

Chase Bank - White Oak Shopping Center (ATM), Site Plan 820200180

AL

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Completed: 10/05/20

Description

Proposal to construct a freestanding, drive thru automated teller machine (ATM) associated with an existing bank.

Location: 11297 New Hampshire Avenue.

Master Plan: 2014 *White Oak Science Gateway Master Plan*.

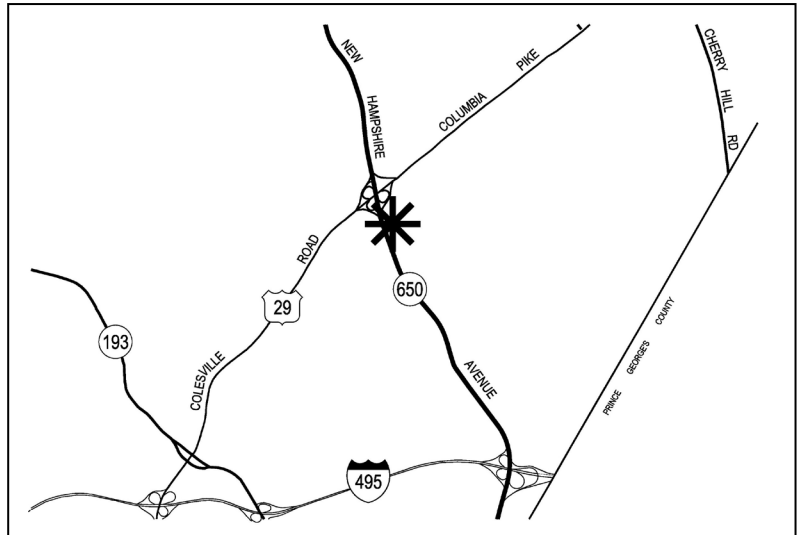
Zone: CR-2.5 C-1.5 R-1.5 H-200.

Property Size: 0.1 acres.

Applicant: J.P. Morgan Chase & Co.

Acceptance Date: June 17, 2020.

Review Basis: Chapter 59, Zoning Ordinance, and Chapter 22A, Forest Conservation Law.



Summary

- Staff recommends approval of Site Plan 820200180 with conditions.
- The Application meets the requirements of Chapter 59, the Zoning Ordinance and Chapter 22A, the Forest Conservation Law.
- The Site Plan includes the addition of a freestanding, drive thru automated teller machine (ATM) to an existing bank.
- As allowed by Section 59.7.3.4.A.5 of the Montgomery County Zoning Ordinance, which states that “a site plan application may encompass all or any part of a property...”, the proposed drive-thru ATM is located within a small 0.19-acre (4,500 square feet) portion of the approximately 19.2-acre (837,197 square feet) White Oak Shopping Center.
- Per Section 59.3.1.6 of the Montgomery County Zoning Ordinance, a drive-thru use is allowed as a Limited/Conditional use in the CR Zone. The proposed application satisfies the Limited Use standards contained in Section 59.3.5.14.E of the Zoning Ordinance; therefore, is subject to Site Plan review.

RECOMMENDATION & CONDITIONS

Staff recommends approval of Site Plan 820200180 to allow addition of a drive-thru ATM on the Subject Property. All site development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required.

Density and Height

1. Density
The Site Plan does not allow any increase in density.
2. Height
The development is limited to a maximum height of 12.5 feet, as measured from the building height measuring point, as illustrated on the Certified Site Plan.

Environment

3. Forest Conservation & Tree Save
The development must comply with the conditions of the approved exemption from submitting a Forest Conservation Plan No. 42018187E, dated May 6, 2020.

Site Plan

4. Architectural Character
The exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on Sheet 13 of the submitted architectural drawings, as determined by M-NCPPC Staff.
5. Landscaping
Prior to the end of the first planting season after the issuance of the final Inspection Certificate, all landscape plant materials must be installed.
6. 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.
7. 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 any applicable agency letters, development program, and Site Plan resolutions.
 - b) Add a note stating that "Minor modifications to the limits of disturbance shown on the site plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services."

CONTEXT

Vicinity

The 0.1-acre Subject Property (Property) (outlined in red in Figures 1 & 2) is zoned CR-2.5 C-1.5 R-1.5 H-200 and located in the White Oak Shopping Center in the 2014 *White Oak Science Gateway Master Plan* area. The White Oak Shopping Center is located at the grade-separated intersection of Columbia Pike and New Hampshire Avenue. Lockwood Drive is to the south. While the Property is surrounded by a mix of commercial and residential uses, the immediate surroundings are commercial, with residential uses separated by expansive roadways and parking lots.



Figure 1: Surrounding Area (Subject Property outlined in red)

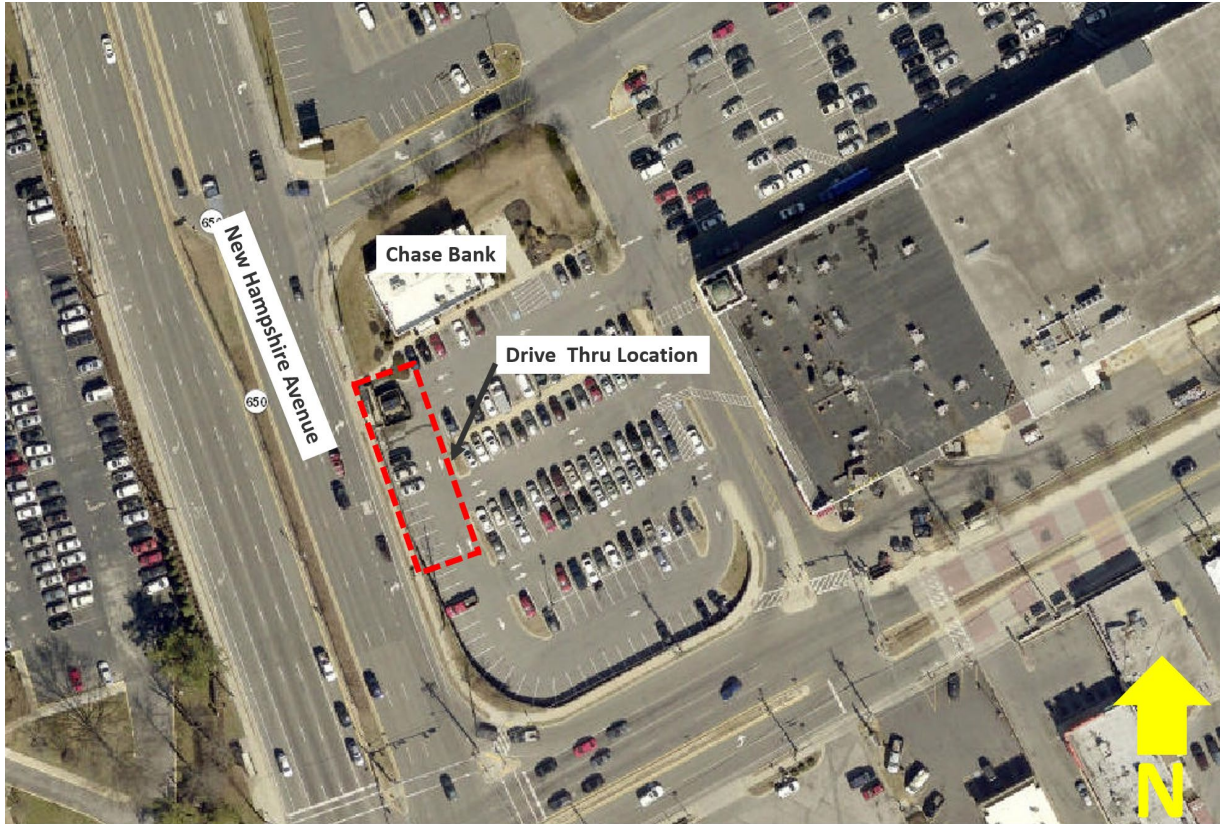


Figure 2: Subject Property (Outlined in red)

Existing Conditions

The Property is currently developed as a Chase Bank, previously a Boston Market, with an associated parking lot (Figure 2). The Property is at a lower elevation than New Hampshire Avenue, with a six foot (6') retaining wall serving as a barrier for pedestrian and vehicular traffic (Figure 3). There are no streams, forest or environmental features on-site. The Property is located in the Paint Branch Watershed, designated as a Use III watershed by the State.



Figure 3: New Hampshire Avenue Frontage

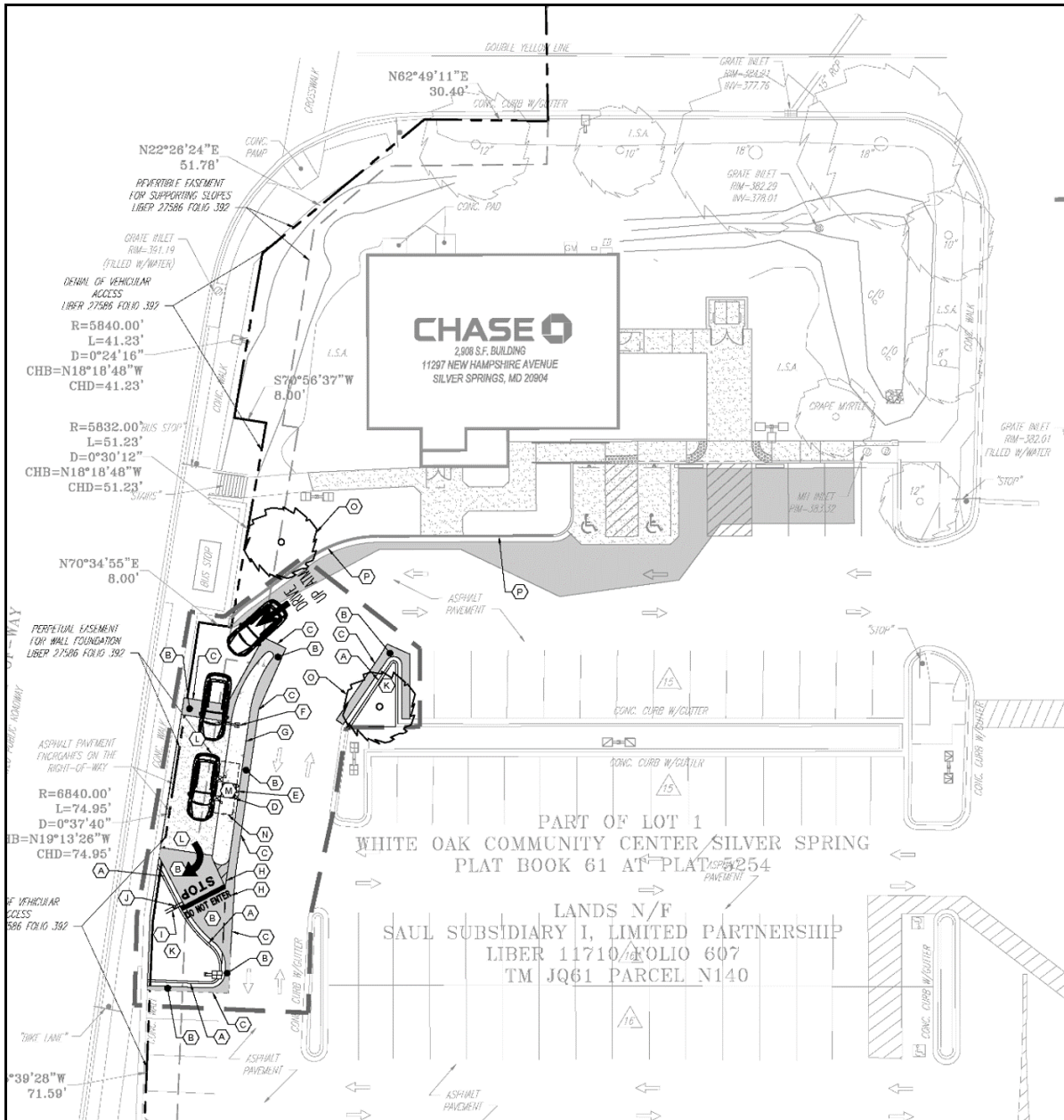


Figure 4: Proposed Development

PROJECT DESCRIPTION

Proposal

The Applicant proposes to develop the Property with a freestanding drive-thru ATM on 11 parking spaces within the existing surface parking lot. The freestanding ATM will feature a 9- foot, 6 ¼-inch high canopy that will provide protection from the elements for patrons using the ATM. The canopy will incorporate Chase’s branding and signage. The ATM and drive-thru will be clearly defined and separated from the remainder of the parking field by striping and curbed island (on which the ATM will sit) to the

east and the existing six foot (6') tall retaining wall to the west. The existing retaining wall and grade-change will provide screening for the ATM and drive-thru from New Hampshire Avenue. To ensure the safety of customers, and in conformance with Maryland's Minimum ATM Lighting Requirements (Maryland Code, Section 1-402), the Applicant is proposing one additional light-pole and canopy lighting on the ATM. This lighting will not have an adverse impact on any surrounding uses.

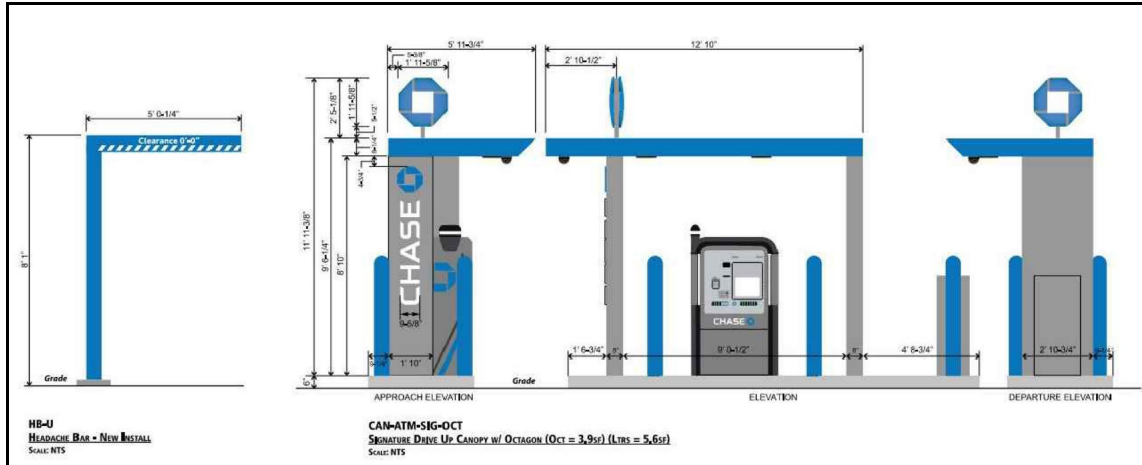


Figure 5: Architectural Details

The location of the drive thru minimizes the conflicts between pedestrians and ATM customers and other vehicular traffic. There are steps leading down from the New Hampshire Avenue sidewalk for pedestrian access. No site plan surety will be required because the planting will be enforced via the landscaping plan.

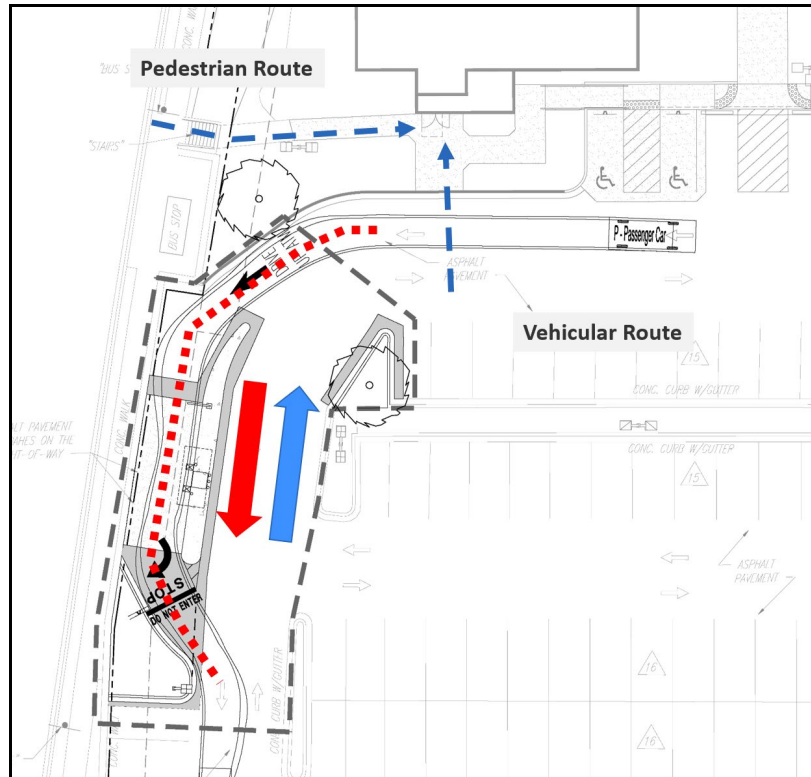


Figure 6: Circulation

Community Outreach

The Applicant has met all proper signage, noticing, and submission meeting requirements. Staff has not received any correspondence as of the staff report posting.

FINDINGS

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;

This section is not applicable because there are no previous approvals. The lot was created by recorded deed and platted in 1958 (M-NCPPC Plat No. 166-46).

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 Subject Property'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;

Drive-Thru Use

The Applicant's proposed drive-thru ATM is permitted as a limited use in the CR Zone. Pursuant to Section 3.5.14.E.1 of the Zoning Ordinance, a Drive-Thru is a type of Accessory Commercial Use defined as a "facility where the customer is served while sitting in a vehicle." Banks are included as a Drive-Thru use. Accordingly, the Application satisfies the limited use standards under Section 3.5.14.E.2, as follows:

i. A Drive-Thru, including 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.

The subject Application complies with this standard. The ATM Drive-Thru and queuing area will 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.

ii. 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. This Site Plan application is not for a Restaurant with a Drive-Thru use.

- 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.*

This Site Plan application does not propose a drive-thru service between the street and the front wall of a main 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 3-foot-high wall or fence.*

The proposed ATM and drive-thru is not located between the street and the side wall of the Chase Bank branch. Additionally, the ATM is permanently screened from the street by a six (6) foot retaining wall.

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

As addressed below, the Planning Board will be able to make the necessary findings to grant Site Plan approval and permit the proposed drive-thru ATM.

- vi. A conditional use application for a Drive-Thru may be filed with the Hearing Examiner if the limited use standards under Section 3.5.14.E.2.a.i through Section 3.5.14.E.2.a.iv cannot be met.*

A conditional use application for the proposed ATM Drive-Thru is not needed. The application satisfies the applicable limited use standards under the Zoning Ordinance.

Queuing Design Standards

Under Section 6.2.7, any non-restaurant use must have a minimum of three (3) queuing spaces for each drive-thru lane. The application provides three (3) queuing spaces for the ATM, as shown in Figure 4. Additionally, the queuing spaces must meet the following design standards.

- i. A queuing space must be the same size as a standard parallel parking space under Division 6.2.*

The queuing spaces are the same sizes as the standard parallel parking spaces.

- ii. A vehicle must be able to use a drive-thru facility without encroaching on or interfering with the public use of streets and sidewalks.*

The design of this drive-thru will allow vehicles to access the ATM without interfering with or encroaching with the public use of streets and sidewalks.

- iii. Any aisle to accommodate queuing must be clearly marked or physically separated from driveway aisles, parking spaces, and pedestrian walkways.

The queuing lane is clearly delineated and separated with a concrete barrier and paint.

- iv. Each queuing space must satisfy the parking lot landscaping and lighting requirements in Section 6.2.9.

While Section 6.2.9 does not apply to this application due to the size of the development, the Applicant is planting an additional two (2) trees adjacent to the drive-thru.

- e. *satisfies the applicable requirements of:*

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

The Application is exempt from the applicable permitting requirements under Chapter 19 as it is a minor land-disturbing activity that satisfies the associated criteria found under Chapter 59 Sec. 19-2(b)(1). In accordance with Sec. 19-31(c), the proposed development is exempt from stormwater management requirements because it will not disturb more than 5,000 square feet of land area.

- ii. *Chapter 22A, Forest Conservation*

The Shopping Center is subject to Forest Conservation Law but exempt from Article II per 42018187E, dated May 6, 2020.

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

On-Site Vehicular Circulation

The Applicant proposes converting existing surface parking spaces to a one-way ATM drive aisle to serve customers of the proposed Chase Bank. The drive aisle will be clearly demarcated with pavement markings and the Applicant is installing concrete curbs at the entrance and exit to the ATM drive aisle to orient customers and prevent unauthorized turning movements. The Applicant is proposing to paint the curb yellow adjacent to the ATM drive aisle and bank entrance to indicate that parking is prohibited, similar to other areas within White Oak Shopping Center.

Roadway Improvements

The Applicant will create a new drive aisle for the ATM, accommodating three vehicles simultaneously. No other roadway improvements are proposed.

Public Transit Service

White Oak Shopping Center is served by two Ride On routes (Route 10 and Route 22) and four WMATA Metrobus routes (K6, Z2, Z6, and Z8). The 2013 *Countywide Transit Corridors Functional Master Plan* recommends a bus rapid transit (BRT) route on New

Hampshire Avenue and a route on US-29; both routes are proposed to serve a station on Lockwood Drive, one block south of the property. BRT service on US 29 is expected to start operations in 2021.

Pedestrian and Bicycle Facilities

Pedestrian access to the property from New Hampshire Avenue is provided by a sidewalk and staircase connection. A 5-6' sidewalk provides access along New Hampshire Avenue between the property and Lockwood Drive. The Applicant is reconstructing a 6' sidewalk that provides access to the converted Chase Bank from the surface parking lot. No bicycle facilities are being constructed as part of the application.

i. Public Open Spaces and Amenities

The Applicant is not required to provide open space on site.

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 Property is within the boundaries of the 2014 *White Oak Science Gateway Master Plan*. The plan area is largely suburban in character, but the master plan envisioned three areas centered on existing commercial centers, as future major activity centers. The subject property is part of the White Oak activity center. This center includes commercial and residential properties south of US 29 and around the intersection of New Hampshire Avenue and Lockwood Drive, residential clusters extending to the western edge of the Paint Branch, and the headquarters for the Food and Drug Administration. The intensity of the plan's recommendations is focused on the White Oak Shopping Center property; the Master Plan's long term vision for this prominent and highly visible location is for a mixed-use walkable center with pedestrian and bicycle improvements connecting to surrounding neighborhoods, and public open spaces to serve as amenities to the entire activity center.

Master-Planned Roadways and Bikeway

This segment of New Hampshire Avenue (MD 650) is classified by the Master Plan of Highways and Transitways as a Major Highway with Planned BRT, six lanes, and a 120-foot right-of-way. The Bicycle Master Plan recommends two-way separated bike lanes on New Hampshire Avenue south of Lockwood Drive, but does not recommend bike facilities adjacent to this property. Internal bike lanes within White Oak Shopping Center are recommended to the east of the Property.

Master Plan / Design Guidelines:

The following are priorities for this activity center:

- Promote redevelopment that includes a significant retail, restaurant, and neighborhood services at street level.
- Redevelopment should establish a new vertical scale with high intensity uses to create a more urban building form, to improve the pedestrian environment and support future transit.
- Given FDA's proximity, promote redevelopment along Lockwood Drive and explore connections to and synergies with the federal campus.

- New development should prioritize improving the intersection of New Hampshire Avenue and Lockwood Drive for pedestrians.
- An urban plaza integrated with the existing Transit Center, and a neighborhood green should be provided within the White Oak Shopping Center property. Exploring additional open spaces for public use is encouraged.

The proposal is within one of the priority redevelopment areas designated by the Master Plan. However, it includes an accessory use to an existing commercial use only. Given its limited scope, achieving any of the recommendations in the Master Plan for this Property will not be feasible. Substantial implementation of the Master Plan’s vision for this Property will require comprehensive redevelopment of the larger shopping center property. The proposed use is located along the New Hampshire Avenue frontage but given grade differences between the Property and pedestrian areas along the avenue its impact on pedestrian zones will be limited. No improvements along New Hampshire Avenue are included with this application.

While the proposal does not advance the Master Plan’s recommendations specifically, its limited scope does not significantly alter the current use of the Property, and it will not preclude future redevelopment in keeping with the Master Plan’s vision from moving forward in the future.

The Master Plan does recommend substantial retail and neighborhood serving uses on the property. The proposed use will enhance an existing commercial use, so it can be construed as an appropriate interim use.

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.

Local Area Transportation Review (LATR)

The Institute of Transportation Engineers’ Trip Generation rates is used to calculate the peak-hour trips generated by the proposed ATM. Based on this projection, nine trips are expected to be generated in the peak morning hour and 27 trips are expected to be generated in the evening peak hour. The site will generate fewer than 50 total person trips, and per the 2017 Local Area Transportation Review Guidelines no traffic study is required.

The proposed drive-thru ATM will be served by adequate public facilities. The provided traffic statement details that the proposed use will generate 12 net new morning peak hour person trips and 38 net new evening peak hour person trips. The proposed use does not generate students and all other public facilities are adequate to serve the proposed use.

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. The Property is within the Commercial Residential (CR) Zone.

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

The proposed drive-thru ATM is compatible with the existing and adjacent commercial/non-residential uses within the Shopping Center.

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.

Not applicable, this Site Plan does not include a restaurant with a drive-thru.

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.

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

CONCLUSION

Based on the review by Staff and other relevant agencies, and the analysis contained in this report, the proposed Site Plan meets all the required findings and complies with the applicable Zoning Ordinance standards. Staff recommends approval of this Site Plan No. 820200180, subject to the conditions at the beginning of this report.

ATTACHMENTS:

1. 820200180 Site Plan
2. Agency Letters

DPS-ROW CONDITIONS OF APPROVAL

July 21, 2020

820200180 Chase Bank - White Oak

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

“07-SITE-820200180-005.pdf V3” uploaded on/ dated “7/20/2020”, and

We have no further comments at this point.

Michael Varga

From: Etheridge, Mark <Mark.Etheridge@montgomerycountymd.gov>
Sent: Wednesday, April 15, 2020 12:36 PM
To: Michael Varga
Subject: RE: 38100P355747 - Chase Bank Silver Spring, MD White Oak Shopping Center (JPM-27679) - SLDA Application

Michael –

I thought we had concluded this discussion.

Stormwater management is not required to be addressed if there is no sediment control requirement.

Mark C. Etheridge
Manager
Water Resources Section
Department of Permitting Services
255 Rockville Pike, 2nd. Fl.
Rockville, MD 20850
240-777-6338 (office)

From: Michael Varga <mvarga@core-states.com>
Sent: Wednesday, April 15, 2020 11:31 AM
To: Etheridge, Mark <Mark.Etheridge@montgomerycountymd.gov>
Cc: Jason Arasim <jarasim@core-states.com>; Martin Swaggard <mswaggard@core-states.com>; Tom Newman <tnewman@core-states.com>
Subject: RE: 38100P355747 - Chase Bank Silver Spring, MD White Oak Shopping Center (JPM-27679) - SLDA Application

[EXTERNAL EMAIL]

Hello Mark,

I wanted to follow up with the email below and see if you had a chance to review. Thank you again for all the help with this project and I hope all is well!

Mike

Michael

Varga, E.I.T.

Project Manager

D: 267.464.8049 | C: 215.262.5068 | E: Mvarga@core-states.com
201 South Maple Avenue | Suite 300 | Ambler, PA 19002

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From: Michael Varga
Sent: Friday, April 10, 2020 12:05 PM
To: Etheridge, Mark <Mark.Etheridge@montgomerycountymd.gov>
Cc: Jason Arasim <jarasim@core-states.com>; Martin Swaggard <mswaggard@core-states.com>; Tom Newman <tnewman@core-states.com>
Subject: RE: 38100P355747 - Chase Bank Silver Spring, MD White Oak Shopping Center (JPM-27679) - SLDA Application

Hello Mark,

For the phase II scope of work, we will be going through County planning approvals first so a separate building permit in the future will be required for the drive up ATM. We are working on the preliminary steps to take with the County now for the planning approval process. The building permit will be in the future.

In regard to the disturbance, the total disturbance for the drive up ATM is approximately 900 SF. This should not require an erosion permit for the work but I figured I would see if you had any additional comments to see if stormwater is required or necessary.

For the Phase I work (building renovation and ADA improvements to the site), we have submitted for erosion permit with the help of your email verification that stormwater is not necessary and have been working with DPS for all the information they need to review and approve. We are currently working on the forest conservation exemption as well to include for permit approval.

Thank you again for the help with this project and please let me know if you need any additional information and I can help out.

Mike

Michael
Varga, E.I.T.
Project Manager

D: 267.464.8049 | C: 215.262.5068 | E: Mvarga@core-states.com
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From: Etheridge, Mark <Mark.Etheridge@montgomerycountymd.gov>
Sent: Friday, April 10, 2020 11:56 AM
To: Michael Varga <mvarga@core-states.com>
Cc: Jason Arasim <jarasim@core-states.com>; Martin Swaggard <mswaggard@core-states.com>; Tom Newman <tnewman@core-states.com>
Subject: RE: 38100P355747 - Chase Bank Silver Spring, MD White Oak Shopping Center (JPM-27679) - SLDA Application

Hi Mike –

What would to total disturbance be? Will you be doing both phases at the same time? Did you determine whether or not the first phase will require a sediment control permit?

If total disturbed area is 5,000 sf or more then a sediment control permit is required. When a sediment control permit is required, we address stormwater management.

Mark C. Etheridge
Manager
Water Resources Section
Department of Permitting Services
255 Rockville Pike, 2nd. Fl.
Rockville, MD 20850
240-777-6338 (office)

From: Michael Varga <mvarga@core-states.com>
Sent: Friday, April 10, 2020 11:24 AM
To: Etheridge, Mark <Mark.Etheridge@montgomerycountymd.gov>
Cc: Jason Arasim <jarasim@core-states.com>; Martin Swaggard <[mswaggard@core-states.com](mailto:mwaggard@core-states.com)>; Tom Newman <tnewman@core-states.com>
Subject: RE: 38100P355747 - Chase Bank Silver Spring, MD White Oak Shopping Center (JPM-27679) - SLDA Application

[EXTERNAL EMAIL]

Hello Mark,

Thank you for the information provided for the stormwater exemption for the scope of this project. We really appreciate the help!

I wanted to see if you could also help with the phase 2 work of this site which includes the addition of a drive-thru ATM to be located within the property and if the stormwater is exempt from this work as well.

I have attached the site plan showing the additional work to be done on the site. As you can see the plan is to slightly decrease the impervious surface within the minimal LOD.

Please let me know if you have any comments on the phase 2 work or would like to have a discussion on the proposed work and I can help out. Thank you again and I hope all is well with you and yours.

Mike

Michael

Varga, E.I.T.

Project Manager

D: 267.464.8049 | C: 215.262.5068 | E: Mvarga@core-states.com
201 South Maple Avenue | Suite 300 | Ambler, PA 19002

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From: Etheridge, Mark <Mark.Etheridge@montgomerycountymd.gov>
Sent: Monday, March 23, 2020 10:28 AM
To: Michael Varga <mvarga@core-states.com>
Cc: Jason Arasim <jarasim@core-states.com>; Martin Swaggard <mswaggard@core-states.com>; Tom Newman <tnewman@core-states.com>; Roberts, Crystal <Crystal.Roberts@montgomerycountymd.gov>; Kobylski, Linda <Linda.Kobylski@montgomerycountymd.gov>
Subject: RE: 38100P355747 - Chase Bank Silver Spring, MD White Oak Shopping Center (JPM-27679) - SLDA Application

Mr. Varga –

Thanks for the email. I looked at the attached drawings and also at our GIS information for this location.

The project looks to be for minor accessibility improvements to the parking lot on the subject property. The sediment control permit application shows proposed disturbance to be 6,466 sf. with 14.29 cf of earth movement.

Disturbance of over 5,000 sf of area does require a sediment control permit. Normally for a commercial application such as this one a stormwater management concept would have to be approved prior to submission of the sediment control permit application.

However in this instance I suspect that at least some of the proposed disturbance includes removal of existing paving down to existing subbase. This does not count toward disturbed area as it relates to sediment control permit requirements, therefore the actual proposed disturbance is likely less than what is shown on the sediment control application. If this is the case and the actual proposed disturbance is less than 5,000 sf no sediment control permit is necessary.

Also, there is an existing Sand Filter on the subject property that provides stormwater management for the parking area. As there are no substantial increases proposed to the parking lot, the existing stormwater management facility will continue to provide on-site stormwater control.

Therefore, if after reviewing the project and taking into account any areas of paving removal that will leave existing subbase in place, you find that the actual disturbance is less than 5,000 sf no sediment control permit is required. If the area of disturbance does exceed 5,000 sf we will accept the Small Land Disturbance Application (SLDA) for the sediment control permit since additional stormwater management will not be required.

If you do submit the SLDA application please do so via ePlans. And please include a copy of this email with the submittal.

Please let me know if anyone has questions.

Mark C. Etheridge
Manager
Water Resources Section
Department of Permitting Services
255 Rockville Pike, 2nd. Fl.
Rockville, MD 20850
240-777-6338 (office)

From: Michael Varga <mvarga@core-states.com>
Sent: Monday, March 23, 2020 9:48 AM
To: Etheridge, Mark <Mark.Etheridge@montgomerycountymd.gov>
Cc: Jason Arasim <jarasim@core-states.com>; Martin Swaggard <mswaggard@core-states.com>; Tom Newman <tnewman@core-states.com>
Subject: FW: 38100P355747 - Chase Bank Silver Spring, MD White Oak Shopping Center (JPM-27679) - SLDA Application

[EXTERNAL EMAIL]

Hello Mark,

Per the email below, I was hoping you would have some additional information in regard to a stormwater management concept and if it is required for the scope of the work shown in the site plans in the link below.

<https://corestates.sharefile.com/d-sc88076a7d48476d9>

We have already submitted for the erosion and sediment control permit prior to receiving word from Crystal below and I was hoping to understand a little more clearly what is required from us.

If you have time, would it be possible for me to reach out to you for a call on the subject project? I understand there is a lot going on with the virus but I would greatly appreciate the time so we may move this project forward to the best of our ability. Thank you.

Mike

Michael

Varga, E.I.T.

Project Manager

D: 267.464.8049 | C: 215.262.5068 | E: Mvarga@core-states.com
201 South Maple Avenue | Suite 300 | Ambler, PA 19002

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From: Roberts, Crystal <Crystal.Roberts@montgomerycountymd.gov>

Sent: Friday, March 20, 2020 5:25 PM

To: Michael Varga <mvarga@core-states.com>; Kobylski, Linda <Linda.Kobylski@montgomerycountymd.gov>;

Etheridge, Mark <Mark.Etheridge@montgomerycountymd.gov>

Cc: Martin Swaggard <mswaggard@core-states.com>; Jason Arasim <jarasim@core-states.com>; Tom Newman <tnewman@core-states.com>

Subject: RE: 38100P355747 - Chase Bank Silver Spring, MD White Oak Shopping Center (JPM-27679) - SLDA Application

Good Afternoon Mr. Varga,

Thank you for your patience when awaiting a reply from the Department. I'm not certain if Linda has had an opportunity to respond. I wanted to put the Water Resources Plan Review Manager, Mark Etheridge in the loop.

Typically, a commercial development requiring a Sediment Control permit must first have an approved Stormwater Concept. Please review our Stormwater Concept Process Page and FAQ at <https://www.montgomerycountymd.gov/DPS/Process/Id/Stormwater-Management-Concept.html>. You may contact Mr. Etheridge if you have additional questions regarding the Sediment Control/Stormwater Management requirements for the proposed work.

If it is determined that you should apply for a Sediment Control permit (Engineered or Small Land Disturbing) or a Stormwater Concept, I will provide you guidance related to submittal via eServices. All new Sediment Control permit applications and Stormwater Concept applications must be submitted electronically.

Best Regards,

Crystal Roberts
Land Development Division, Permit Processing Manager
crystal.roberts@montgomerycountymd.gov
240-777-6323

From: Michael Varga <mvarga@core-states.com>
Sent: Monday, March 16, 2020 5:13 PM
To: Kobylski, Linda <Linda.Kobylski@montgomerycountymd.gov>
Cc: Martin Swaggard <mswaggard@core-states.com>; Jason Arasim <jarasim@core-states.com>; Tom Newman <tnewman@core-states.com>; Roberts, Crystal <Crystal.Roberts@montgomerycountymd.gov>
Subject: 38100P355747 - Chase Bank Silver Spring, MD White Oak Shopping Center (JPM-27679) - SLDA Application

[EXTERNAL EMAIL]

Hello Linda,

I was directed to reach out to you from the Commercial Building review division at DPS in order to see if you could help me with a project that I am working on currently for Chase Bank. I left you a voicemail but figured that I would follow up with an email as well.

The project is a renovation and improvement project to the existing Boston Market in the White Oak Shopping Center in Silver Spring, MD. I have included a site sketch to show the proposed work to be done for this project.

Since the LOD is above the 5,000 sf threshold, I was hoping you would have additional information in regard to submission requirements for this. We have filled out the Sediment Control Permit Application to include with our Erosion Control site plan but wanted to follow up to see if a particular check list is available for the site plan features to be shown on the plans. We will be submitting through the County's eplans.

If you would like to discuss further I can make myself available and would be able to explain further. Thank you for the time!

Mike

Michael

Varga, E.I.T.

Project Manager

D: 267.464.8049 | C: 215.262.5068 | E: Mvarga@core-states.com
201 South Maple Avenue | Suite 300 | Ambler, PA 19002

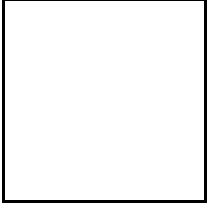
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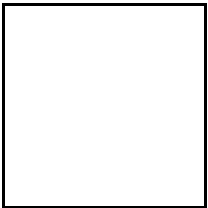
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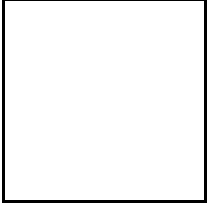
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<https://www.montgomerycountymd.gov/census/>



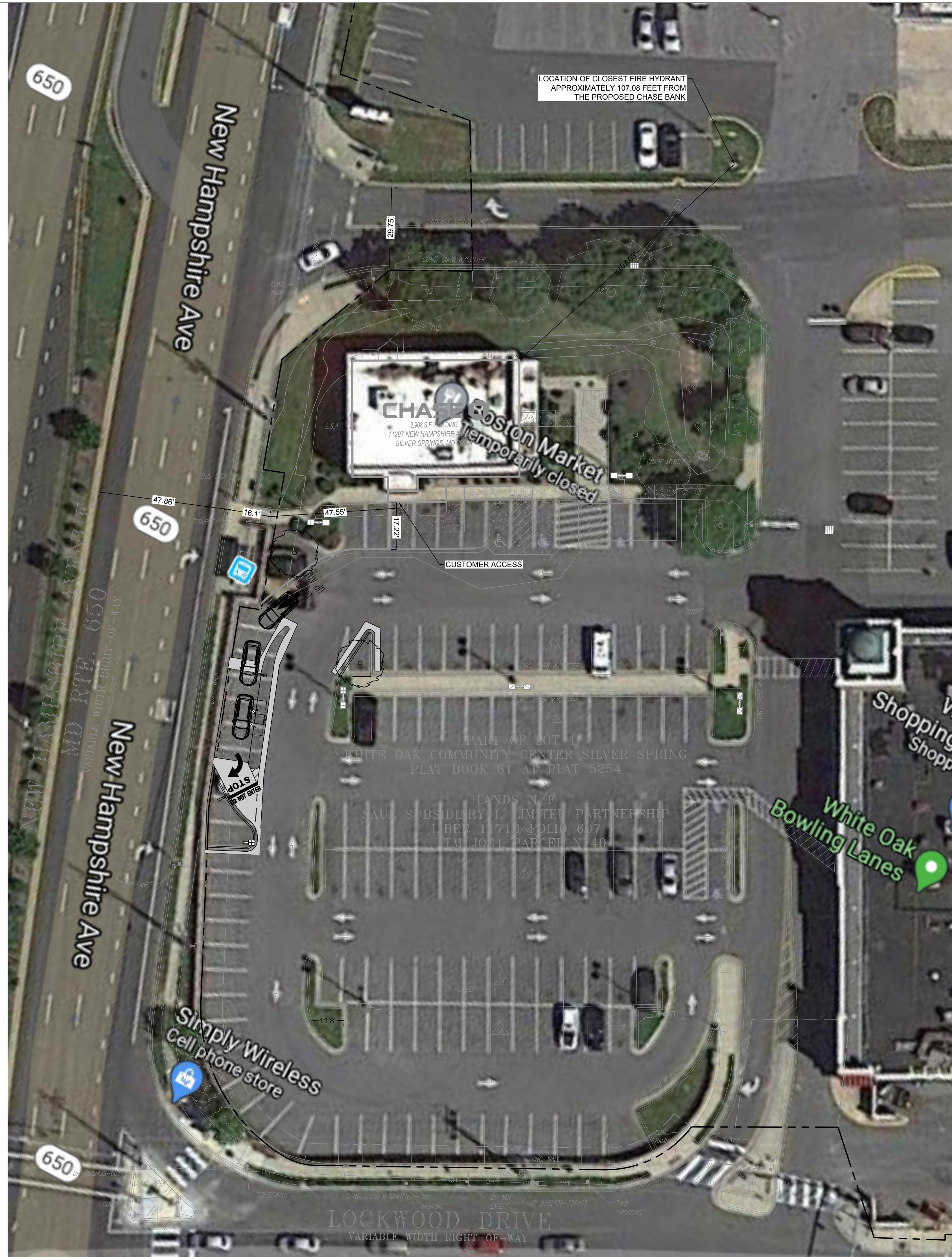
<https://www.montgomerycountymd.gov/census/>



<https://www.montgomerycountymd.gov/census/>

ALERT TO CONTRACTOR:

PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM ENGINEER AND THE OWNER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. ENGINEER AND OWNER SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

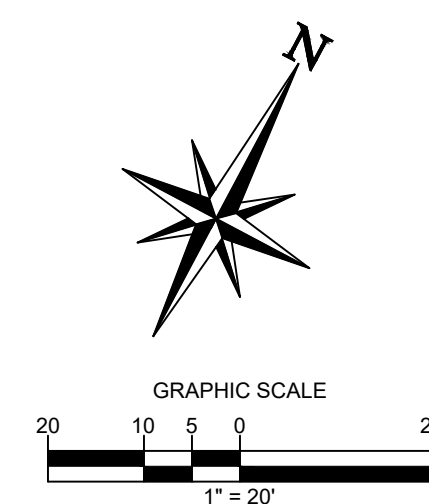


GENERAL NOTES:

- SCOPE OF PROJECT WILL NOT HAVE A NEGATIVE IMPACT ON THE EXISTING ACCESS TO THE BUILDING FROM NEW HAMPSHIRE AVENUE OR FROM THE ADA PARKING SPACES.
- SCOPE OF PROJECT WILL NOT AFFECT VEHICULAR ACCESS FROM NEW HAMPSHIRE AVENUE TO THE SITE.

SITE LEGEND

- EXISTING PROPERTY BOUNDARY LINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING ROAD CENTERLINE
- PROPOSED ROAD CENTERLINE
- PROPOSED DITCH CENTERLINE
- PROPOSED LIMITS OF BMP / DETENTION
- PROPOSED SAWCUT LINE
- EXISTING CURB
- PROPOSED CURB
- PROPOSED MOUNTABLE CURB
- PROPOSED BUILDING
- PROPOSED ASPHALT
- PROPOSED CONCRETE PAD
- PROPOSED CONCRETE ISLAND
- EXISTING SANITARY STRUCTURES
- EXISTING WATER STRUCTURES
- PROPOSED PARKING COUNT
- PROPOSED SITE AREA +/- 4,500 SF



Developer's Certificate
The Undersigned agrees to execute all the features of the Site Plan Approval No. _____ including Approval Conditions, Development Program, and Certified Site Plan.

Developer: J.P.MORGAN CHASE BANK, N.A. MATTHEW MCCOOL
Company Contact Person
Address: 100 INTERNATIONAL DRIVE, FLOOR 21, BALTIMORE, MD 21202
Phone: (215) 429-2072
Signature: _____

811
Know what's below.
Call before you dig.
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

CHASE
JP MORGAN CHASE, N.A.
WHITE OAK SHOPPING CENTER
11297 NEW HAMPSHIRE AVE.
SILVER SPRING, MD 20904
CHASE OVP # 38100P355747

CORE STATES
GROUP
CORE STATES, INC.
46 East Main Street
Suite 201
Silver Spring, MD 20916
908.462.9700
www.core-states.com

MARTIN SWAGGARD, P.E. MD LICENSE #52971
MARYLAND PE # 52971

PROFESSIONAL CERTIFICATION: I 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. 52971
EXPIRATION DATE: 07/17/2020

ISSUE	DATE	DESCRIPTION
1	6/10/2020	PER INTAKE COMMENTS
2	7/15/2020	PER DRC COMMENTS

PROJECT INFORMATION

PROJECT NO:	JPM.27679
DATE:	4/22/2020
SCALE:	1" = 20'
DRAWN BY:	TN
CHECKED BY:	MV

SHEET TITLE
PLAN NUMBER 820200180
**FIRE DEPARTMENT
VEHICULAR ACCESS AND
WATER SUPPLY PLAN**
TAX MAP JO61, PARCEL N140
WSSC MAP 214NE01

SHEET NUMBER
C9