal Rock Drive; 2009 Germantown Employment Area Sector Plan.  
*Recommendation – Approval with conditions*
- B. First National Bank - Germantown: Site Plan No. 820180140:** Request to replace an existing Pizza Hut restaurant with a 3,270 square foot bank with a drive-thru; 0.70 acres; GR-1.5 H-45 Zone; located on the southwest quadrant of the intersection of Germantown Road and Crystal Rock Drive; 2009 Germantown Employment Area Sector Plan.  
*Recommendation – Approval with conditions*



**Applicant:** DPH Architecture  
**Acceptance Date:** May 22, 2018  
**Review Basis:** Chapter 50 & Chapter 59

Summary

- Staff recommends Approval with conditions to both the Preliminary Plan Amendment 11985200A and Site Plan 820180140.
- Site Plan review is required because a drive-thru facility is a limited use in the General Retail (GR) Zone.
- Applications meet the limited use standards for a bank with a drive-thru in the GR zone.
- The Applications satisfy the requirements of Chapter 22A, Forest Conservation Law.
- Staff has not received any citizen correspondence on the Applications.
- The revised layout of the drive-thru minimizes vehicular conflict at the site entrance and reduces the length of the internal pedestrian crossing, which enhances vehicle and pedestrian safety while maintaining adequate and efficient circulation.

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## SECTION 1 – RECOMMENDATIONS AND CONDITIONS

**PRELIMINARY PLAN AMENDMENT NO. 11985200A:** Staff recommends approval of the Preliminary Plan with the following conditions, which will supersede all conditions of approval of Preliminary Plan No. 119852000:

- 1) This approval is limited to one (1) lot with up to 3,270 square feet of bank use with no more than three (3) drive-thru automated teller machines (ATMs).
- 2) The Planning Board accepts the recommendations of the Montgomery County Department of Transportation (“MCDOT”) in its letter dated September 17, 2018, and hereby incorporates them as conditions of the Preliminary Plan Amendment approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
- 3) The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Service (“MCDPS”) – Water Resources Section in its stormwater management concept letter dated October 10, 2018 and hereby incorporates them as conditions of the Preliminary Plan Amendment approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Water Resources Section provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
- 4) Prior to issuance of access permits, the Applicant must satisfy the provisions for access and improvements as required by Maryland State Highway Administration (MSHA).
- 5) The Planning Board accepts the recommendations of the MCDPS, Fire Department Access and Water Supply Section in its letter dated September 27, 2018, and hereby incorporates them as conditions of the Preliminary Plan Amendment approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of the Preliminary Plan approval.
- 6) The Certified Preliminary Plan Amendment must contain the following note:

*“Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of site plan approval. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board’s approval.”*
- 7) The Adequate Public Facilities (“APF”) review for the Preliminary Plan will remain valid for sixty (60) months from the date of mailing of this Planning Board Resolution.

- 8) The Applicant shall not construct a driveway with an ingress or egress directly to Germantown Road (MD 118).
- 9) The northern entrance on Crystal Rock Drive on the Subject Property shall restrict movement to only allow right turns for both ingress and egress.

**SITE PLAN NO. 820180140:** Staff recommends approval of the Site Plan with all site development elements shown on the latest electronic version as of the date of this Staff Report dated October 19, 2018, submitted via ePlans to the M-NCPPC except as modified by the following conditions. The Applicant must comply with the conditions of approval for Preliminary Plan No. 11985200A.

#### **Amenity Space, Facilities and Amenities**

- 1) Amenity Open Space, Facilities, and Amenities
  - a) The Applicant must provide a minimum of 4,717 square feet of Amenity Open Space (15.5% of net lot area) on-site.
  - b) Prior to the issuance of Use and Occupancy certificates for the bank, all amenity open space areas on the Subject Property must be completed.
- 2) Maintenance of Public Amenities

The Applicant is responsible for maintaining all publicly accessible amenities constructed as part of this Site Plan including, but not limited to benches, lighting, and landscaping.

#### **Transportation & Circulation**

- 3) Transportation & Circulation
  - a) All internal sidewalks and pedestrian paths must be a minimum of five-feet wide.
  - b) Prior to Certified Site Plan, the Applicant must show an American Disabilities Act (ADA) compliant sidewalk along Crystal Rock Drive for the length of the Applicant's property.
  - c) Prior to Certified Site Plan, the Applicant must obtain agreement from the property owner to widen the sidewalk along Crystal Rock Drive for the length of the Applicant's property.
  - d) Prior to the issuance of a building permit for the proposed building, the Applicant must construct a shared use path along the south side of Germantown Road that complies with the ADA requirements as shown on the Certified Site Plan and is subject to MSHA approval.
  - e) Prior to the issuance of a building permit for the building, the Applicant must construct an American Association of State Highway and Transportation Officials (AASHTO) standard 42-inch vertical rail safety barrier in areas where a landscape panel is not provided along the south side of Germantown Road if permitted by MSHA.

#### **Site Plan**

- 4) Building Design
  - a) The exterior architectural character, proportion, materials, and articulation must be in substantial conformance to the illustrative elevations shown on the Certified Site Plan, as determined by Staff.
  - b) The building is limited to a maximum height of 22-feet, as measured from the building height measuring point, as illustrated on the Certified Site Plan.

- 5) Landscaping
- a) The Applicant must install the site elements as shown on the landscape plans submitted to M-NCPPC or Staff approved equivalent.
  - b) The Applicant must install the plantings shown on the landscape plans submitted to M-NCPPC. Any variation in plant species or quantity needs approval of M-NCPPC Staff.
  - c) The Applicant must install landscaping no later than the first growing season after obtaining a Use and Occupancy Certificate.
- 6) Lighting
- a) Prior to Certified Site Plan, the Applicant must provide certification to Staff from a qualified professional that the exterior lighting in this Site Plan conforms to the latest Illuminating Engineering Society of North America (IESNA) recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded) for a development of this type. All onsite exterior area lighting must be in accordance with the latest IESNA outdoor lighting recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded).
  - b) All onsite down-lights must have full cut-off fixtures.
  - c) Deflectors will be installed on all fixtures to prevent excess illumination and glare.
  - d) Illumination levels generated from on-site lighting must not exceed 0.5 footcandles (fc) at any property line abutting public roads, child care facility, and residentially developed properties.
  - e) Streetlights and other pole-mounted lights must not exceed the height illustrated on the Certified Site Plan.
- 7) Site Plan Surety and Maintenance Agreement
- Prior to issuance of any building permit or sediment control permit, the Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement must include a performance bond(s) or other form of surety in accordance with Section 59.7.3.4.K.4 of the Montgomery County Zoning Ordinance, with the following provisions:
- a) A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.
  - b) The cost estimate must include applicable Site Plan elements, including, but not limited to plant material, on-site lighting, site furniture, trash enclosures, retaining walls, fences, railings, private hydrant systems, on-site and off-site sidewalks/bikeways, and storm drainage facilities. The surety must be tied to the development program.
  - c) The bond or surety must be tied to the development program, and completion of all improvements covered by the surety for each phase of development will be followed by a site plan completion inspection. The surety may be reduced based upon inspector recommendation and provided that the remaining surety is sufficient to cover completion of the remaining work.
- 8) Development Program
- The Applicant must construct the development in accordance with a development program table that will be reviewed and approved prior to the approval of the Certified Site Plan.

9) Certified Site Plan

Before approval of the Certified Site Plan, the following revisions must be made and/or information provided subject to Staff review and approval:

- a) Include the stormwater management concept approval letter and other applicable agency letters, development program, and Site Plan resolution on the approval or cover sheet(s).
- b) Include the dimension of the existing right-of-way between the centerline and the Subject Property on all roads adjacent to the Subject Property on the Certified Site Plan.
- c) Modify data table to reflect development standards approved by the Planning Board.
- d) Ensure consistency of all details and layout between Site and Landscape plans.

## SECTION 2 – SITE LOCATION & DESCRIPTION

### Site Location

The subject property is located on the southwestern quadrant of the intersection of Germantown Road (MD Route 118) and Crystal Rock Drive consisting of approximately 0.70 acres (“Subject Property”) (Figure 1). The Subject Property is in the General Retail (GR)-1.5 H-45T zone and is located in the Town Center/West End district, of the 2009 *Germantown Employment Area Sector Plan* (“Sector Plan”).



Figure 1 – Aerial View

### Site Vicinity

To the north of the Subject Property across Germantown Road, is a mid-rise apartment development and its associated surface parking spaces in the CR-1.5 C-1.0. R-1.0 H-100T zone. To the northeast of the Subject Property is a low-density commercial shopping center consisting of quick service restaurants, various retail/service uses and a large surface parking lot in the CR-2.0 C-0.5. R-1.5 H-180T zone. These sites are located within the Germantown Transit Mixed Use Overlay Zone. Directly east of the Subject Property across Crystal Rock Drive is a gas station with a drive-thru car wash and an office building in the GR-1.5 H-45 and EOF-1.5 H-75 zones. South of the Subject Property includes a gas station with a convenience store in the GR-1.5 H-45 zone. West of the Subject Property is a single-story child care facility in the CRN-0.5 C-0.5 R-0.25 H-35 zone.

### Site Analysis

The Subject Property is currently developed with a restaurant that contains approximately 2,700 square feet with 37 associated surface parking spaces. Vehicular access to the Property is provided from two existing access points, which will not be modified as part of the Project. Access is provided from Crystal Rock Drive and through an internal connection from the adjacent gas station/convenience store that is

located south of the Subject Property. The existing building is located along Germantown Road and the main entrance is located at the rear elevation that fronts the existing surface parking lot.



Figure 2 – Vicinity Map



## SECTION 3 – APPLICATIONS AND PROPOSAL

### Previous Regulatory Approvals

#### Preliminary Plan 119852000

On March 5, 1987, the Planning Board approved Preliminary Plan No. 119852000 for the construction of a restaurant limited to a maximum of 2,700 square feet (Attachment 4).

### Current Applications

#### Preliminary Plan Amendment 11985200A

The Preliminary Plan, No. 11985200A is to replace an existing restaurant use with a 3,270 square foot bank with a drive-thru (“Preliminary Plan Amendment”).

#### Site Plan 820180140

The Site Plan, No. 820180140 is to replace an existing Pizza Hut restaurant with a 3,270 square foot bank with a drive-thru. Collectively, the Preliminary Plan Amendment and the Site Plan are also referred to as the applications (“Applications”).

### Applications

The Applications propose to replace an existing 2,700 square foot Pizza Hut restaurant with a 3,270 square foot bank with a drive-thru as shown below.

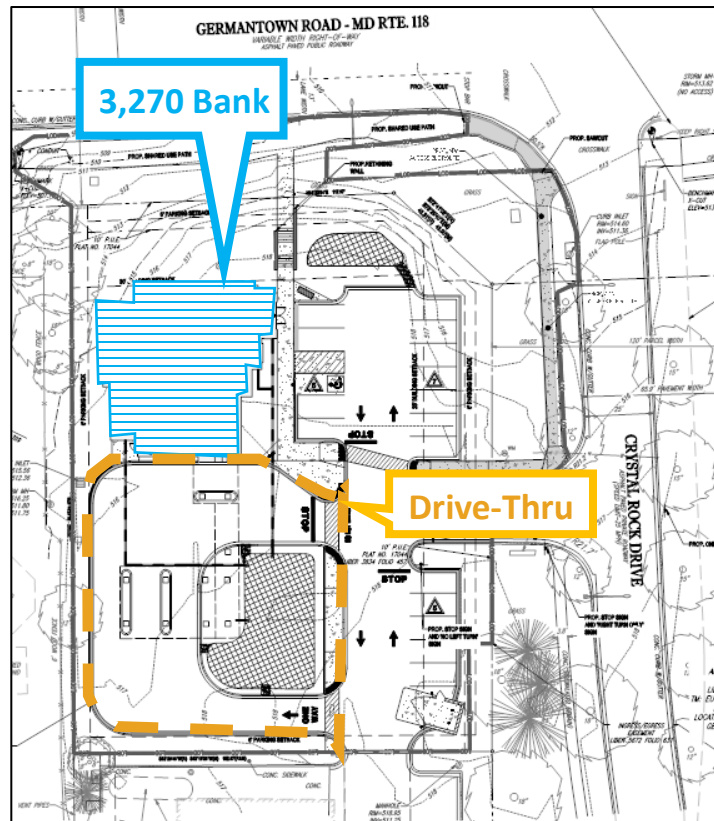


Figure 3 – Site and Preliminary Plan

The bank will have a maximum height of 22-feet and will be generally located in a similar footprint as the existing restaurant. It will be set back approximately 30-feet from Germantown Road. The front of the bank building will be located towards Crystal Rock Drive along the eastern façade of the building. The drive-thru will be located directly south of the bank with a one-way circulation pattern accessible from a drive aisle and an interparcel access located in the southeast corner of the site.



*Figure 4 – Rendering of Proposed Building*

Vehicle access to the Subject Property is currently provided from Crystal Rock Drive and through an interparcel connection from the adjacent gas station to the south. Vehicular access to the Subject Property will remain unchanged by the Applications. Pedestrian access to the site is provided from Germantown Road and Crystal Rock Drive that connect to internal sidewalks. The Applicant proposes incorporating a lead-in stairway from Germantown Road to the front of the building to provide direct pedestrian access to the front of the building. An accessible route to the Subject Property that meets the American Disabilities Act (ADA) will be provided via upgrades to sidewalks located along Crystal Rock Drive and internal to the Subject Property that will lead to the main entrance of the bank.

A total of 17 parking spaces are proposed east and southeast of the proposed building consisting of 16 standard spaces and one accessible space. A landscape buffer will be provided around the perimeter of the parking lot. The Applications provide 15.5 percent of amenity open space consisting of 4,717 square feet that will be located along Germantown Road.



*Figure 5 – Site Rendering of Proposed Building*

## SECTION 4 – ANALYSIS AND FINDINGS - Preliminary Plan Amendment No. 11985200A

The proposed Amendment does not alter the original intent and all findings of Preliminary Plan No. 119852000 that will remain in full force and effect, except as modified by the findings below.

1. *The layout of the subdivision, including size, width, shape, orientation and diversity of lots, and location and design of roads is appropriate for the subdivision given its location and the type of development or use contemplated and the applicable requirements of Chapter 59.*

The Application has been reviewed for compliance with the Montgomery County Code, Chapter 59 and the Application meets all applicable sections of the Montgomery County Code. The original Preliminary Plan created a lot with an appropriate use that is 570 square feet less than the size of the proposed bank. The proposed bank with drive-thru also fits on the existing lot and will continue to meet all the dimensional requirements for area, frontage, width, and setbacks in the GR zone. A summary of this review is included in Table 1 below.

*Table 1 – Development Standards in the GR Zone*

Development Standards	Required by the Zone	Proposed for Approval
Lot Area	N/A	N/A
Max Building Height	45 ft.	22 ft.
Lot width at front building line	N/A	N/A
Minimum Open Space Amenity open space, tract >10,000 SF	10%	15.5% (4,717 SF of 30,423 SF)
Density, FAR	1.5	0.11
Minimum Setbacks		
Front setback	0 ft.	78 ft.
Side street setback	0 ft.	30 ft.
Rear setback	0 ft.	11 ft.

2. *The Preliminary Plan substantially conforms to the Master Plan or Urban Renewal Plan.*

The Preliminary Plan Amendment substantially conforms with the recommendations of the 2009 *Germantown Employment Area Sector Plan*. The purpose of the Sector Plan is to *establish a vision that will transform Germantown’s central employment corridor into a vibrant town center and mixed-use uptown districts. The Germantown of the future will be the center of business and community life in upper Montgomery County (page 8)*. The 2009 *Germantown Employment Area Sector Plan* includes the Subject Property proposed for development in the Sector Plan’s “Town Center/West End” district of the Sector Plan. The Town Center District is further broken down into two neighborhoods — West End and the Town Center Core.

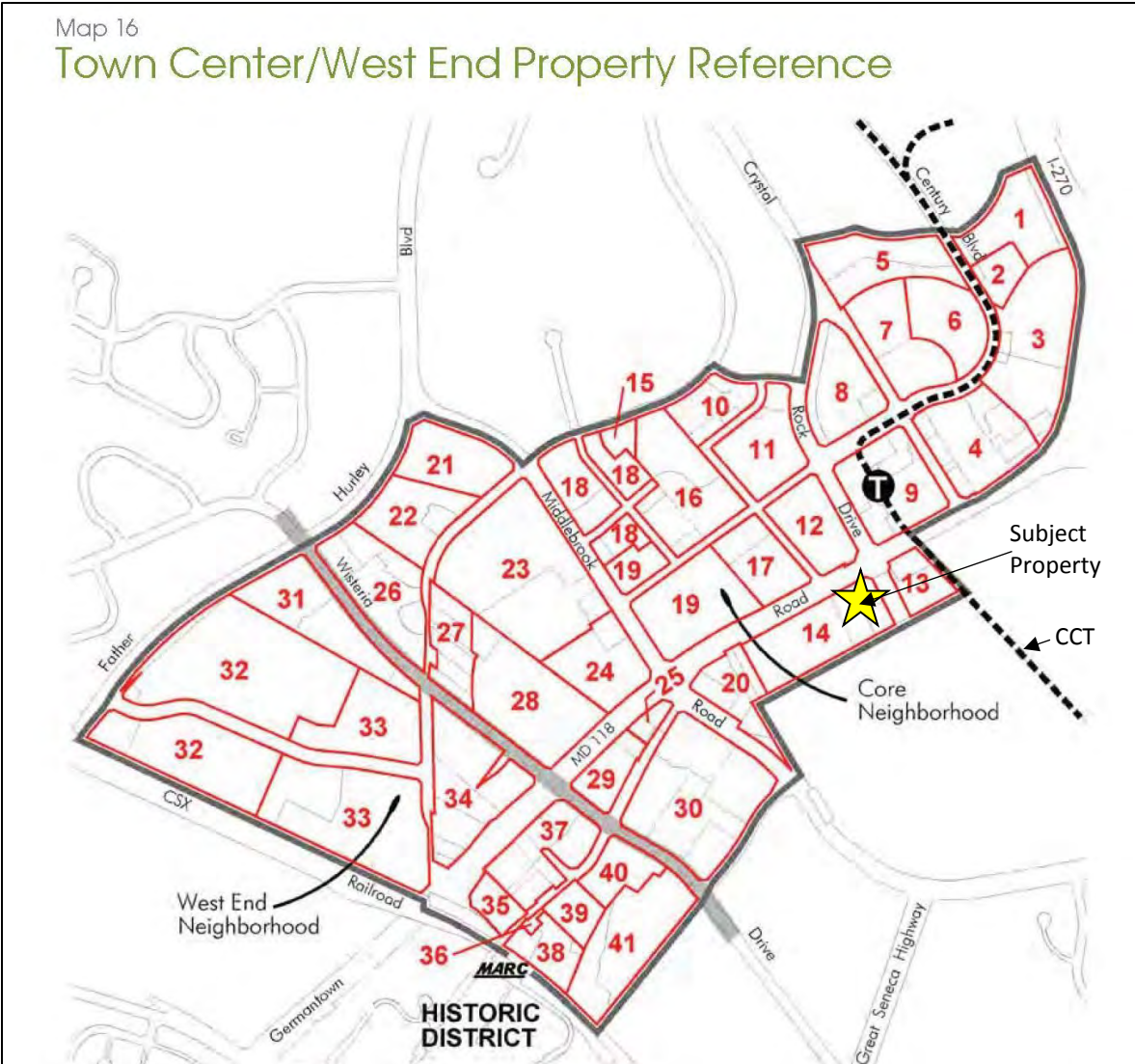


Figure 6 – Town Center/West End Properties (p. 46, Sector Plan)

The proposed First National Bank of Germantown site is located in the Town Center and is part of 2009 Sector Plan Analysis Area TC-14 (Figure 6). The Sector Plan recognized existing commercial development in this analysis area and anticipated that businesses in the analysis area were likely to remain in place over the life of the plan. The Sector Plan recommended retention of existing land uses and densities in the Analysis Area and confirmed existing zones. The current zoning, General Retail (GR) with a density of 1.5 FAR, was imposed by the comprehensive revision to the county zoning code in 2014.

The Applications propose to replace a restaurant with a bank that includes a drive-thru facility. This use is in keeping with the commercial character of this part of the Town Center, and the proposed density, 0.11 FAR, is well within the density levels envisioned by the Sector Plan. In addition, the Applications design places the new bank building close to Germantown Road, contributing to a public realm that supports and encourages pedestrian activity. The Sector Plan and the *Urban Design Guidelines* recommendations for urban form support clear building lines along Germantown Road and Crystal Rock Drive as shown below in Figure 7. The project’s proposal reflects the standards and guidelines identified in the Sector Plan and in the *Urban Design Guidelines* for Germantown Road and Crystal Rock Drive by providing a 30-foot

setback from Germantown Road and a 75-foot building setback from Crystal Rock Drive. Furthermore, the proposal includes additional trees along Germantown Road that will contribute to an improved streetscape in this part of the Town Center.

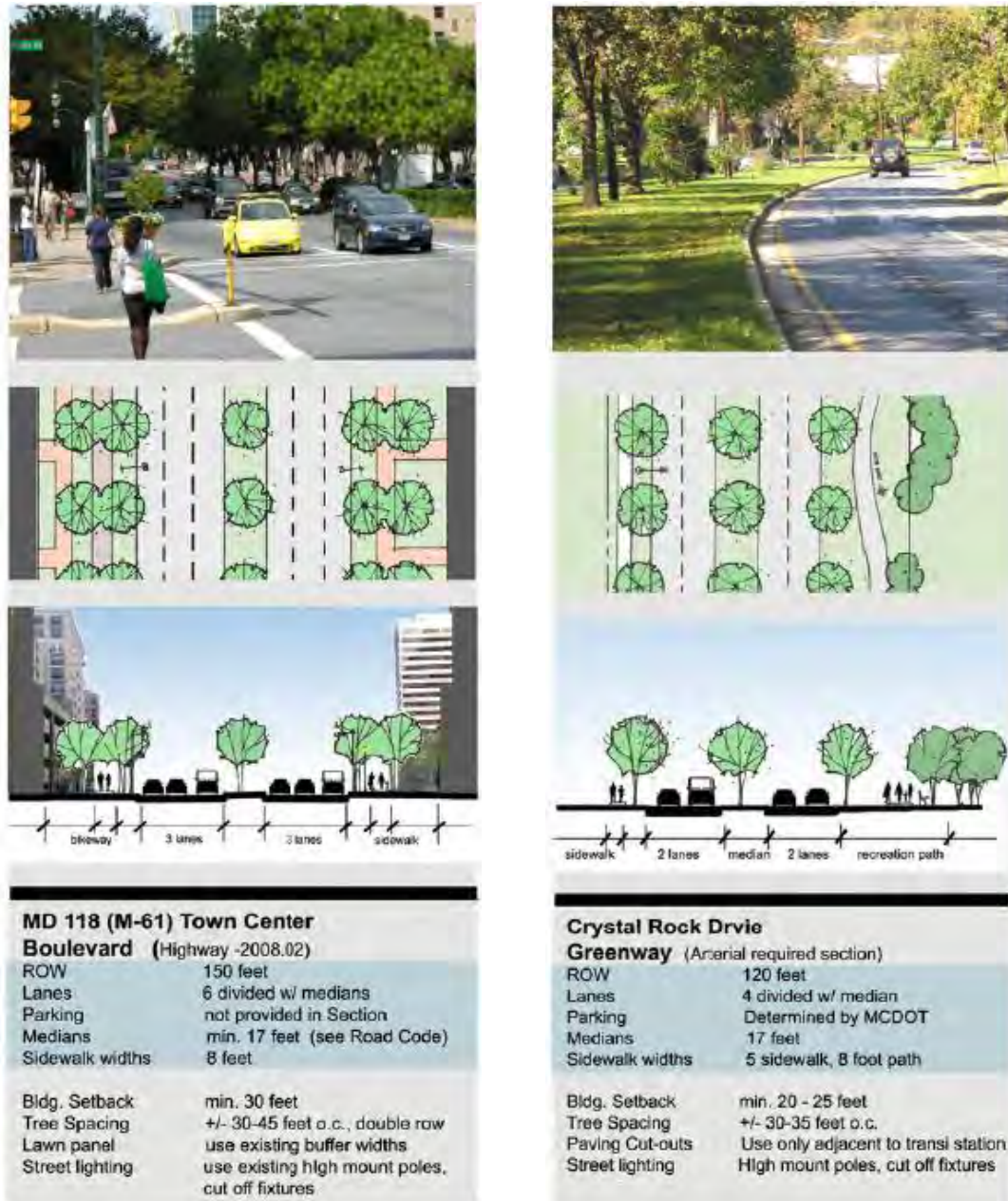


Figure 7 – Street Standards and Design Guidelines (p. 34-35, Sector Plan)

### Land Use

The Preliminary Plan Amendment substantially conforms to the 2009 *Germantown Employment Area Sector Plan*. The land use recommendation for the Subject Property is commercial uses as shown in Figure 8 below and the proposed bank use is consistent with the land use recommended on this Subject Property.

Map 15  
Town Center/West End Land Use

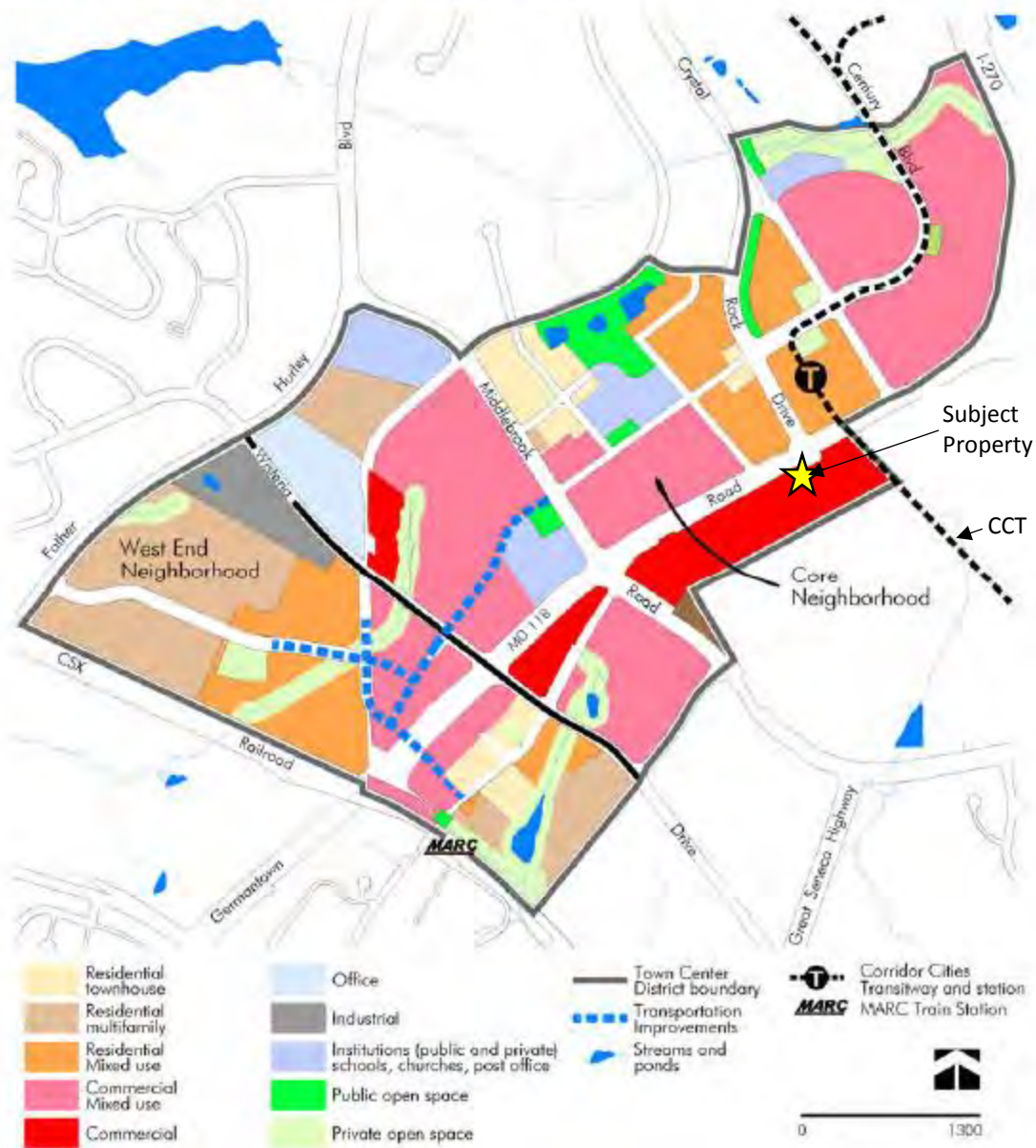


Figure 8 – Town Center/West End Land Uses and Town Center Urban Form (p. 50, Sector Plan)

Transportation

Germantown Road (MD 118) is classified as a major highway (M-61) with a minimum 150-foot wide right-of-way. The full-width right-of-way was dedicated as part of Preliminary Plan 119852000. As part of the Subject Application, the Project will provide frontage improvements, including a shared use path along Germantown Road.

The 2018 *Planning Board Draft Bicycle Master Plan* recommends a 10-foot wide side path on both sides Germantown Road, although, as of writing, the 2018 Bicycle Master Plan has yet to be adopted. While the 2005 Bicycle Master Plan also calls for a shared use path along this section of

Germantown Road, the 2005 Plan had required a lower eight-foot minimum width, which is provided and exceeded for most of the facility. The Applicant nevertheless proposes to build this facility in substantial conformance with the 2018 Bicycle Master Plan along the south side of Germantown Road at the in the southwest corner or the intersection of Germantown Road and Crystal Rock Drive, running for approximately 160-feet. Due to several site constraints including grading and the presence of multiple utility poles and intersecting utility equipment, the path will not have the full ten-foot minimum width and five-foot green buffer between the curb and the path as recommended in the 2018 Bicycle Master Plan along its full length, as detailed in Figure 9 below.

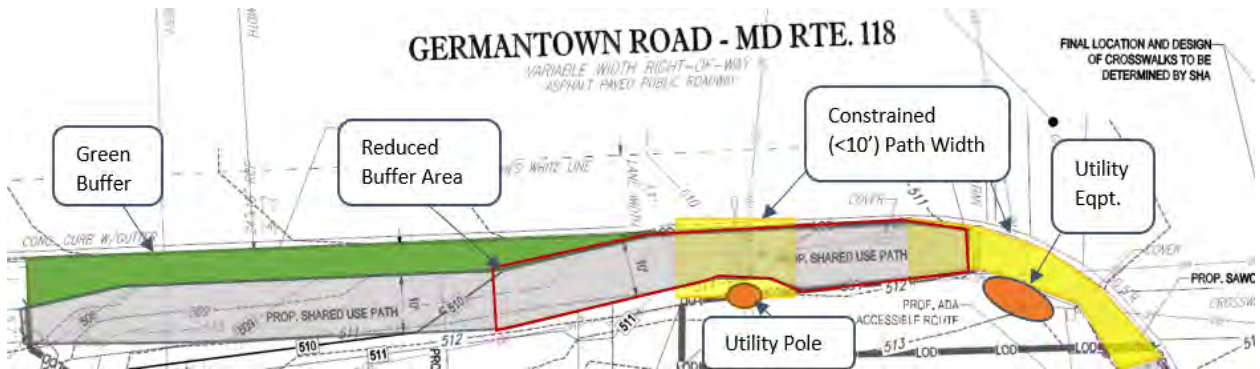


Figure 9 – Proposed Shared Use Path

The path proposed to have variable width, ranging between ten-feet and eight-feet with a variable width buffer as well; it will for the most part maintain the eight-foot minimum width of the 2005 Plan. At its most constrained point, at the intersection with Crystal Rock Drive (right side of Figure 9), the path will not be improved from the current condition. The existing intersection utilities severely constrain this area; a pole carrying two legs of the intersections’ signaling is placed approximately seven-feet from the curb line. The curb cannot be extended as the existing 30-foot radius is required to allow adequate fire and rescue vehicle movement. As a result, the existing five-foot-wide landing area will be maintained. It will not be upgraded as it is expected that the intersection will be upgraded in the near future by others.

A second utility pole is located just to the south of the intersection, approximately ten-feet from the curb line. The path is reduced in front of the pole from ten-feet wide to eight-feet wide. However, the path’s immediate proximity to the road without a buffer results in an effective width of six-feet through the narrowest 12-foot-long section. At the same time, the five-foot green buffer tapers away and is eliminated from the remaining 40-feet of path. This accommodation is necessary to avoid the need to move the pole, which in turn would require significant utility work and additional grading.

During the review of the Application, Staff was amenable to the eight-foot minimum shared-use path due to the site limitations detailed above. Staff similarly found that the removal of the five-foot landscape panel between the curb and the path along the section closest to the intersection with Crystal Rock Drive to be a necessary compromise to accommodate the path through this constrained segment. A 42-inch tall safety barrier along this section is proposed as a condition above to improve cyclist safety. Staff additionally believes that SHA will likely improve the intersection in the near future with new, upgraded signalization as well as bike and pedestrian infrastructure that better captures all elements of the 2018 Bicycle Master Plan. The proposed design does not impede the ability to improve the intersection in the future for this purpose.

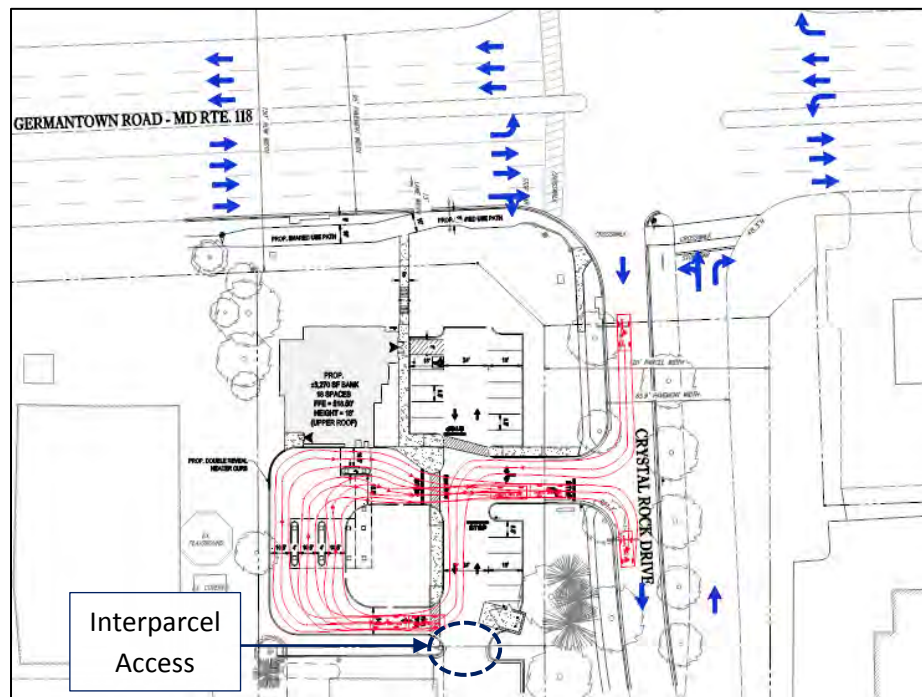
## Transit

Bus service in the immediate vicinity of the Site include Ride-On routes 61 and 83 on Germantown Road and routes 74 and 97 on Crystal Rock Drive. The Subject Property is located approximately ¼ mile from the future Germantown station of the Corridor Cities Transitway (CCT) proposed at the current Germantown Transit Center on Aircraft Drive.

### 3. *Public Facilities will be adequate to support and service the area of the subdivision*

#### a. Roads and Other Transportation Facilities

Transportation access is adequate to serve the proposed development. The Subject Property has frontage on one public road (Germantown Road; MD 118) as well as one private road (Crystal Rock Drive) as shown below.



*Figure 10 – Vehicular Circulation Plan*

Vehicular access to the site is accommodated through an existing entryway along Crystal Rock Drive as well as a shared internal accessway to the neighboring gas station/convenience store property to the south. An internal three-aisle drive-thru accommodates three simultaneous bank transactions and has a queuing capacity of nine vehicles, three per lane, as required by the Zoning Ordinance. The drive-thru terminates with a necked-down, single lane exit to reduce vehicular conflict at the site entrance and reduces the length of the internal pedestrian crossing. The Applicant proposes the construction of a shared use path ranging from eight-feet to ten-feet wide along the frontage on Germantown Road to facilitate bike and pedestrian movements along the south side of the road. Further, the sidewalk along Crystal Rock Drive will be upgraded to serve as an ADA accessible route that will connect to an internal sidewalk, which will also be ADA accessible, leading up to the building's main entrance.



b. Local Area Transportation Review (LATR)

The Preliminary Plan was reviewed in accordance with the 2016-2020 Subdivision Staging Policy and associated 2017 Local Area Transportation Review Guidelines. The Application would generate a net reduction of 27-person trips during the AM weekday peak hour period and an increase of one-person trips during the PM weekday peak hour period based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition and adjusted for the Germantown Town Center policy area. Because the proposed Application would generate fewer than 50-peak hour person trips, when compared to the existing restaurant, a traffic study is not required.

c. Other Public Facilities and Services

Other facilities and services including well and septic/water and sewer, utilities, police, fire, health are found to be adequate.

4. *All Forest Conservation Law, Chapter 22A requirements are satisfied.*

The Application meets the requirements of Chapter 22A of the Montgomery County code. A Forest Conservation Exemption request to be exempt from Article II of Chapter 22A of the Montgomery County Code (Forest Conservation Law) was confirmed on April 16, 2018 (Attachment 5). The Project Site is exempt from Article II of the Forest Conservation Law because the Project Site is less than 1.5 acres with no existing forest, or existing specimen or champion tree, and the afforestation requirements would not exceed 10,000 square feet.

5. *All stormwater management, water quality plan, and floodplain requirements of Chapter 19 are satisfied.*

The Application received an acceptable recommendation for the stormwater management concept plan from the Montgomery County Department of Permitting Services, Water Resources Section on October 10, 2018 (Attachment 10). The Application will meet stormwater management goals by providing two on-site micro-bioretenion facilities.

**SECTION 5 – ANALYSIS AND FINDINGS - Site Plan No. 820180140**

**Findings – Chapter 59**

1. *To approve a site plan, the Planning Board must find that the proposed development:*

a. *satisfies any previous approval that applies to the site;*

The Site Plan conforms to all conditions of Preliminary Plan 119852000 approved by the Montgomery County Planning Board (MCPB) on March 5, 1987, and as amended by Preliminary Plan Amendment No. 11985200A, which is being reviewed concurrently.

b. *satisfies under Section 7.7.1.B.5 the binding elements of any development plan or schematic development plan in effect on October 29, 2014;*

This section is not applicable as there are no binding elements of an associated development plan or schematic development plan in effect on October 29, 2014.

c. *satisfies under Section 7.7.1.B.5 any green area requirement in effect on October 29, 2014 for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment;*

This section is not applicable as the Site’s zoning classification on October 29, 2014 was not the result of a Local Map Amendment.

d. *satisfies applicable use standards, development standards, and general requirements;*

Division 4.6. Employment Zones

*Use and Development Standards*

The Subject Property is approximately 0.70 acres and zoned GR-1.5 H-45. The project is in conformance with the use standards and development standards as shown in Table 2.

*Table 2 – Development Standards in the GR Zone*

<b>Development Standards</b>	<b>Required</b>	<b>Provided</b>
<b>Height</b>		
Principal Building	45 ft.	22 ft.
Accessory structure	25 ft.	N/A
<b>Open Space (min)</b>		
Amenity open space, tract >10,000 SF	10%	15.5% (4,717 sq. ft. of 30,423 SF)
<b>Lot &amp; Density</b>		
<b>Dimensions (min)</b>		
Lot Area	N/A	N/A
Lot width at front building line	N/A	N/A
Lot width at front lot line	N/A	N/A

<b>Development Standards</b>	<b>Required</b>	<b>Provided</b>
<b>Density (max)</b>		
Density, FAR	1.5	0.11
<b>Building Area (square feet)</b>		3,270 sq. ft.
<b>Placement</b>		
<b>Principal Building Setbacks (min)*</b>		
Front setback (Crystal Rock Drive)	25 ft.	78 ft.
Side setback (Germantown Road)	30 ft.	30 ft.
Side setback (south)	0 ft.	42 ft.
Rear setback (west)	0 ft.	11 ft.
<b>Parking Setbacks (min)</b>		
Crystal Rock Drive (Front)	6 ft.	6 ft.
Germantown Road (Side)	6 ft.	6 ft.
7-11, GR Zone (Side)	6 ft.	6 ft.
KinderCare, CRN Zone (Rear)	6 ft.	6 ft.
<b>Parking Spaces (Section 6.2)</b>		
Total Vehicle Spaces (min.)	12	17
Short Term Bicycle Parking	1	1
Long-Term Bicycle Parking	1	1
Queuing Design Standards for Drive-Thru	3	3
<b>Parking Lot Area Canopy Coverage</b>	25%	25%

*\*Principal building setbacks are required by the Sector Plan.*

### Division 3.5. Standards for Approval of a Drive-Thru

#### *Use Standards - Section 59-3.5.14.E Drive-Thru*

In addition to the development standards noted above, there are use standards for a drive-thru use. Staff finds that the drive-thru use meets the limited use standards as shown below:

- i. *A Drive-Thru, including the queuing area, must be located a minimum of 100 feet from any Property that is vacant or improved with a residential use in the Agricultural, Rural Residential, or Residential Detached zones.*

There are no residentially or agriculturally zoned properties within 100-feet of the drive-thru ATM's and queuing area.

- ii. *For a Restaurant with a Drive-Thru, access to the site from a street with a residential classification is prohibited.*

This section is not applicable since the proposal does not include a restaurant with a drive-thru.

- iii. *A drive-thru service window, drive aisle, or queuing area located between the street and the front main wall of the main building is prohibited.*

The three drive-thru ATM kiosks, drive aisle and queuing area are not located between the street and front main wall of the building, they are located within the parking area on the south side and rear of the building.

- iv. *A drive-thru service window, drive aisle, or stacking area may be located between the street and the side wall of the main building on a corner lot if permanently screened from any street by a minimum three-foot-high wall or fence.*

While the Subject Property is on a corner lot, the drive through location is on the south side of the main bank structure; ATM kiosk locations and drive aisles are not located between the street and main wall of the building, but within the parking area on the south side and rear of the building.

- v. *Site plan approval is required under Section 7.3.4*

Approval of this Site Plan Application by the Planning Board will satisfy this requirement.

#### Division 6 – General Development Standards

- i. *Division 6.1. Site Access*

Vehicular access on the Subject Property will remain unchanged and will continue to be adequate for the bank use as shown in Figure 10. Vehicle access to the Subject Property is provided at two locations: the primary access will be through an existing driveway on Crystal Rock Drive, designed as a right-in, right-out only, the secondary access is an interparcel connection from the adjacent gas station located south of the Subject Property. The Subject Property is currently accessed by pedestrians through an existing sidewalk network along Crystal Rock Drive and Germantown Road. Improvements to provide ADA accessibility are proposed for both the existing sidewalk network as well as a new internal sidewalk for direct pedestrian access to the bank.

- ii. *Division 6.2. Parking, Queuing, and Loading*

The Site Plan provides adequate parking, queuing and loading to serve the proposed development. Vehicle Parking in the GR zone is outside of a reduced parking area and has a minimum of 12 parking spaces on the Subject Property to meet the requirements of Division 6.2 for the proposed use. The proposed development includes a total of 16 standard parking spaces and one handicap accessible space for a total of 17 parking spaces to adequately serve the proposed use. The Application also includes one short-term and one long-term bicycle space which meets the Zoning Ordinance requirements. A loading space is not proposed and is not required for the proposed use under the Zoning Ordinance.

The proposed bank includes a drive-thru with three lanes each containing an ATM. Each lane will have adequate queuing spaces for three vehicles that includes a bypass lane in conformance with Sect. 6.2.7.A.2. and are located at least 100 feet away from adjacent residential uses.

- iii. *Division 6.3. Open Space and Recreation*

The open space provided is adequate for the Site Plan. The Zoning Ordinance requires

that a minimum of 10 percent of amenity open space is required for this Subject Property and the Application includes 15.5 percent of amenity open space that is located along Germantown Road and features shade trees and pedestrian facilities. The amenity open space will also include a seating area that consists of one bench located northeast of the bank. There are no recreation requirements since this is not a residential development.

iv. *Division 6.4. General Landscaping and Outdoor Lighting*

The proposed landscaping and lighting are adequate for the proposed use. The proposed landscaping consists of shade trees along the perimeter of the Subject Property to provide shading along pedestrian connections including Crystal Rock Drive as well as to reduce visibility of the drive-thru from the surrounding properties. The trees are also lined along Germantown Road and Crystal Rock Drive for an improved streetscape. The Subject Property will be well landscaped with several shade and ornamental trees, as well as numerous deciduous and evergreen shrubs. As part of the landscaping plan, the Subject Property also includes several shade trees that surround the bioretention facility located at the rear of the building. The shade trees provided in the parking area will provide 25 percent of shade and meet the shading requirement of the Zoning Ordinance.

The proposed photometric plan demonstrates that the proposed development meets the outdoor lighting requirement and is safe, adequate, and efficient as it provides adequate levels for safety without casting glare.

v. *Division 6.5. Screening Requirements*

The Site Plan proposes a bank with a drive through, and the abutting building type and zone is a commercial daycare in the CRT-0.5, C-0.5, R-0.25, H-35 zone to the west which does not require screening. Although screening is not required under the zoning ordinance from child care facilities and there is an existing six-foot wooden fence on the child care property separating the bank from the childcare facility, the Applicant has provided additional screening to reduce visibility into the childcare facility from the Subject Property. A six-foot parking setback is provided from the western property line that includes pyramidal European hornbeam trees with heights ranging between 12 and 14-feet as well as shrubs with heights ranging between 24 and 30 inches. A mid-rise apartment development and associated surface parking, zoned CR-1.5, C-1.0, R-1.0, H-100T is located to the north access Germantown Road, which is approximately 150-foot wide. Because the Subject Property does not share a lot line with the Applications, Division 6.5.2.C.2 screening requirements do not apply.

e. *satisfies the applicable requirements of:*

i. Chapter 19, Erosion, Sediment Control, and Stormwater Management; and

The Site Plan received an acceptable recommendation for the stormwater management concept plan from the Montgomery County Department of Permitting Services, Water Resources Section on October 10, 2018 (Attachment 10). The Application will meet stormwater management goals by providing two on-site micro-bioretention facilities which connect to an existing off-site storm drain system.

ii. Chapter 22A, Forest Conservation

The Application meets the requirements of Chapter 22A of the Montgomery County code. A Forest Conservation Exemption request to be exempt from Article II of Chapter 22A of the

Montgomery County Code (Forest Conservation Law) was submitted for review on February 28, 2018 and confirmed on April 16, 2018 (Attachment 5). The Project Site is exempt from Article II of the Forest Conservation Law because the Project Site is less than 1.5 acres with no existing forest, or existing specimen or champion tree, and the afforestation requirements would not exceed 10,000 square feet.

f. *provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities;*

i. Parking and Circulation

The Site Plan provides for safe and well-integrated parking and circulation patterns on the Subject Property. The proposed parking is not located between the building and the street, but rather located behind the front building line. Parking has been configured into several smaller parking areas instead of one large parking lot which provides a more efficient circulation pattern and room for landscaping. The three drive-thru lanes for the three ATMs are also located behind the front building line and at the rear of the building. The Proposal is designed so that the actual ATMs are in the rear of the Subject Property and meet the required 100-foot distance from residential properties. Vehicles entering the Subject Property that do not wish to use the ATMs can go directly to the surface parking located in the northeast portion of the Subject Property. The one-way circulation from the entrance around the ATM queueing area and the two-way circulation in the eastern portion of the Subject Property minimizes vehicle conflict points and isolates the queueing area isolated from the rest of the parking drive aisles. Furthermore, the drive-thru terminates with a necked-down, single lane exit that is intended to reduce vehicular conflict at the site entrance and reduce the length of the internal pedestrian crossing to provide safer, more efficient circulation. The exit from the Subject Property will continue to be limited to right turn movements onto Crystal Rock Drive; stop bars will be incorporated into the circulation pattern to improve vehicular and pedestrian safety.

ii. Building Massing

The Site Plan proposes safe and integrated building massing, open space locations and site amenities. The bank with drive-thru is being developed as a one-story structure that is generally located in a similar location as the existing building. The new structure will be approximately 570 square feet larger than the existing building. The structure is located on the northwestern side of the Subject Property. The building is generally square-shaped and is consistent with the massing of the surrounding development.

The building frontage for the bank is proposed along Crystal Rock Drive which is an improvement since the proposed development will front along a street rather than a surface parking lot as currently exists. The Applicant considered fronting the building along Germantown Road; however, due to the significant grade change along the Property's Germantown frontage, Crystal Rock Drive was more appropriate. The Applicant proposes to incorporate a lead-in stairway to provide direct pedestrian access to the front of the building from Germantown Road.

The north building elevation, fronting on Germantown Road, avoids a blank wall appearance, and articulates a masonry façade with an attractive row of windows on the building, as seen in Figure 10 below.

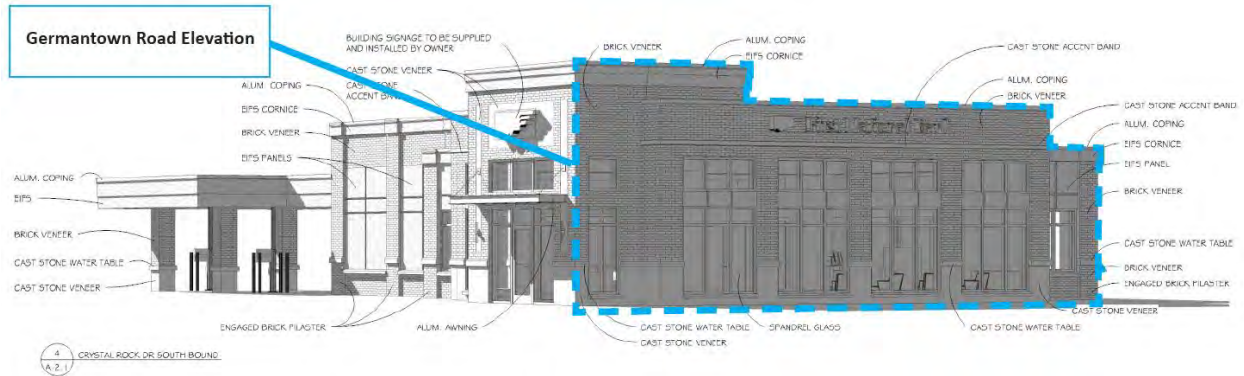


Figure 10 – Germantown Road Elevation

iii. Open Spaces and Amenities

The primary amenity open space areas are located along the northern portion of the Subject Property along Germantown Road and will serve to provide street activation along Germantown Road. The minimum requirement for amenity open space is 10 percent of the Property and this Application provides 15.5 percent of open space which is beyond the required amount. Open space and site amenities conform to design requirements pursuant to Division 6.3.7 and therefore, adequately addressed.

- g. *substantially conforms with the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan;*

The Site Plan is in substantial conformance with the recommendations of the 2009 *Germantown Employment Area Sector Plan*. A complete Sector Plan conformance discussion is available in the Preliminary Plan Amendment section of this Staff Report.

- h. *will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities. If an approved adequate public facilities test is currently valid and the impact of the development is equal to or less than what was approved, a new adequate public facilities test is not required. If an adequate public facilities test is required the Planning Board must find that the proposed development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage;*

As discussed in the accompanying Preliminary Plan Amendment No. 11985200A findings, the proposed development in the Site Plan will be served by adequate public facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities.

- i. *on a property in a Rural Residential or Residential zone, is compatible with the character of the residential neighborhood; and*

The Subject Property is not located in a Rural Residential or Residential zone.

- j. *on a property in all other zones, is compatible with existing and approved or pending adjacent development.*

The Subject Property is surrounded by commercial, mixed use and employment zoned properties, which are improved with various commercial and mixed uses. The Site Plan is compatible with other uses and other site plans, as well as with existing adjacent development. The Site Plan includes a bank with a drive-thru that is compatible with the existing gasoline filling station with a drive-thru car wash and office to the east and gas station to the south of the Property. The proposed drive-thru is also compatible with the child care facility since a six-foot fence separates the two uses. Also, as discussed earlier in this report landscape screening is provided along the western property line to reduce visibility to the child care facility consisting of several trees and shrubs within the six-foot parking setback from the western property, and additional residential and commercial uses to the north. Within the Town Center Core, the bank with a drive-thru facility is compatible with existing and pending adjacent development.

The architectural treatment of the building is compatible with adjacent development. All sides of the building include masonry and glass materials that are consistent with commercial development in the surrounding area. The previously approved restaurant will be replaced with a bank with a drive-thru which is compatible with the commercial and employment uses in the surrounding area.

2. *To approve a site plan for a Restaurant with a Drive-Thru, the Planning Board must also find that a need exists for the proposed use due to an insufficient number of similar uses presently serving existing population concentrations in the County, and the uses at the location proposed will not result in a multiplicity or saturation of similar uses in the same general neighborhood.*

This Site Plan does not include a restaurant with a drive-thru and therefore, this finding is not applicable.

3. *For a property zoned C-1 or C-2 on October 29, 2014 that has not been rezoned by Sectional Map Amendment or Local Map Amendment after October 30, 2014, if the proposed development includes less gross floor area for Retail/Service Establishment uses than the existing development, the Planning Board must consider if the decrease in gross floor area will have an adverse impact on the surrounding area.*

This section is not applicable, the Subject Property is not zoned C-1 or C-2.



## **SECTION 6: CITIZEN CORESPONDENCE AND ISSUES**

The Applicant has met all proper signage, noticing and pre-submission meeting requirements for the submitted Applications. A pre-submission meeting for the Preliminary Plan Amendment and Site Plan was held on February 28, 2018 at the Germantown Library at 19840 Century Boulevard. To date, Staff has not received any correspondence.

## **SECTION 7: CONCLUSION**

The Applications meet all requirements established in the Subdivision Regulations and the Zoning Ordinance. Access and public facilities will be adequate to serve the proposed bank with a drive-thru, and the Applications have been reviewed by other applicable county agencies, all of whom have recommended approval of the plan. Staff finds the Applicant has adequately addressed the recommendations of the 2009 *Germantown Employment Area Sector Plan*. Staff recommends approval of this Application, with the conditions as enumerated in the Staff Report.

### **ATTACHMENTS**

- Attachment 1 – Statement of Justification
- Attachment 2 – Preliminary Plan
- Attachment 3 – Site Plan
- Attachment 4 – Previous Approval– Preliminary Plan No. 1198502000
- Attachment 5 – Forest Conservation Plan Exemption
- Attachment 6 – MCDOT Approval, September 18, 2018
- Attachment 7 – MCDPS-ROW Approval, August 6, 2018
- Attachment 8 – MCDPS, Fire Dept. Access and Water Supply Section Approval, September 18, 2018
- Attachment 9 – MDSA Letter, September 24, 2018
- Attachment 10 – MCDPS Stormwater Management Concept Approval, October 10, 2012
- Attachment 11 – Extension Request

**Statement of Justification**  
**First National Bank**  
**19790 Crystal Rock Drive, Germantown, Maryland**  
**Application for Site Plan and Limited Preliminary Plan Amendment**

**I. Introduction**

DPH Architecture, for First National Bank, (the "Applicant") requests approval of a Site Plan and Limited Preliminary Plan Amendment to facilitate the redevelopment of the property located at 19790 Crystal Rock Drive in Germantown, Maryland (the "Property") with a drive-thru bank (the "Project"). The proposed redevelopment provides an opportunity to reinvest in the property with an architecturally pleasing building that better engages the street and enhances the pedestrian environment. As will be discussed in detail below, the Project substantially conforms with the *2009 Approved and Adopted Germantown Forward Sector Plan* (the "Sector Plan") and associated *July 2010 Germantown Urban Design Guidelines* (the "Design Guidelines"). The Project also complies with the standards and requirements of the Montgomery County Zoning Ordinance (the "Zoning Ordinance") and Chapter 50 of the Montgomery County Code (the "Subdivision Regulations").

**II. Prior Approvals**

On January 17, 1991, the Planning Board approved Preliminary Plan No. 119852000 for the construction a Pizza Hut restaurant limited to a maximum of 2,700 square feet. The Preliminary Plan was approved under the standards of the prior C-3 Zone. The Applicant is seeking approval to amend the existing Preliminary Plan to allow for the slightly larger drive-thru bank use. No changes are proposed to the existing lot or site access, and the proposed use will generate fewer trips than the approved restaurant use.

**III. Property Description**

**a. Site Location and Characteristics**

The Property is located in the southwestern corner of the intersection of Crystal Rock Drive and Germantown Road (Maryland Route 118). The Property has a net lot area of approximately 30,423 square feet (or 0.698 acres). No additional dedication is required.

**b. Zoning and Permitted Uses**

The Property is zoned GR-1.5, H-45T. Section 3.1.6 of the Zoning Ordinance provides that a Retail/Service Establishment use is permitted by right in the GR Zone. A drive-thru use is classified as an accessory commercial use, and permitted as a limited use in the GR Zone per the requirements of Section 3.5.14.E.2.a.

### **c. Existing Conditions**

The Property is currently improved with a single-story Pizza Hut restaurant and associated surface parking. The existing building contains approximately 2,700 square feet of floor area. Vehicular access to the Property is currently provided from one restricted movement access point on Crystal Rock Drive and through an internal connection to the adjoining gas station property to the south. Vehicular access to the Property will remain unchanged by this Application. Vehicular movements from the access point on Crystal Rock Drive will continue to be restricted to right-in and right-out.

Although the existing building is pulled up to Germantown Road, the restaurant's back is turned to the street. As a result of the building orientation and dense landscaping along the Property's frontage, the existing restaurant does not engage the street. As discussed in detail below, the proposed redevelopment will result in the creation of a more active and inviting pedestrian environment.

### **d. Surrounding Zoning and Land Uses**

The Property is surrounded by Commercial/Residential and Employment zoned properties, which are currently improved with various commercial and residential uses. The Property's surroundings are more specifically described as follows:

North: To the north of the Property, across Germantown Road (MD Rt. 118), is a mid-rise apartment development and associated surface parking, zoned CR-1.5, C-1.0, R-1.0, H-100T and located within the Germantown Transit Mixed Use ("GTMU") Overlay Zone. Confronting the Property to the northeast is a low-density commercial shopping center including several quick service restaurants, various retail/service uses, and a large surface parking lot, zoned CR-2.0, C-0.5, R-1.5, H-180T, also within the GTMU Overlay Zone.

East: The Property is bordered on the east by Crystal Rock Drive. Confronting the Property, across Crystal Rock Drive, is a gasoline filling station with a drive-thru car wash, zoned GR-1.5, H-45, and a three-story office building with associated parking, zoned EOF-1.5, H-75.

South: Abutting the Property to the south is a gasoline filling station with a convenience store, zoned GR-1.5, H-45.

West: Abutting the Property to the west is a single story, day care center with three small outdoor play areas and associated surface parking lot, zoned CRT-0.5, C-0.5, R-0.25, H-35.

## **IV. Proposed Development**

### **a. Development Program**

The Applicant proposes to redevelop the Property under the standard method of development for the GR Zone. The proposed Project will replace the existing, dated restaurant building with an architecturally pleasing drive-thru bank containing up to approximately 3,270

square feet. The building will be one-story with a maximum height of approximately 22'-0" feet, well within the height limit of the Property's zoning.

The building orientation and site layout has been designed to activate the street. The Applicant has pulled the bank branch building up toward Germantown Road, in order to create a more "active" street. Specifically, the building is setback approximately 30' from the Property's frontage on Germantown Road – this setback is the minimum required to comply with the recommendations of the Sector Plan (*i.e.* the Sector Plan recommends building setbacks along MD 118 of 30 to 35 feet) and continue the established building line along Germantown Road. To accommodate internal operations of the bank, the front main entrance has been oriented toward Crystal Rock Drive. Although there is a significant grade change along the Property's Germantown Road frontage, the applicant is proposing to incorporate a lead-in stairway to provide direct pedestrian access to the front of the building from Germantown Road. Additional ADA compliant access is provided along Crystal Rock Drive.

Parking has been strategically located to the side and rear of the proposed building, so as to be predominately screened from view from Germantown Road. A landscape buffer will also be provided around the perimeter of the parking lot to provide additional screening.

The original site layout proposed to locate the drive-aisle for the drive-thru between the building and Germantown road. However, the Applicant has reoriented the building and reconfigured the site layout so that the drive-thru is located internal to the site. With this reconfigured layout the bank branch building will screen the drive-thru from view of the right-of-way.

Landscaping and lighting for the Project will be provided in accordance with the applicable requirements for the GR Zone, as shown on the Landscape Plan submitted concurrently with this Site Plan application.

### **b. Architecture and Design**

The proposed building provides a high quality of design that enhances the character and identity of Germantown. The building design features a contemporary, yet traditional appearance that incorporates natural building materials such as stone and brick. The Applicant has modified their prototypical design to provide additional transparency along the building's Germantown Road frontage to further activate the street.

The building has been designed to provide architectural interest on all façades. Aesthetically, the north, east and west building façades have been treated similarly, and incorporate glazing and building articulations. The southern façade, while still providing architectural interest through massing and plane changes, incorporates little glazing due to the back of house functions inside this area of the building.

### **c. Parking and Loading**

Section 6.2.4 of the Zoning Ordinance requires a minimum of 12 parking spaces and a maximum of 20 parking spaces for the proposed bank use. The Project will accommodate all required parking on site. The Applicant is proposing to provide a total of 17 parking spaces on the Property (including one ADA accessible space). As mentioned above, the parking has been

strategically located to the side and rear of the proposed building. Additionally, the Project incorporates perimeter landscaping to provide further screening of the parking lot.

#### **d. Vehicular and Pedestrian Circulation**

As mentioned above, vehicular access to the site will remain unchanged by the proposed Application. Vehicular access will continue to be provided through a restricted movement access point along Crystal Rock Drive (*i.e.* right-in and right-out) and an internal drive-aisle connection to the adjacent gas station property.

The Project will incorporate a single drive-thru lane that widens to multiple transaction stations and other design efficiencies that will minimize vehicle stacking and queuing on-site. To ensure safe pedestrian connections between the parking and the bank branch building, the Applicant is proposing a wide pedestrian crossing with signage in clear view from the transaction stations, and located at a point where cars naturally stop.

At the direction of Staff, the Applicant has reconfigured the drive-thru lanes to simplify on-site circulation and provide clear direction to motorists circulating through, as well as into and out of, the site. Specifically, the Applicant has moved the teller stations internal to the drive-thru lane (farther away from the drive-thru exit), while still maintaining the ATM/night-drop off along the building. Importantly, this change will allow sufficient room to consolidate the drive-thru lanes into one as they approach the main internal intersection on-site, to simplify and clarify vehicular movements.

Additionally, in response to Staff comments, and in accordance with the pending Bicycle Master Plan, the Applicant is proposing to provide a shared use path along the Property's Germantown Road frontage. The shared use path will be 10 feet wide along the entire Germantown Road frontage except where it narrows to avoid an existing utility pole and where the shared use path meets the ramp at the intersection of Germantown Road and Crystal Rock Drive. Lead-in walkways will also be provided to facilitate pedestrian connections between the street and the bank branch building.

Accordingly, as demonstrated on the Site Plan, submitted concurrently with this Statement, the proposed access to the site and the internal circulation within the site have each been designed to be safe, adequate and efficient.

#### **e. Amenity Open Space**

The proposed Project will provide amenity open space on-site. The Zoning Ordinance requires 10 percent (or 3,042 square feet) of the net lot area be devoted to amenity open space. In accordance with this requirement, the Project will provide a minimum of 3,043 square feet of "amenity open space," of which at least 10% (or at least 305 square feet) will be permeable area and 10% (or at least 305 square feet) will be devoted to tree canopy. In compliance with the Zoning Ordinance requirements, this amenity open space will be a minimum of 15 feet wide (except for sidewalk, pathway or trails) and will provide space for pedestrian circulation, landscaping, seating, shade or recreation (*see* Section 6.3.7.B). As shown on the Site Plan, the Applicant is currently proposing to provide approximately 4,717 square feet of amenity open

space, which will be primarily located in front of the bank branch building to help activate the street and will include landscaping and pedestrian connectivity as shown on the Site Plan submitted concurrently with this Statement.

## **V. Sector Plan Conformance**

The Property is located in the Town Center District of the Sector Plan, which is generally comprised of concentrated and varied development. The Town Center District is further broken down into two neighborhoods – the West End and the Town Center Core. The Property is located near the southeastern edge of the Town Center Core neighborhood.

The Sector Plan recommends directing new uses, activity, and design attention to the Town Center. More specifically, the Town Center Core is intended to have a mix of uses (including offices, restaurants, housing, and civic facilities). The Sector Plan recommends adding residential and commercial uses with an emphasis on cultural, entertainment, and street level retail uses in order to create the desired synergy among diverse uses. (*See page 46*).

The Sector Plan reconfirms the Property's commercial zoning but does not provide site specific recommendations for the Property. However, the Project promotes many of the goals and key recommendations contained in the Sector Plan. Specifically, the Project:

- Reinvests in the Property to provide continued and sustained employment opportunities on the Property, to promote Germantown as a strategic location for employment;
- Strengthens the town center by redeveloping the existing, dated restaurant building with a modern building that better engages and activates the street, in close proximity to transit (*e.g.* the MARC station and proposed Corridor City Transit station);
- Enhances Germantown's natural environment through the introduction of stormwater management on a site where there currently is none; and
- Reinvests in the site with an architecturally pleasing bank branch that provides high quality of design that enhances the character and identity of Germantown.

The Project expands the retail/service uses of the southern edge of the Town Center Core. The proposed Project enhances the pedestrian environment and contributes to the walkability of the Town Center Core. Given the Property's proximity to a mix of uses, the Project will serve a basic and important need for nearby residents and businesses.

The Project also promotes many of the recommendations and objectives of the Germantown Design Guidelines, including:

- Pulling the building closer to the street to create a continuous building line along Germantown Road;
- Providing streetscape improvements in accordance with the streetscape standards to improve connectivity;
- Providing an architecturally pleasing building that emphasizes the public realm and the pedestrian experience;

- Promoting sustainability by using innovative stormwater management techniques, on a site where there currently is none; and
- Providing a significant amount of transparency along the street to activate the pedestrian environment.

## **VI. Zoning Ordinance Conformance**

The Project complies with the standards and requirements of the General Retail ("GR") Zone, as set forth in the Zoning Ordinance.

### **a. Intent**

Section 4.6.1.B of the Zoning Ordinance provides that the GR Zone is "intended for commercial areas of a general nature, including regional shopping centers and clusters of commercial development. The GR zone provides development opportunities adjacent to the County's most auto-dominated corridors and those areas with few alternative mobility options." The GR Zone is also intended to allow "flexibility in building, circulation, and parking lot layout."

The proposed Project furthers the intent of the GR Zone. The Project is located in the southwest quadrant of the intersection of Germantown Road (a six-lane divided highway) and Crystal Rock Drive. The Project will reinvest in the Property to provide a more contemporary retail/service establishment use, in close proximity to other commercial and residential uses.

While taking advantage of the flexible design standards of the GR Zone, the Project promotes many of the design objectives of the Germantown Design Guidelines. The building has been setback 30 feet from Germantown Road, as recommended in the Master Plan, and no parking is located between the building and the street. The site layout provides for enhanced pedestrian connections from Germantown Road and Crystal Rock Drive.

### **b. Where a drive-thru is allowed as a limited use, it must satisfy the following standards:**

*1. A drive-thru, including the queuing area, must be located a minimum of 100 feet from any property that is vacant or improved with a residential use in the Agricultural, Rural Residential or Residential Detached zones;*

There are no residentially or agriculturally zoned properties within 100 feet of the Property.

*2. For a Restaurant with a Drive-Thru, access to the site from a street with a residential classification is prohibited;*

This provision is not applicable because the proposed use is a bank (not a restaurant).

*3. A drive-thru service window, drive aisle, or queuing area located between the street and the front main wall of the main building is prohibited;*

The drive-thru service windows are located on the southern façade of the building, internal to the site. There is no drive aisle or stacking area associated with the drive-thru located between the street and the bank building.

*4. A drive-thru service window, drive aisle, or stacking area may be located between the street and the side wall of the main building on a corner lot if permanently screened from any street by a minimum 3 foot high wall or fence;*

Although the Property is a corner lot, this provision is inapplicable because the drive aisle will not be located between the building and the street. The drive-thru aisles and service windows will be located internal to the site and will be screened from view of Germantown Road by the proposed bank branch building.

*5. Site plan approval is required under Section 7.3.4;*

See Section VII below for a detailed discussion of the Project's compliance with the requirements of Section 7.3.4, for Site Plan approval.

*6. A conditional use application for a Drive-Thru may be filed with the Hearing Examiner if the limited use standards (discussed above) cannot be satisfied.*

As demonstrated by this Statement, the proposed Project satisfies each of the requirements listed in Section 3.4.15.E, and as such, the proposed drive-thru is classified as a limited use.

**c. Development Standards**

Section 4.6.3.C of the Zoning Ordinance sets forth various development standards for standard method of development projects in the GR Zone. The following chart compares these development standards with the Project:

	REQUIRED/ PERMITTED	PROVIDED
Building Height	45' max. (as mapped and Section 4.1.8.B)	Up to 22' – 0"
Minimum Building Setbacks <ul style="list-style-type: none"> <li>• Front (Crystal Rock Drive)</li> </ul>	<ul style="list-style-type: none"> <li>• 25 feet</li> </ul>	<ul style="list-style-type: none"> <li>• 78 feet</li> </ul>



<ul style="list-style-type: none"> <li>• Side Street (Germantown Road)</li> <li>• Side (south)</li> <li>• Rear</li> </ul>	<ul style="list-style-type: none"> <li>• 30 feet</li> <li>• 0 feet</li> <li>• 0 feet</li> </ul>	<ul style="list-style-type: none"> <li>• 30 feet</li> <li>• 42 feet</li> <li>• 11 feet</li> </ul>
Parking Setbacks for Surface Parking Lots	Must accommodate landscaping required under Section 6.2.9.	Will accommodate landscaping required under Section 6.2.9.
Amenity Open Space	10% (or 3,043 square feet)	4,717 square feet
Parking	12 spaces minimum 20 spaces maximum	17 spaces

**VII. Findings Required for Site Plan Approval**

As discussed in Section VI.b above, the Project satisfies each of the requirements listed in Section 3.4.15.E and as such, the proposed drive-thru is classified as a limited use. Accordingly, Section 3.5.14.E requires Site Plan approval for the drive-thru use.

The purpose of this portion of the statement is to provide justification that the Site Plan satisfies the applicable provisions of Section 7.3.4 of the Zoning Ordinance, governing the approval of a site plan application. As set forth below, the Site Plan satisfies each requirement of Section 7.3.4.E:

- a. *The proposed development satisfies any previous approval that applies to the site, including any development plan or schematic development plan in effect on October 29, 2014.*

This subsection does not apply.

- b. *The proposed development satisfies applicable use standards, development standards, and general requirements in the Zoning Ordinance.*

As this Statement demonstrates, the proposed Project complies with the standards and general requirements of the Zoning Ordinance. The compliance of the Project with the development standards of the GR Zone is discussed in Section VI above.

- c. *The proposed development satisfies the applicable requirements of Chapter 19, Erosion, Sediment Control, and Stormwater Management, and Chapter 22A, Forrest Conservation.*

The site is subject to the Forest Conservation Ordinance and requires a Forest Conservation Exemption, which was prepared for the Property and submitted to M-NCPPC for review, because the Property is less than 1.5 acres, with no existing forest, or existing specimen

or champion tree, and the afforestation requirement for the Property would not exceed 10,000 square feet (*see* Section 22A-5(s)).

The Project will comply with the requirements of Chapter 19 of the Montgomery County Code. Applicable requirements under Chapter 19 are addressed in the Stormwater Management Concept Plan, submitted to DPS for review on March 29, 2018. There is currently no known stormwater management on-site. As such, the Project provides an opportunity to greatly improve the treatment of stormwater runoff on-site. In connection with the Project, the Applicant will utilize Environmental Site Design ("ESD") to the Maximum Extent Practicable, via micro-bioretenment facilities. The micro-bioretenment facilities are intended to take the form of bio planters located in the center of the parking lot and in the green space in the northeast portion of the site.

The Property is not within a Special Protection Area, so no separate water quality monitoring plan is required. A Sediment and Erosion Control Plan will be submitted to the Montgomery County Department of Permitting Services ("DPS") for their approval prior to commencement of construction.

*d. The proposed development provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities.*

As discussed above, the existing vehicular access will remain unchanged as a result of this Application. The Project will incorporate a single drive-thru lane that widens to multiple transaction stations and other design efficiencies that will minimize vehicle stacking and queuing on-site. However, at Staff's direction, the Applicant has reconfigured the drive-thru to consolidate the drive-thru lanes into one at the exit point, to simplify and clarify vehicular movements at the main internal intersection. To ensure safe pedestrian connections between the parking and the bank branch building, the Applicant is proposing a wide pedestrian crossing with signage in clear view from the transaction stations, and located at a point where cars naturally stop.

To further enhance pedestrian access and circulation, the Applicant is proposing to provide a 10 foot shared use path along Germantown Road and a lead-in stairway to provide direct access to the front of the building from Germantown Road. Additionally, ADA compliant access to the front of the building is provided along Crystal Rock Drive. The proposed lead-in stairway (from Germantown Road) and ADA accessible path (along Crystal Rock Drive) will facilitate pedestrian connections between the street and the bank branch building. With these revisions, the site has been configured to promote efficiencies in internal vehicular circulation and to also provide for safe pedestrian access to the bank building.

*e. The proposed development substantially conforms with the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan.*

As discussed in detail in Section V above, the Project substantially conforms with the recommendations of the Sector Plan and associated Design Guidelines.

*f. The proposed development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities.*

The existing public services and facilities will continue to be adequate following redevelopment of the Property for a drive-thru bank, and the proposed redevelopment will not have an adverse effect on existing traffic conditions. The Applicant's traffic engineer, Lenhart Traffic Consulting, Inc., has prepared a traffic statement that demonstrates that the proposed drive-thru bank use will generate a total of 41 AM person peak hour trips and 88 PM person peak hour trips. However, when comparing the proposed drive-thru bank to the existing approved restaurant use, although the Project will result in an increase of 41 AM peak hour person trips (given the hours of operation of the prior Pizza Hut use), the proposed re-development will result in a net decrease of 13 PM peak hour person trips. Thus the Project is exempt from Local Area Transportation Review ("LATR").

There is no residential component to the proposed Project and, therefore, schools will not be impacted.

The Property is already served by existing water and sewer. The Property is located within water and sewer categories W-1 and S-1. Water and sewer needs are expected to be met by the Washington Suburban Sanitary Commission ("WSSC") through connections to the existing water and sewer lines.

Electric, gas and telecommunication services will also be available. Other public facilities and services— including police stations, firehouses and health care facilities – are currently operating in accordance with the standards established by the Annual Growth Policy and will continue to be sufficient following construction of the project.

*g. Proposed development on a property in a Rural Residential or Residential zone, is compatible with the character of the residential neighborhood.*

This provision is not applicable – the Property is located within the General Retail zone.

*h. The proposed development is compatible with the existing and approved or pending adjacent development.*

The proposed Project will complement the existing uses in the Town Center District. The Town Center is comprised of a mix of uses (including offices, restaurants, retail, housing and civic facilities). Given the proximity to a mix of uses, the Project will serve a basic and important need for nearby residents and businesses.

Immediately adjacent to the Property, to the south, is a convenience store and filling station. The Property is bordered by Crystal Rock Drive on the east and Germantown Road to the north. Abutting the Property to the west is a single story, day care center with three small outdoor play areas and associated surface parking lot. The day care center is separated from the Property by an existing 6-foot tall wooden fence. Additionally, the Applicant is proposing to provide additional landscape plantings along the western property boundary to further enhance

this buffer. With this proposed buffer, and given that the bank will generate fewer trips than the prior Pizza Hut use, the proposed Project will be compatible with the day care use.

- i. A need exists for the proposed Restaurant with a Drive-Thru use due to an insufficient number of similar uses presently serving existing population concentrations in the County, and the uses at the location proposed will not result in a multiplicity or saturation of similar uses in the same general neighborhood.*

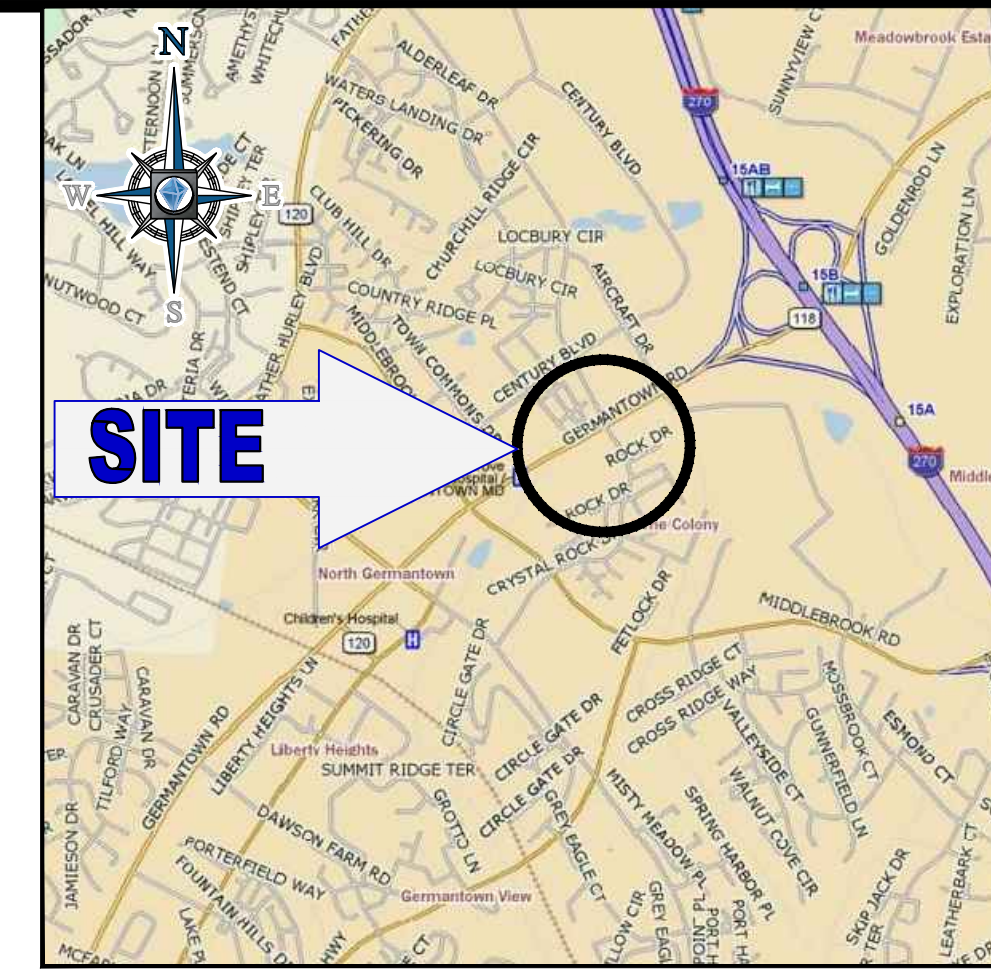
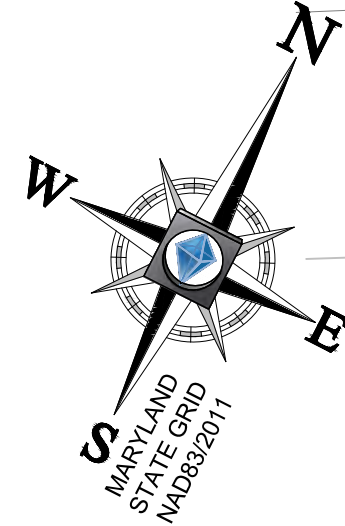
This provision is not applicable – no restaurant use is proposed.

### **VIII. Community Outreach**

The Applicant held a pre-submission community meeting on February 28, 2018 at the Germantown Library in Germantown, Maryland. The Applicant provided notice for pre-submission community meetings in accordance with the requirements set forth in the Administrative Procedures for Development Review under Chapter 50 and Chapter 59. Minutes of that meeting and the list of attendees is included as part of this Application.

### **IX. Conclusion**

As demonstrated by this Statement, the Project complies with all applicable requirements of the Zoning Ordinance that govern the approval of a standard method of development project in the GR Zone. The Project provides substantial reinvestment in the Property and takes an important first step towards the transformation of the Town Center into an active, walkable urban environment, while still responding to the current conditions and market demands. For all of those reasons, we respectfully request that this Site Plan and Limited Preliminary Plan Amendment be approved.



**BOHLER ENGINEERING**

SITE CIVIL AND CONSULTING ENGINEERING  
 LAND SURVEYING DESIGN ARCHITECTURE  
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

CHARLOTTE, NC  
 CHICAGO, IL  
 COLUMBIA, SC  
 DALLAS, TX  
 DENVER, CO  
 HOUSTON, TX  
 KANSAS CITY, MO  
 LOS ANGELES, CA  
 MEMPHIS, TN  
 MIAMI, FL  
 MINNEAPOLIS, MN  
 NEW YORK, NY  
 PHOENIX, AZ  
 RICHMOND, VA  
 TAMPA, FL  
 WASHINGTON, DC

**GERMANTOWN ROAD - MD RTE. 118**  
 VARIABLE WIDTH RIGHT-OF-WAY  
 ASPHALT PAVED PUBLIC ROADWAY

SURFACE FEATURES IN THIS AREA NOT FIELD LOCATED, BASED ON MONTGOMERY COUNTY GIS DATED: 08/05/14

SURFACE FEATURES IN THIS AREA NOT FIELD LOCATED, BASED ON MONTGOMERY COUNTY GIS DATED: 08/05/14

**DEVELOPMENT SEQUENCE:**

DEVELOPMENT IS PLANNED TO TAKE PLACE IN A SINGLE PHASE WHICH WILL INCLUDE DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF PROPOSED BUILDING AND IMPROVEMENTS.)

UTILITIES:  
 THE FOLLOWING COMPANIES WERE NOTIFIED BY DELMARVA MISS UTILITY SYSTEM (1-800-257-7777) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 18094762

UTILITY COMPANY	PHONE NUMBER
FIBERLIGHT/SUNBELT TELECO	(727) 598-1500
FIBERTECH NETWORKS	(800) 497-5578
LEVEL3 COMMUNICATION	(877) 366-8344
MCI	(800) 289-3427
MONT CO GOVT-PINPOINT	(301) 868-6803
PEPCO/UTILQUEST	(301) 210-0355
POTOMAC EDISON/USJC	(800) 778-9140
COMCAST/UTILQUEST	(301) 210-0355
VERIZON	(301) 210-0355
WASHINGTON GAS-UTILQUEST	(301) 210-0355
WSSC - PINPOINT UG	(301) 868-6803

**REVISIONS**

REV	DATE	COMMENT	BY
1	08/30/18	PER DRC COMMENTS	LIN
2	09/28/18	PER DRC COMMENTS	LIN

**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: MB172099  
 DRAWN BY: LN  
 CHECKED BY: BF  
 DATE: 05/20/18  
 CAD I.D.: PPD

**PRELIMINARY PLAN AMENDMENT #11985200A**  
 APPLICANT

**DPH ARCHITECTURE**  
 400 HUNTER DRIVE, SUITE 200, CRYSTAL ROCK, MD 20874  
 TEL: 301-533-3327 WWW.DPHARCHITECTURE.COM

LOCATION OF SITE  
 19790 CRYSTAL ROCK DRIVE  
 GERMANTOWN, MD 20874  
 MONTGOMERY COUNTY  
 WSSC GRID: 227NW12  
 TAX MAP: EU52

**BOHLER ENGINEERING**

16701 MELFORD BLVD., SUITE 310  
 BOWIE, MARYLAND 20715  
 Phone: (301) 809-4500  
 Fax: (301) 809-4501  
 MD@BohlerEng.com

**B. L. FOX**  
 PROFESSIONAL ENGINEER  
 MARYLAND LICENSE NO. 5796

SHEET TITLE:  
**PRELIMINARY PLAN**

SHEET NUMBER:  
**3**  
 OF 3

REVISION 2

**NOTES:**

THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:

- ALTA/ACSM SURVEY
- BOHLER ENGINEERING
- FIRST NATIONAL BANK
- 19790 CRYSTAL ROCK DRIVE
- GATHERSBURG ELECTION DISTRICT NO. 9
- MONTGOMERY COUNTY, MARYLAND
- PROJECT NO.: SB172099
- DATED: 02/16/18

THE SUBJECT PARCEL IS PARCEL G, NORTH GERMANTOWN AS RECORDED IN PLAT NO. 17044 AND BEING THE LANDS OF GERMANTOWN PARTNERSHIP AS RECORDED IN LIBER 5831, FOLIO 681, AMONG THE LANDS RECORDS OF MONTGOMERY COUNTY, MARYLAND SHOWN ON TAX MAP EU52 AS PARCEL N488, PER THE DEPARTMENT OF ASSESSMENTS.

AREA =	SQUARE FEET	OR	ACRES
MEASURED	30,423		0.698
RECORD	30,347		0.6967

LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY; HOWEVER, NO PHYSICAL INDICATIONS OF SUCH WERE FOUND AT THE TIME OF THE FIELD INSPECTION OF THIS SITE.

ELEVATIONS ARE BASED ON NGVD29 DATUM DETERMINED BY GPS OBSERVATIONS.

THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, MARYLAND AND INCORPORATED AREAS, PANEL 170 OF 480", COMMUNITY-PANEL NUMBER 24031C0170D, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 29, 2006.

PROPERTY HAS ACCESS TO GERMANTOWN ROAD MD RTE. 118 THROUGH AN INGRESS AND EGRESS EASEMENT ALONG CRYSTAL ROCK DRIVE RECORDED IN LIBER 5672 FOLIO 631.

TREES 8" DBH AND LARGER HAVE BEEN LOCATED WITHIN THE PROJECT BOUNDARY.

PARCEL K  
 NORTH GERMANTOWN  
 PLAT NO. 21388

LANDS N/F  
 TRIANGLE ENTERPRISE II, LLC  
 LIBER 27246 FOLIO 55  
 TM: EU52 GRID: 00 PARCEL N541  
 ZONE: CRV-0.5 C-0.5 R-0.25 H-35  
 BLD. HEIGHT: 25'±  
 LOCATION: 19790 CRYSTAL ROCK DRIVE,  
 GERMANTOWN, MD 20874  
 USE: DAYCARE FACILITY

PARCEL G  
 NORTH GERMANTOWN  
 PLAT NO. 17044

LANDS OF  
 GERMANTOWN PARTNERSHIP  
 LIBER 5831 FOLIO 681  
 TM: EU52 GRID: 00 PARCEL N488  
 AREA: 30,347 S.F. OR 0.6967 AC.(R)  
 30,423 S.F. OR 0.698 AC.(M)

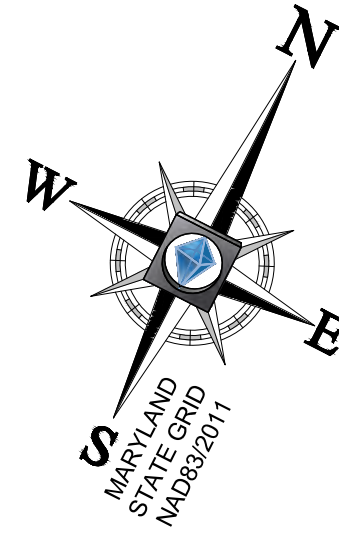
PARCEL I  
 NORTH GERMANTOWN  
 PLAT NO. 20399

LANDS N/F  
 GERMANTOWN PARTNERSHIP  
 LIBER 5831 FOLIO 681  
 TM: EU52 GRID: 00 PARCEL N543  
 ZONE: GR-1.5 H-45  
 BLD HEIGHT: 19'±  
 LOCATION: 19786 CRYSTAL ROCK DRIVE,  
 GERMANTOWN, MD 20874  
 USE: GAS STATION

**PARKING REQUIREMENTS (ZONE: GR-1.5)**

BUILDING	USE CATEGORY	PARKING TYPE	PARKING REQUIRED		PARKING PROPOSED	
			MINIMUM	MAXIMUM	STANDARD SPACES	ADA SPACES
FIRST NATIONAL BANK	RETAIL (BANK)	VEHICULAR	3.5 SPACES/1,000 S.F. OF PATRON USE * 3,270 PATRON S.F. = 12 SPACES	6 SPACES/1,000 S.F. OF PATRON USE * 3,270 PATRON S.F. = 20 SPACES	16	1 SPACE (1 VAN ACCESSIBLE)
FIRST NATIONAL BANK	RETAIL (BANK)	BICYCLE (SHORT TERM)	1.0 SPACES PER 10,000 S.F. O.F.A. * 3,270 S.F. O.F.A. = 1 SPACE	50 SPACES	1 SPACE	N/A
FIRST NATIONAL BANK	RETAIL (BANK)	BICYCLE (LONG TERM)	15% OF SHORT TERM SPACES	N/A	1 SPACE	N/A

\*SITE IS LOCATED IN A REDUCED PARKING AREA. REQUIRED SPACES SHOWN REFLECT THIS REDUCTION.



NOTES:

THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:

- ALTIACSM SURVEY
BOHLER ENGINEERING
FIRST NATIONAL BANK
19790 CRYSTAL ROCK DRIVE
GATHERSBURG ELECTION DISTRICT NO. 9
MONTGOMERY COUNTY, MARYLAND
PROJECT NO.: SB172099
DATED: 02/16/18

THE SUBJECT PARCEL IS PARCEL G, NORTH GERMANTOWN AS RECORDED IN PLAT NO. 17044 AND BEING THE LANDS OF GERMANTOWN PARTNERSHIP AS RECORDED IN LIBER 5831, FOLIO 681, AMONG THE LANDS RECORDS OF MONTGOMERY COUNTY, MARYLAND SHOWN ON TAX MAP EU52 AS PARCEL N488, PER THE DEPARTMENT OF ASSESSMENTS.

Table with 4 columns: AREA, SQUARE FEET, OR ACRES, MEASURED, RECORD

LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

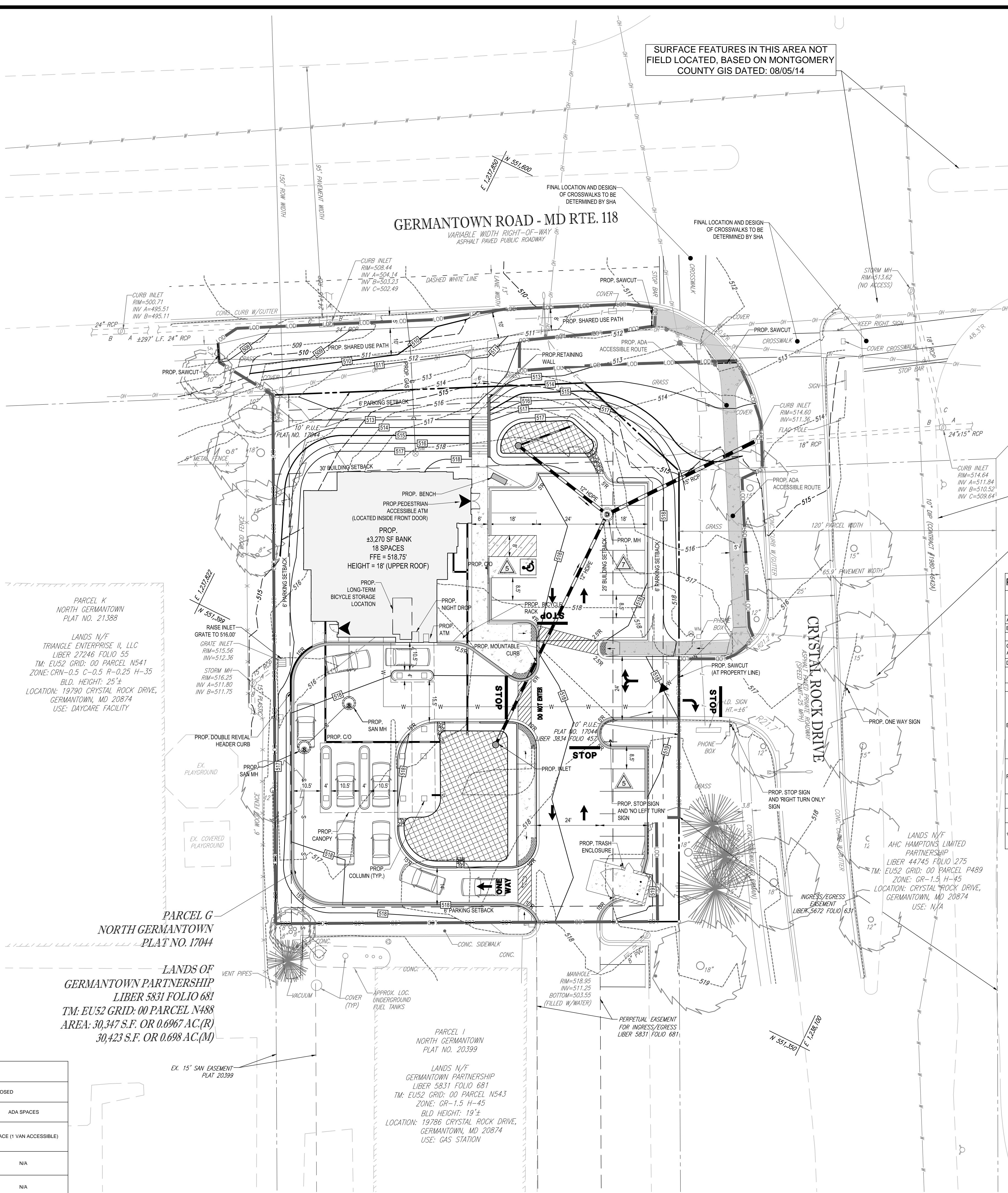
THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY. HOWEVER, NO PHYSICAL INDICATIONS OF SUCH WERE FOUND AT THE TIME OF THE FIELD INSPECTION OF THIS SITE.

ELEVATIONS ARE BASED ON NGVD29 DATUM DETERMINED BY GPS OBSERVATIONS.

THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED 'FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, MARYLAND AND INCORPORATED AREAS, PANEL 170 OF 480', COMMUNITY-PANEL NUMBER 24031G0170D, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 29, 2006.

PROPERTY HAS ACCESS TO GERMANTOWN ROAD MD RTE. 118 THROUGH AN INGRESS AND EGRESS EASEMENT ALONG CRYSTAL ROCK DRIVE RECORDED IN LIBER 5672 FOLIO 631.

TREES 8" DBH AND LARGER HAVE BEEN LOCATED WITHIN THE PROJECT BOUNDARY.



SURFACE FEATURES IN THIS AREA NOT FIELD LOCATED, BASED ON MONTGOMERY COUNTY GIS DATED: 08/05/14



LOCATION MAP
COPY RIGHT 2015
DELOMRE STREET ATLAS USA 2013
SCALE: 1"=2000'

SURFACE FEATURES IN THIS AREA NOT FIELD LOCATED, BASED ON MONTGOMERY COUNTY GIS DATED: 08/05/14

PROJECT DATA TABLE: GR 1.5 H-45

Table with 3 columns: ZONING ORDINANCE DEVELOPMENT STANDARDS, PROPOSED IN SITE PLAN, and values for various metrics like net lot area, building height, etc.

\*SETBACKS ARE BASED ON GERMANTOWN EMPLOYMENT AREA SECTION PLAN.

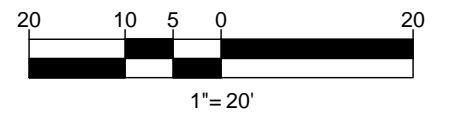
PARCEL K NORTH GERMANTOWN PLAT NO. 21388
LANDS N/F TRIANGLE ENTERPRISE II, LLC LIBER 27246 FOLIO 55
TM: EU52 GRID: 00 PARCEL N541
ZONE: CRN-0.5 C-0.5 R-0.25 H-35
BLD. HEIGHT: 25'±
LOCATION: 19790 CRYSTAL ROCK DRIVE, GERMANTOWN, MD 20874
USE: DAYCARE FACILITY

PARCEL G NORTH GERMANTOWN PLAT NO. 17044

LANDS OF GERMANTOWN PARTNERSHIP LIBER 5831 FOLIO 681
TM: EU52 GRID: 00 PARCEL N488
AREA: 30,347 S.F. OR 0.6967 AC.(R)
30,423 S.F. OR 0.698 AC.(M)

PARCEL I NORTH GERMANTOWN PLAT NO. 20399
LANDS N/F GERMANTOWN PARTNERSHIP LIBER 5831 FOLIO 681
TM: EU52 GRID: 00 PARCEL N543
ZONE: GR-1.5 H-45
BLD. HEIGHT: 19'±
LOCATION: 19786 CRYSTAL ROCK DRIVE, GERMANTOWN, MD 20874
USE: GAS STATION

PARKING REQUIREMENTS (ZONE: GR-1.5) table with columns for building, use category, parking type, parking required (minimum, maximum), and parking proposed (standard, ADA).



Developer's Certificate

The Undersigned agrees to execute all the features of the Site Plan Approval No. 820180140 including Approval Conditions, Development Program, and Certified Site Plan.

Developer: DPH Architecture David P. Harris
Address: 6599 Seville Drive, Canfield OH 44406
Phone: 330.533.7227
Signature:

BOHLER ENGINEERING logo and list of services including site civil and consulting, land surveying, permitting, etc.

REVISIONS table with columns for REV, DATE, COMMENT, BY.

NOT APPROVED FOR CONSTRUCTION stamp with a red 'X' over a 'NO' sign.

NOT APPROVED FOR CONSTRUCTION stamp with a red 'X' over a 'NO' sign.

SITE PLAN #820180140 APPLICANT DPH ARCHITECTURE logo and contact information.

BOHLER ENGINEERING logo and address: 16701 MELFORD BLVD., SUITE 310 BOWIE, MARYLAND 20715.

B. L. FOX PROFESSIONAL ENGINEER logo and Maryland License No. 1796.

SHEET TITLE: SITE PLAN SHEET NUMBER: C-3 OF 4 REVISION 2

Date of Mailing: August 13, 1987

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760



REVISED  
MONTGOMERY COUNTY PLANNING BOARD  
OPINION

Preliminary Plan No. 1-85200  
Project: North Germantown Parcel "F" (Pizza Hut)

Action: Approved subject to conditions. (Motion by Commissioner Heimann, Seconded by Commissioner Keeney, with a vote of 5-0; Commissioners Krahnke, Floreen, Keeney, Heimann and Christeller voting in favor of the motion.)

On September 26, 1985, Pizza Hut submitted an application for the approval of a preliminary plan of subdivision of property in the C-3 zone. The application proposed to create a lot on 0.73 acres of land. The application was designated Preliminary Plan No. 1-85200.

On March 5, 1987, Preliminary Plan No. 1-85200 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record. Based on the testimony and evidence presented, the Planning Board approves Preliminary Plan No. 1-85200, subject to the following conditions:

1. Implementation of a bus pass coupon program documented and governed by a written agreement signed by Chesapeake Bay Pizza Hut, Inc. (Pizza Hut), Maryland-National Capital Park and Planning Commission and the Montgomery County Department of Transportation (MCDOT). The agreement must be signed, fully executed, and recorded among the Land Records prior to Planning Board approval of the property's record plat. The program shall have the following characteristics:
  - (a) be subsidized by Pizza Hut for a term of 10 years, or earlier if there is a determination by the Planning Board that the program is no longer appropriate or necessary; the MCDOT, if it agrees, shall be responsible for continuing the program beyond the 10-year term.
  - (b) serve an Exclusive Service Area that comprises residences in Germantown Traffic Zones 301-309. Neither the Planning Board nor MCDOT shall sanction and approve any other similar bus pass coupon program to solicit or serve the same residences that are to be served by this program.

- (c) distribute bus pass coupons, by direct mail and/or other means mutually acceptable to the Planning Board and MCDOT staffs, to all new residents of the Exclusive Service Area, on a monthly basis. The coupons shall be accompanied by promotional materials, which explain how and where the coupons may be redeemed for discounted Ride-On bus passes. Each new resident that redeems a coupon shall be eligible for discounted bus passes on a continuing basis thereafter.
- (d) strictly control the distribution of bus pass coupons as well as the bus passes so that only new residents, not the general population, receive them. Pizza Hut shall be responsible for the content and production of the coupons and promotional materials needed for the program, but, if considered necessary by Planning Board and MCDOT staffs, shall contract with and transfer responsibility for the actual monthly distributions to a third party, such as the MCDOT or Germantown Share-A-Ride. The Planning Board and MCDOT staffs shall review and approve all coupons and promotional materials prior to distribution. Such approvals shall not be unreasonably withheld.
- (e) prior to Planning Board approval of the property's record plat, Pizza Hut must show evidence that it has prepared a specific plan, which has been mutually approved by the Planning Board and MCDOT staffs, for promoting and distributing coupons and passes, and is underway to attain its Performance Goal of persuading at least 76 new residents of the Exclusive Service Area to redeem coupons for discounted Ride-On transit passes over a 2-week period. Achievement of the goal translates to removing at least 25 peak hour trips from the roads, and compensates for diversion of potential participants from the Germantown's residential-based Share-A-Ride Program. Achievement and maintenance of the goal shall be the sole responsibility of the applicant. Furthermore, Pizza Hut must purchase from MCDOT at least 76 bus passes every two weeks, starting on the day the subject property opens for business and continuing for the duration of the program's term.
- (f) managed by a Pizza Hut staff person, who will direct all aspects of the program and coordinate with Planning Board and MCDOT staffs.



- (g) present monthly tallies, quarterly reports, and annual evaluations of the effectiveness of the bus pass coupon program in a format acceptable to the staffs of the Planning Board and the MCDOT. The Planning Board and MCDOT staffs may jointly audit the program to verify the existence of new residents who are redeeming bus pass coupons and purchasing bus passes.
  - (h) Pizza Hut may be considered in default of the program's commitments by the Planning Board if there are indications that Pizza Hut is:
    - not operating in conformance with the written agreement, or
    - not achieving over a 90-day period the program's Performance Goal within six months after release of the property's use and occupancy permit, or
    - not maintaining over a 90-day period the program's Performance Goal for the remainder of the term of the program.
  - (i) be secured with an appropriate bond or letter of credit, the initial value of which is based on 75 percent of the face value of the 76 bus passes every two weeks for a ten year period, which shall be posted with the County prior to release of the property's building permit. In the event of default, the proceeds, which shall be drawn by the County, shall be sufficient to finance the bus pass coupon program for the balance of the 10-year term. If later experience shows that the Performance Goal can consistently be achieved with a partial subsidy, then that value may be adjusted to a level mutually agreeable to the staffs of the Planning Board and MCDOT.
2. Agreement with Planning Board limiting development to 2700 square foot restaurant with reference on plat.
  3. Dedication along Md. 118 (120' r/w).
  4. No. driveways to Md. 118.

5. Right in/right out only from northern entrance on Crystal Rock Drive.
6. Record plat to show ingress/egress easement to southern entrance on Crystal Rock Drive.
7. No clearing, grading or recording of lot prior to site plan approval by Montgomery County Planning Board.
8. Necessary easements.

The Montgomery County Planning Board finds that with the conditions imposed as a part of this Opinion, Preliminary Plan No. 1-85200 meets the requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended.)

The Planning Board bases its finding on the testimony and evidence submitted at the public hearing and on the plan, as revised by the conditions imposed as part of this approval.

The major issue raised was whether the proposed preliminary plan meets the requirements of Section 50-35(k) of the Subdivision Regulations, the Adequate Public Facilities Ordinance (APFO.)

The Planning Board's method of implementing the APFO is set forth in the Board's 1985 Comprehensive Planning Policies Report (CPP.) The CPP sets out two tests to measure the adequacy of public transportation facilities. The first test is the determination of a threshold (maximum amount of development) for each policy area of the County:

Each policy area has been assigned a threshold number for both housing and employment, beyond which it is estimated that the capacity of some or all of the available public facilities will have been exceeded. . . . Reflected in these thresholds is an evaluation of the unique characteristics of each policy area with respect to such elements as. . . traffic. . .

Comprehensive Planning Policy Report, p. 4.

The proposed subdivision lies within the Germantown West Policy Area in which there is currently zero threshold capacity.

The Planning Board is approving Preliminary Plan No. 1-85200 by applying the threshold flexibility procedure of the CPP. The threshold flexibility procedure states:

In some cases it may be in the public interest for the staff to recommend, and/or the Board to grant approval to a preliminary plan application that exceeds the threshold. Caution should be exercised in allowing the threshold to be exceeded. In general, such approval above the threshold will be conditioned upon the future construction, by either the applicant and/or the government, of some public facility projects or the operation of a transit program which, if added to the approved CIP or the CTP as a programmed facility, will add capacity to the road network and result in lowering the area wide level of service.

In this case, the applicant is proposing a bus pass coupon program that is intended to remove an equivalent number of trips from the road as will be generated by the Pizza Hut restaurant. Staff recommended disapproval of the application in the belief that the proposal would not remove a sufficient number of trips. Based on the revisions to the proposal agreed to by the applicant at the hearing the Planning Board finds that an equivalent number of trips will be removed and that the application meets the requirements of Section 50-35(k).

The Planning Board agrees with the staff recommendation that the application satisfies the second part of the APFO test, Local Area Review.



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

April 16, 2018

Brad Fox  
Bohler Engineering  
16701 Melford Blvd., Suite 301  
Bowie, MD 20715

Re: Forest Conservation Plan Exemption Request  
#42018159E - 19790 Crystal Rock Drive

Dear Mr. Fox,

Based on the review by staff of the Montgomery County Planning Department, the Forest Conservation Plan Exemption Request, submitted on February 28, 2018, for the plan identified above, is confirmed. The project site is exempt from Article II of the Montgomery County Code, Chapter 22A (Forest Conservation Law), Section 22A-5(s) because the requirements of Article II do not apply to:

- (1) an activity occurring on a tract of land less than 1.5 acres with no existing forest, or existing specimen or champion tree, and the afforestation requirements would not exceed 10,000 square feet; or
- (2) an activity occurring on a tract less than 1 acre that will not result in the clearing of more than a total of 20,000 square feet of existing forest, or any existing specimen or champion tree, and reforestation requirements would not exceed 10,000 square feet. Forest in any priority area on-site must be preserved;

A pre-construction meeting is required after the limits of disturbance have been staked prior to clearing and grading. The property owner, construction superintendent, forest conservation inspector, and the Montgomery County Department of Permitting Services sediment control inspector shall attend this meeting. If you have any questions regarding these actions, please contact me at 301-495-4603, or [michael.sharp@montgomeryplanning.org](mailto:michael.sharp@montgomeryplanning.org).

Respectfully,

*Michael J. Sharp*

*Michael J. Sharp*  
Senior Planner, Forestry Inspector  
M-NCPPC, DARC



## DEPARTMENT OF TRANSPORTATION

Isiah Leggett  
*County Executive*

Al R. Roshdiah  
*Director*

September 17, 2018

Ms. Sandra Pereira, Regulatory Supervisor  
Area 3 Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

RE: Preliminary Plan Amendment  
No. 11985200A  
First National Bank - Germantown

Dear Ms. Pereira:

We have completed our review of the preliminary plan amendment uploaded on September 5, 2018. A previous plan was reviewed by the Development Review Committee at its June 19, 2018, meeting. We recommend conditional 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 the Department of Permitting Services 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. We defer to the Maryland State Highway Administration for all access and improvements to Germantown Road (MD 118).
2. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
3. The private street shall be determined through the subdivision process as part of the Planning Board's approval of the preliminary plan amendment. We defer to the Planning Board for the composition, typical section, horizontal alignment, profile, access locations, sight distances,

**Office of the Director**

101 Monroe Street 10<sup>th</sup> Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX  
[www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)

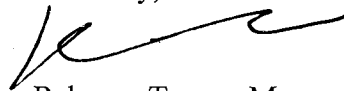
*Located one block west of the Rockville Metro Station*

landscaping, lighting, drainage characteristics and maintenance beyond the public right-of-way.

4. The private street is to be built to tertiary roadway structural standards.
5. Existing ingress/egress documents for this property are recorded in the Montgomery County Land records in Liber 4280, Folio 638 and Liber 4327, Folio 505. The deed references for these documents are to be provided on the record plat.
6. Coordinate with Mr. Matt Johnson of our Transportation Engineering Section regarding bikeways along Germantown Road (MD 118). Mr. Johnson can be reached at 240-777-7237 or [matt.johnson@montgomerycountymd.gov](mailto:matt.johnson@montgomerycountymd.gov).
7. This project falls within the Bicycle Pedestrian Priority Area (BPPA). Therefore, the driveway should be at-grade with the sidewalk and then drop down to meet the street elevation.
8. Coordinate with Ms. NikKia Carver of our Division of Transit Services to coordinate any improvements to the RideOn bus facilities in the vicinity of this project. Ms. Carver can be reached at 240-777-5836 or [nikKia.carver@montgomerycountymd.gov](mailto:nikKia.carver@montgomerycountymd.gov).

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. William Whelan, our Development Review Engineer for this project, at [william.whelan@montgomerycountymd.gov](mailto:william.whelan@montgomerycountymd.gov).

Sincerely,



Rebecca Torma, Manager  
Development Review Team  
Office of Transportation Policy

cc: David Harris                    DPH Architecture  
Brad Fox                            Bohler Engineering  
Stacy Silber                        Lerch, Early & Brewer  
Letters notebook

Ms. Pereira  
Preliminary Plan No. 11985200A  
September 17, 2018  
Page 3

cc-e: Angelica Gonzalez MNCP&PC  
Kwesi Woodroffe MDSHA-District 3  
Matt Johnson MCDOT DTE  
Sam Farhadi MCDOT RWPR  
NikKia Carver MCDOT DTS

**DPS-ROW CONDITIONS OF APPROVAL**

**August 6, 2018**

**820180140 First National Bank - Germantown**

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

**“07-SITE-820180140-C03.pdf V3”** uploaded on/ dated **“5/2/2018”** and

We have no comment at this point as the site frontages are not County maintained roadways.





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**Department of Permitting Services  
Fire Department Access and Water Supply Comments**

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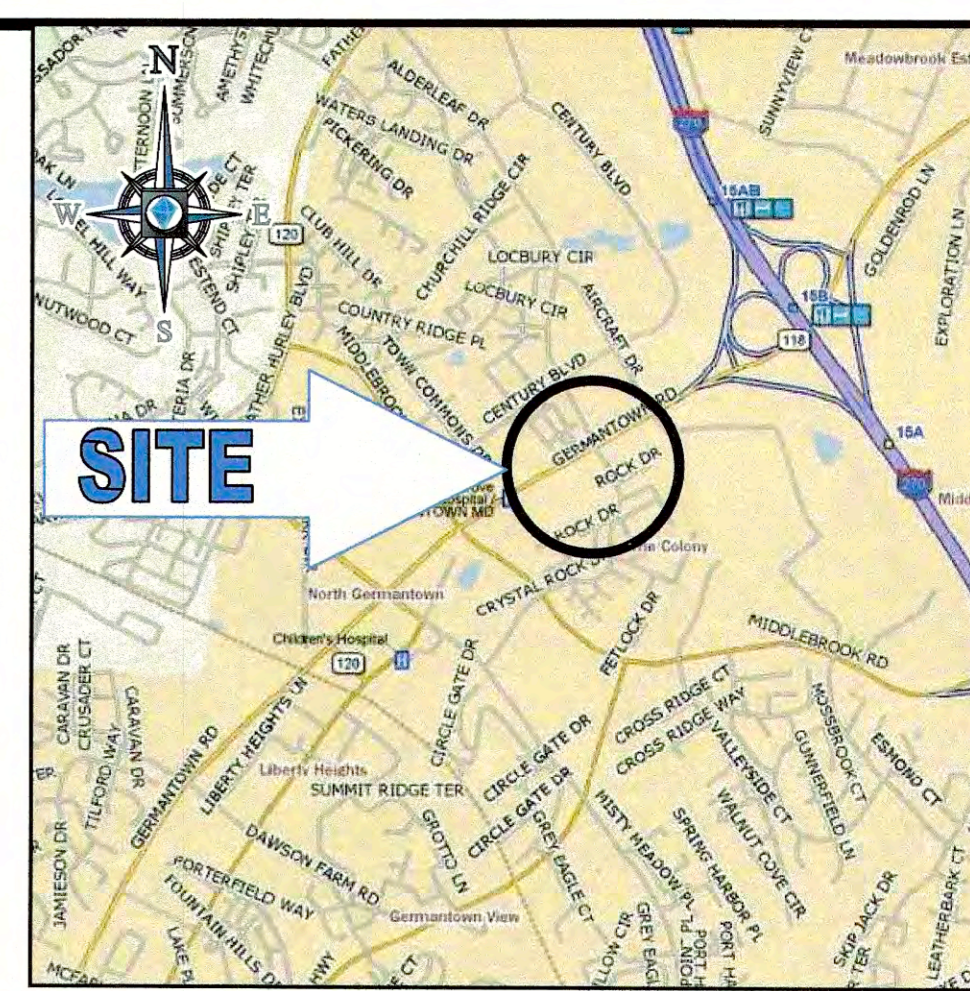
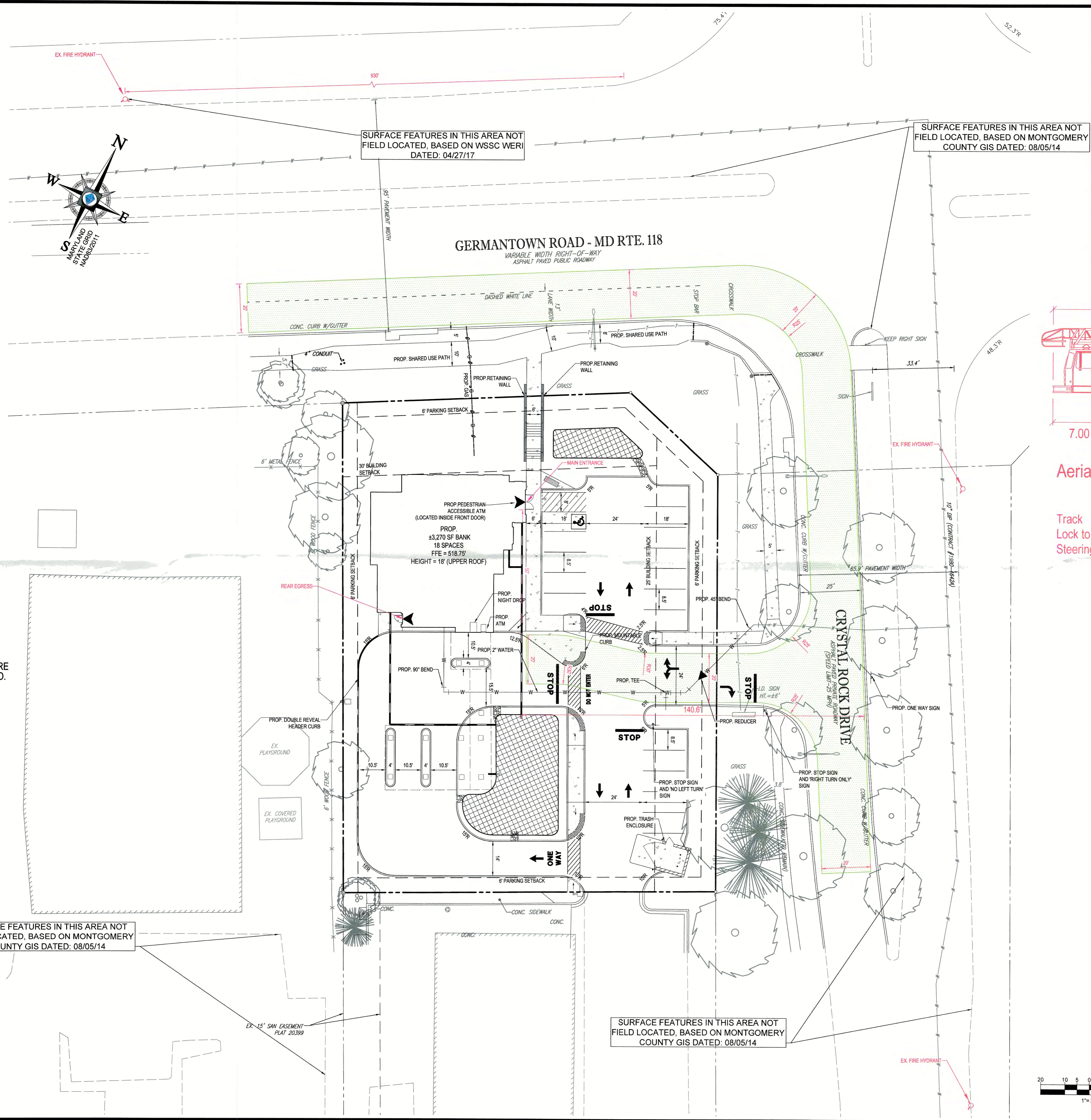
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**DATE:** 27-Sep-18  
**TO:** Bradford Fox - bfox@bohlereng.com  
Bohler Engineering  
**FROM:** Marie LaBaw  
**RE:** First National Bank Germantown  
11985200A 820180140

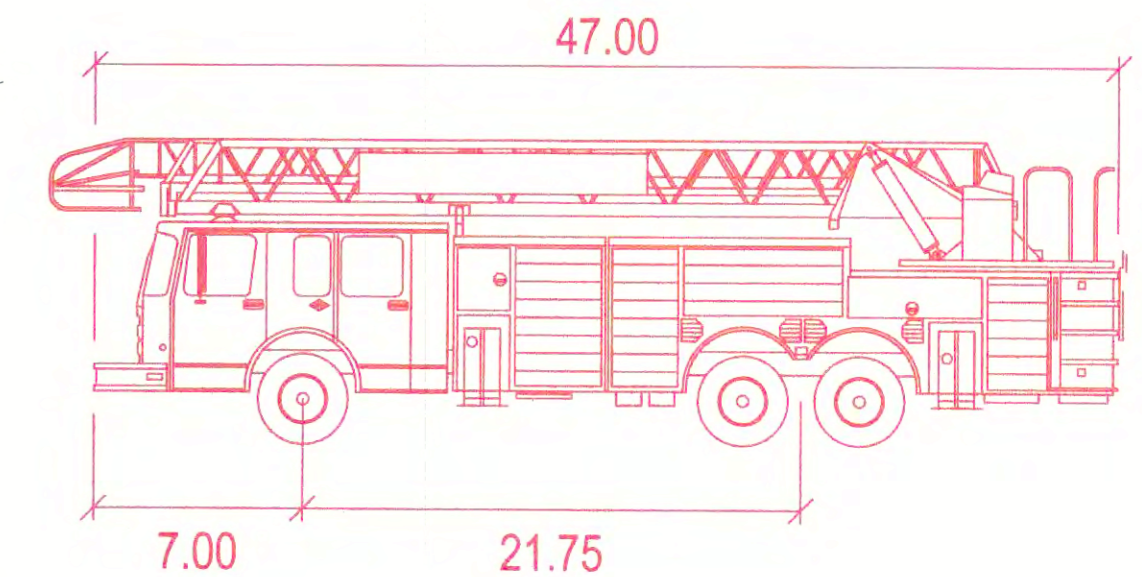
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**PLAN APPROVED**

1. Review based only upon information contained on the plan submitted **27-Sep-18**. 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.

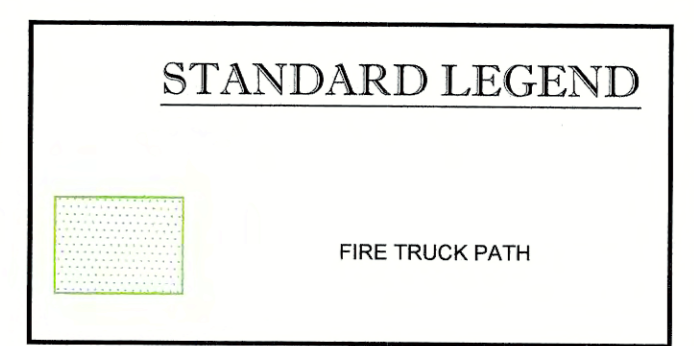


LOCATION MAP  
COPYRIGHT 2013  
DELOERME STREET ATLAS USA 2013  
SCALE: 1"=2000'

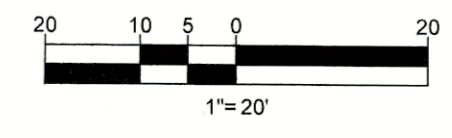


Aerial Tower 729

feet	
Track	: 8.25
Lock to Lock Time	: 6.0
Steering Angle	: 33.2



**FIRE CODE ENFORCEMENT**  
Fire Department Access Review  
Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation  
BY: *SJC* FM: 43 DATE: 9/27/2018



PROFESSIONAL CERTIFICATION  
I, BRADFORD L. FOX, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 37966, EXPIRATION DATE: 11/30/2019

- NOTES:**
1. ALL SIMULATED TURNING MOVEMENTS WERE CREATING USING AUTOCAD AUTOTURN PRO.
  2. TRUCK DIMENSIONS OBTAINED FROM THE MONTGOMERY COUNTY FIRE MARSHAL .

SURFACE FEATURES IN THIS AREA NOT FIELD LOCATED, BASED ON MONTGOMERY COUNTY GIS DATED: 08/05/14

SURFACE FEATURES IN THIS AREA NOT FIELD LOCATED, BASED ON WSSC WERI DATED: 04/27/17

SURFACE FEATURES IN THIS AREA NOT FIELD LOCATED, BASED ON MONTGOMERY COUNTY GIS DATED: 08/05/14

SURFACE FEATURES IN THIS AREA NOT FIELD LOCATED, BASED ON MONTGOMERY COUNTY GIS DATED: 08/05/14

**BOHLER ENGINEERING**  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

CHARLOTTE, NC  
BALTIMORE, MD  
BOSTON, MA  
CHICAGO, IL  
COLUMBIA, SC  
DENVER, CO  
FORT LAUDERDALE, FL  
HOUSTON, TX  
LOS ANGELES, CA  
MEMPHIS, TN  
MIAMI, FL  
MINNEAPOLIS, MN  
NEW YORK, NY  
PHILADELPHIA, PA  
PITTSBURGH, PA  
RICHMOND, VA  
SAN ANTONIO, TX  
WASHINGTON, DC

**REVISIONS**

REV	DATE	COMMENT	BY
1	08/30/18	PER DRC COMMENTS	LJN
2	09/28/18	PER DRC COMMENTS	LJN

**NOT APPROVED FOR CONSTRUCTION**

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL 811 (MV: 1-800-245-4848) (PA: 1-800-242-1776) (DC: 1-800-257-7777) (VA: 1-800-552-7070) (MD: 1-800-257-7777) (DE: 1-800-292-8555)

PROJECT No.: MB172099  
DRAWN BY: ALJ  
CHECKED BY: BF  
DATE: 02/21/18  
SCALE: 1" = 20'  
CAD I.D.: SSS

**FIRST NATIONAL BANK**  
FOR  
**DPH ARCHITECTURE**  
19790 CRYSTAL ROCK DRIVE  
GERMANTOWN, MD 20874  
MONTGOMERY COUNTY  
WSSC GRID: 227NW12  
TAX MAP: EU52

**BOHLER ENGINEERING**  
16701 MELFORD BLVD., SUITE 310  
BOWIE, MARYLAND 20715  
Phone: (301) 809-4500  
Fax: (301) 809-4501  
MD@BohlerEng.com

**B. L. FOX**  
PROFESSIONAL ENGINEER  
9/26/18

SHEET TITLE:  
**FIRE DEPARTMENT ACCESS PLAN**  
SHEET NUMBER:  
**1**  
OF 1  
REVISION 2


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## MEMORANDUM

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**TO:** DISTRICT ENGINEER ANDRE FUTRELL  
**FROM:** DIVISION CHIEF SEAN CAMPION, P.E., DBIA   
**SUBJECT:** MD 118 FIRST NATIONAL BANK  
**DATE:** SEPTEMBER 24, 2018  
**RESPONSE**  
**REQUESTED BY:** N/A

---

### PURPOSE OF MEMORANDUM

Provide review comments for Accessibility Policy & Bicycle Review.

### SUMMARY

The Innovative Contracting Division's ADA/Bicycle Compliance Team has completed their review of the subject project. At this time, the referenced project does not meet SHA Accessibility Policy. Written responses to the comments below must be provided as part of your next submittal.

- 1. SHEET C-3:** Minimum width for a shared use path is 10'. Anything less will need an approved design waiver.
- 2. SHEET C-3:** The proposed Shared Use Path has a location that have a change of direction where the proposed Shared Use Path and sidewalk meet. A landing area will need to be provided at that location. The landing area will need to be the width of the Shared Use Path and sidewalk and must be 2% in both directions. Provide this note on the plan sheet for that location. "**Landing Area 10'x 5' and 2% in Both Directions**".
- 3. SHEET C-3:** The existing curb ramps at the intersection of Germantown Road and Crystal Rock Drive are non-compliant and will need to be reconstructed to a Maryland Standard Curb Ramp.
- 4. SHEET C-3:** The existing ramps at the intersection of Germantown Road and Crystal Rock Drive are non-compliant and will need to be reconstructed. **Per SHA policy, when one leg of an intersection is being upgraded, all ramps must be upgraded to ADA Compliance. Curb cuts/curb ramps should be installed or upgraded to current standards at every leg of the intersection.**

If you have any questions, please contact the reviewer, Mr. John Vranish at (410) 545-8778 or [Jvranish@sha.state.md.us](mailto:Jvranish@sha.state.md.us).

cc: Mark Loeffler, District 3 Utility Engineer



## DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Diane R. Schwartz Jones  
Director

October 10, 2018

Mr. John Lawall  
Bohler Engineering  
16701 Melford Blvd, Suite 310  
Bowie, MD 20715

Re: **COMBINED STORMWATER MANAGEMENT  
CONCEPT/SITE DEVELOPMENT  
STORMWATER MANAGEMENT PLAN** for  
First National Bank, 19790 Crystal Rock Drive  
Preliminary Plan #: 119950340  
SM File #: 283693  
Total Concept Area: 35,621 SF  
Parcel(s): Parcel G, North Germantown  
Watershed: Seneca Creek

Dear Mr. Lawall:

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 proposes to meet required stormwater management goals via micro-bioretenion.

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

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. During the detailed sediment control/stormwater management plan stage please address pedestrian safety around the proposed stormwater facilities, particularly where the sidewalk runs adjacent to Micro-bioretenion 1 located in the median of the parking lot.
3. Offsite grading will require written documentation of permission from the affected owner.
4. An engineered sediment control plan must be submitted for this development.
5. 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.

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



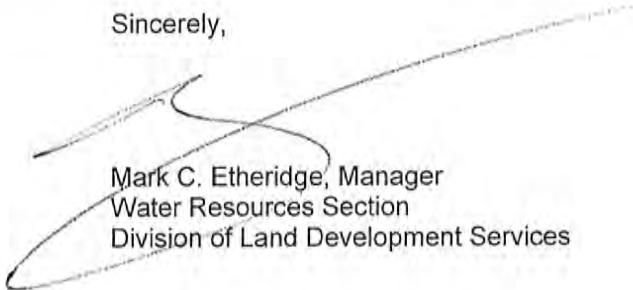
255 Rockville Pike, 2<sup>nd</sup> Floor, Rockville, Maryland 20850 | 240-777-0311  
[www.montgomerycountymd.gov/permittingservices](http://www.montgomerycountymd.gov/permittingservices)

Mr. John Lawall  
October 10, 2018  
Page 2 of 2

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 Jean Kapusnick at [jean.kapusnick@montgomerycountymd.gov](mailto:jean.kapusnick@montgomerycountymd.gov) or 240-777-6345.

Sincerely,



Mark C. Etheridge, Manager  
Water Resources Section  
Division of Land Development Services

MCE: jak

cc: N. Braunstein  
SM File # 283693

ESD: Required/Provided 3,586 cf / 3,637 cf  
PE: Target/Achieved: 2.0"/2.03"  
STRUCTURAL: 0.0 cf  
WAIVED: 0.0 ac.



August 9, 2018

**VIA ELECTRONIC DELIVERY**

The Honorable Casey Anderson, Chair  
Montgomery County Planning Board  
Maryland National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: First National Bank Germantown  
Preliminary Plan Amendment No. 11985200A and Site Plan  
No. 820180140 (the "Applications")

Dear Chairman Anderson:

Our firm represents DPH Architecture, on behalf of First National Bank, (the "Applicant") for Preliminary Plan Amendment No. 11985200A and Site Plan Application No. 820180140. On behalf of the Applicant, and pursuant to Montgomery County Zoning Ordinance Section 7.3.4.C, we respectfully request a two month extension of the time in which the Planning Board is required to hold a public hearing on the above referenced Applications, which were formally accepted on May 22, 2018. The Applicant is requesting this extension to allow for sufficient time to respond to comments received from the Development Review Committee and Technical Staff. The proposed extension would be until November 27, 2018.

Although the Applicant is requesting a two month extension, it is the Applicant's intention that the Applications will be scheduled for an earlier Planning Board hearing if possible.

Thank you for your consideration of this matter.

Very truly yours,

A handwritten signature in blue ink that reads "Stacy P. Silber".

Stacy P. Silber

cc: Richard Weaver  
Sandra Pereira  
Angelica Gonzalez  
Neil Braunstein



8787 Georgia Avenue  
 Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Effective: December 5, 2014

Phone 301.495.4550  
 Fax 301.495.1306

**REGULATORY PLAN EXTENSION REQUEST**

Request #1       Request #2

M-NCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

**Plan Name:** First National Bank Germantown      **Plan No.** 11985200A & 820180140

This is a request for extension of:       Project Plan       Sketch Plan  
 Preliminary Plan       Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: September 27

The Planning Director may postpone the public hearing for up to 30 days without Planning Board approval. Extensions beyond 30 days require approval from the Planning Board.

**Person requesting the extension:**

Owner,  Owner's Representative,  Staff (check applicable.)

Stacy P. Silber		Lerch, Early & Brewer, Chtd.	
<i>Name</i>		<i>Affiliation/Organization</i>	
7600 Wisconsin Avenue, Suite 700			
<i>Street Address</i>			
Bethesda		MD	20814
<i>City</i>		<i>State</i>	
(301) 841-3833	(301) 347-1767	spsilber@lercheearly.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 2 months until November 27, 2018

Describe the nature of the extension request. Provide a separate sheet if necessary.

See attached.

**Signature of Person Requesting the Extension**

Signature

8/9/2018

Date

**Extension Review**

*Planning Director Review for Extensions 30 days or less*

I, the Planning Director, or Director's designee, have the ability to grant extensions of the Planning Board public hearing date of up to 30 days and approve an extension of the Planning Board public hearing date from \_\_\_\_\_ until \_\_\_\_\_.

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

*Planning Board Review for Extensions greater than 30 days*

The Montgomery County Planning Board reviewed the extension request on \_\_\_\_\_ and approved an extension for more than 30 days of the Planning Board public hearing date from \_\_\_\_\_ until \_\_\_\_\_.