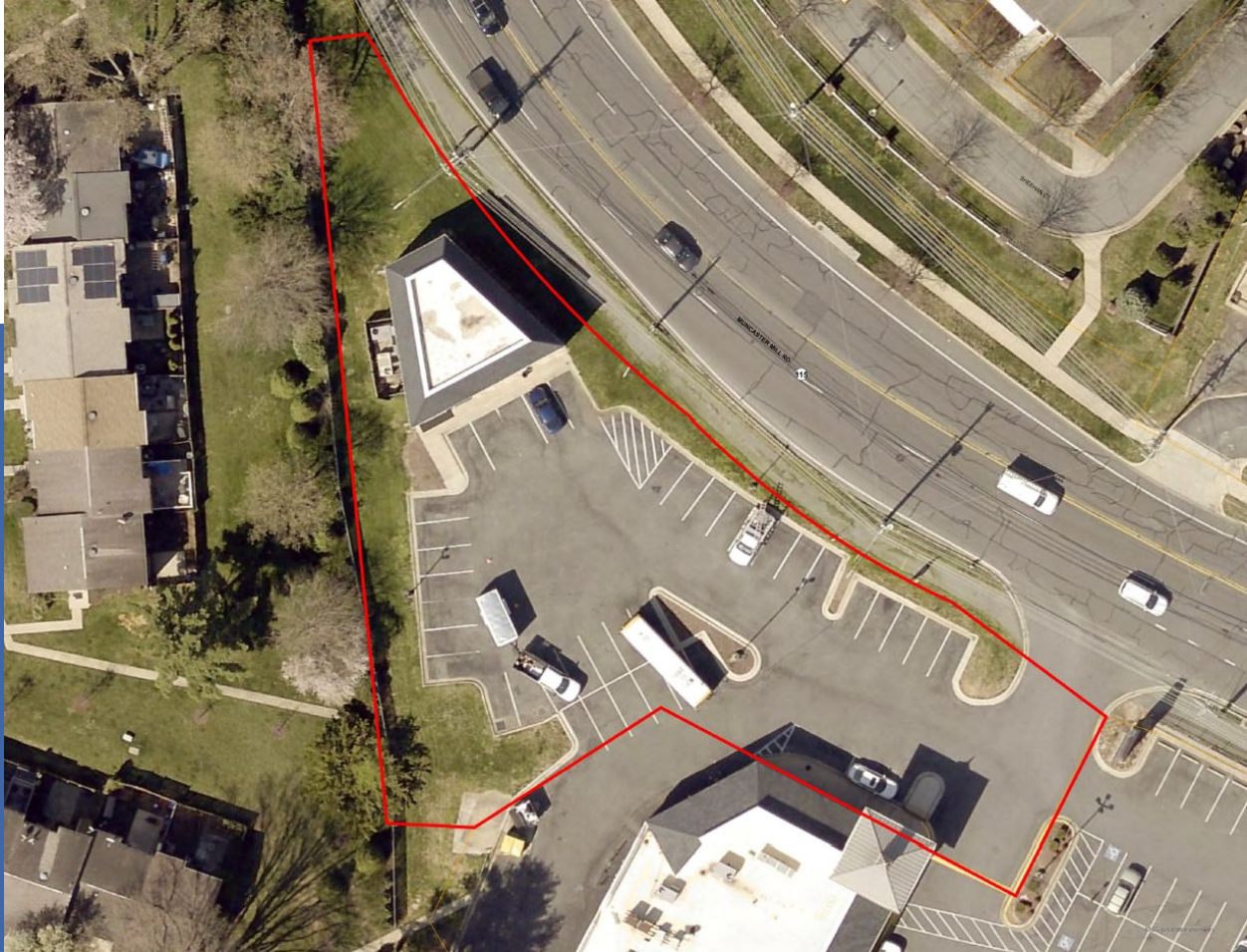


RED MILL REMOTE ATM INSTALL SITE PLAN NO. 820240020



Description

Request to install a new Drive-Thru facility as accessory to a standalone ATM structure.

Site Plan No.

820240020

Completed: 11/22/2024

MCPB
Item No.

12/5/2024

Montgomery County
Planning Board
2425 Reedy Drive, Floor 14
Wheaton, MD 20902

Planning Staff

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PB	Patrick Butler, Chief, Upcounty Planning, Patrick.Butler@montgomeryplanning.org , 301-495-4561

LOCATION/ADDRESS

7258 Muncaster Mill Road

MASTER PLAN

2004 Upper Rock Creek Area Master Plan

ZONE

CRT-0.75, C-0.75, R-0.25, H-45 (formerly C-1 Zone)

PROPERTY SIZE

29,089 sq. ft.

APPLICANT

REDMILL SHOP CTR ASSOC LP

ACCEPTANCE DATE

June 18, 2024

REVIEW BASIS

Chapters 19, 22A, and 59
(2004 & 2014 Zoning Code)

Summary:

- Staff recommends approval of the Site Plan with conditions to install a new Drive-Thru facility as accessory to a standalone ATM structure at the Redmill Shopping Center.
- Pursuant to Section 7.7.1.B.1 (Exemptions), the Applicant has elected to submit the Site Plan under the development standards and procedures of the Property's zoning on October 29, 2014, which was C-1.
- New uses are subject to current zoning and the 2014 Zoning Ordinance. Pursuant to Section 59.3.1.6 (Use Table) a retail/service establishment use, which includes banks and standalone ATM facilities, is permitted by right in the CRT zone. However, pursuant to 59.3.5.14.E (Accessory Commercial Uses), a Drive-thru facility is allowed as a Limited Use in the CRT zone if it meets certain use standards with site plan approval.
- The Applicant will improve connectivity between the shared use path on Muncaster Mill Road and the existing shopping center sidewalk with a new pedestrian crosswalk stripping and access ramps.
- To date, no community comments or correspondence have been received for this Application.

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SECTION 1: RECOMMENDATIONS AND CONDITIONS

Staff recommends approval of Site Plan No. 820240020, for the construction of a new accessory Drive-thru for a standalone ATM facility on Parcel F. The new standalone ATM was reviewed under the 2004 *Zoning Code* development standards. All site development elements shown on the latest electronic version of the Site Plan, as of the date of this Staff Report submitted via ePlans to the M-NCPPC, are required except as modified by the following conditions.¹ The following conditions only apply to the Parcel F which is the area of the Site Plan.

DENSITY, HEIGHT

1. Density

The Site Plan is limited to 3,550 sq. ft of retail/service establishment uses, including a new Drive-thru facility as accessory to a new standalone ATM structure and an existing 1,758 square foot building on the Property; or up to 13,380 sq. ft. of office.

2. Height

The Drive-thru facility is limited to a maximum height of twelve (12) feet, as measured from the building height measuring point, as illustrated on the Certified Site Plan.

TRANSPORTATION & CIRCULATION/ADEQUATE PUBLIC FACILITIES (APF)

3. Transportation

- a) The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services Right-of-Way Section (DPS-ROW) in its memo dated April 15, 2024, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in their memo, which DPS-ROW may amend if the amendments do not conflict with other conditions of Site Plan approval.

4. Pedestrian Circulation

- a) The Applicant must provide new pedestrian crosswalk striping and an access ramp that connect the shared use path on Muncaster Mill Road to the existing shopping center sidewalk, as shown on the Certified Site Plan.

5. Fire and Rescue

The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS), Fire Department Access and Water Supply Section in its letter dated October 7, 2024, and hereby incorporates them as conditions of

¹ For the purposes of these conditions, the term “Applicant” shall also mean the developer, the owner or any successor (s) in interest to the terms of this approval.

approval. The Applicant must comply with each of the recommendations in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of Site Plan approval.

SITE PLAN

6. Lighting

- a) Before 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 proposed 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 proposed onsite down-lights must have full cut-off or BUG-equivalent fixtures.
- c) Deflectors will be installed on proposed fixtures to prevent excess illumination and glare.
- d) Illumination levels generated from on-site lighting must not exceed 0.5 footcandles (fc) at the lot line, excluding areas impacted by streetlights within the right-of-way.
- 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

Before issuance of any building permit, or sediment control permit (excluding core and shell), whichever comes first, the Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by 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 only for facilities located on the Property (not in the public right-of-way), including, but not limited to added striping, crosswalk improvements, and planted trees. The surety must be posted before issuance of any building permit of development and will 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.

- d) Before release of the surety or bond, the Applicant must deliver to the Planning Department, with a copy to MCDPS, certification by a professional engineer licensed in the State of Maryland that the fire access improvements have been constructed and installed per the recommendations from the Fire Department Access and Water Supply Section, and as shown in the approved MCDPS fire access plan, or as amended.

8. Development Program

The Applicant must construct the development in accordance with a development program table that will be reviewed and approved before 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 DPS-ROW approval letter, development program, and Site Plan resolution on the approval or cover sheet(s).
- b) Add the following notes:
 - i. “M-NCPPC Staff must inspect all tree-save areas and protection devices before clearing and grading.”
 - ii. “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.”
 - iii. “The Applicant must schedule a preconstruction meeting (pre-con), preferably on-site, with staff from the Department of Permitting Services (DPS) responsible for Certified Site Plan conformance and compliance, upon approval of the Certified Site Plan (CSP). The pre-con must occur before any site development work commencement and before any work that is covered by the site plan surety and maintenance agreement. The Applicant, along with their representatives, must attend the pre-con with DPS CSP Staff. A copy of the approved Certified Site Plan along with any subsequent amendments is required to be on-site at all times.”
- c) Include approved Fire Department Access Plan.
- d) Ensure consistency of all details and layout between Site and Landscape plans.

SECTION 2: SITE DESCRIPTION

VICINITY

The Site Plan is limited to Parcel F as recorded on Plat No. 15043 on the northern end of the Red Mill Shopping Center (the “Shopping Center”), which is situated at the northwestern corner of Muncaster

Mill Road and Redland Road in the Upper Rock Creek Master Plan area (“Subject Property” or “Property”). The Property and the connected Shopping Center are zoned CRT – 0.75, bordering the Upper Rock Creek Overlay Zone across Muncaster Mill Road. Abutting the Subject Property to the west is an RT-12.5 zoned single-family attached community accessed from Millcrest Drive. Across Redland Road to the east is the Redland Plaza shopping center and an abutting CVS Pharmacy to the north.

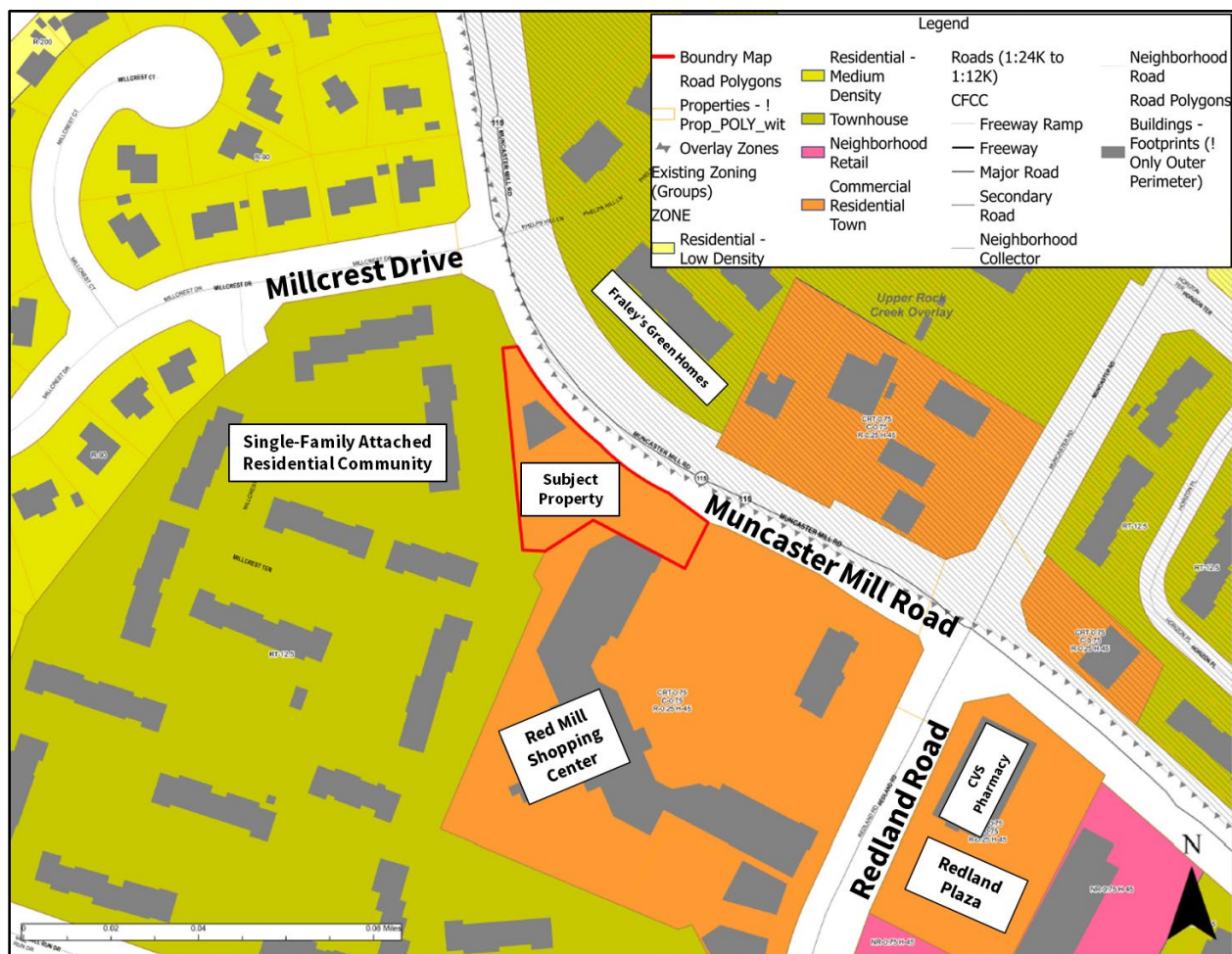


Figure 1 – Vicinity Map

PROPERTY DESCRIPTION

The Subject Property of 29,089 sq. ft. (square feet) has an existing, two-story, 1,758 sq. ft. retail and service establishment building at the northwestern corner and surface parking. The Subject Property fronts and is directly accessed from Muncaster Mill Road but can also be accessed from Redland Road via the adjacent shopping center parking lot.



Figure 2 – Subject Property

SECTION 3: PROJECT DESCRIPTION

PREVIOUS APPROVALS

Preliminary Plan No. 119841020

The Preliminary Plan was approved by the Planning Board, by Opinion dated June 28, 1984, to create one (1) platted parcel limited to 3,550 sq. ft. of drive-in bank or 13,380 sq. ft. of office building on the Property. A 1,758 sq. ft. building was constructed 1988.

PROPOSAL

The Applicant is proposing to construct a new standalone ATM facility with a new accessory drive-thru south of the existing building, placing the proposal in the center of the existing parking lot. The application will result in the removal of eleven (11) parking spaces and the re-striping of a portion of the existing parking lot. The existing building and retail/and service establishment use will remain. The ATM installation will have a clearance bar at the beginning of the driveway with queuing for up to four (4) vehicles leading to the ATM machine before a stop sign. The Applicant will improve connectivity between the shared use path on Muncaster Mill Road and the existing Shopping Center sidewalk with new pedestrian crosswalk striping and access ramp.

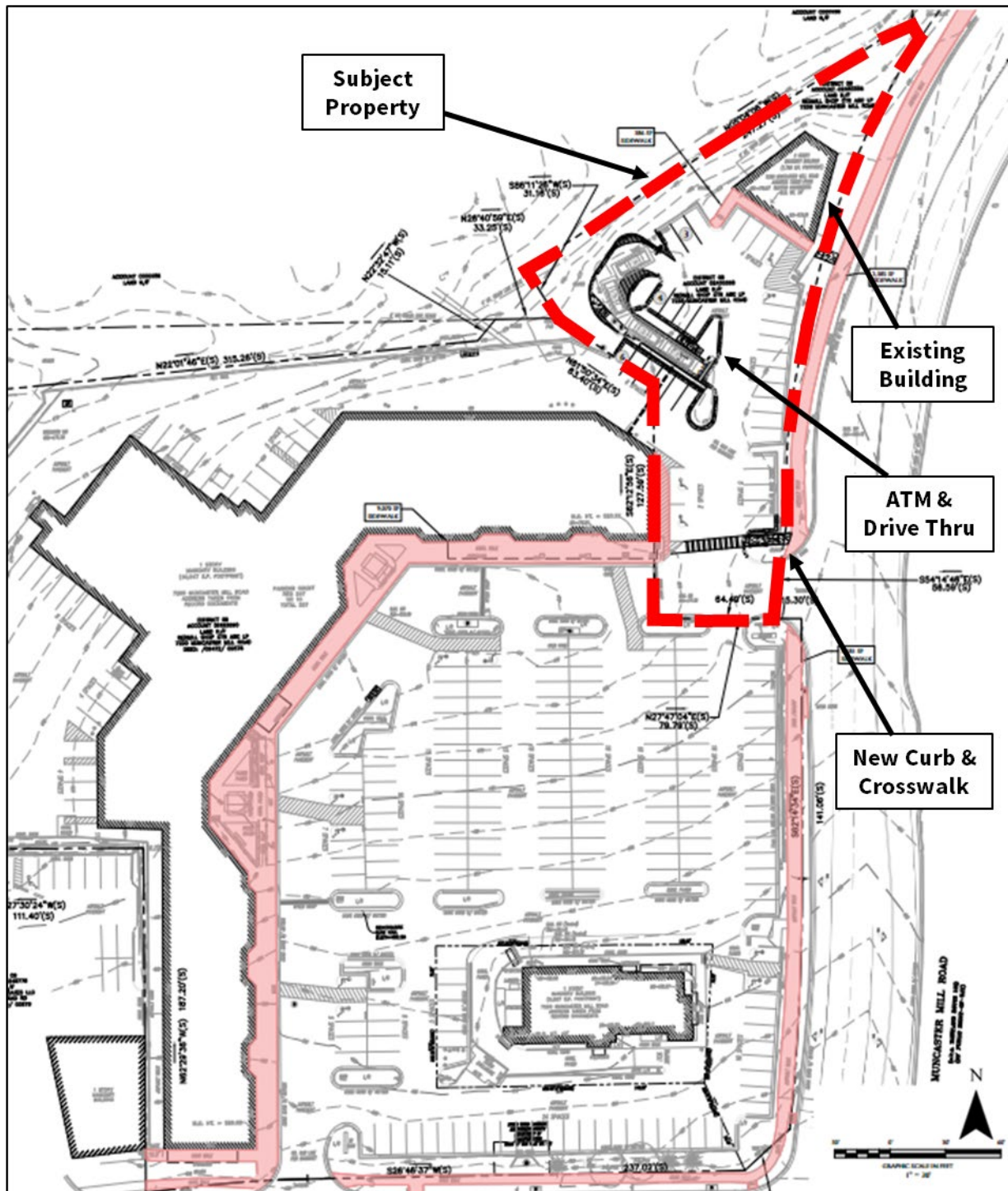


Figure 3 – ATM Installation & Improved Crosswalk

SECTION 4: COMMUNITY OUTREACH

The Applicant has complied with all submittal and noticing requirements, and a pre-submittal public meeting was held on February 21, 2024, though no community members attended. The meeting was held virtually via Webex, and the Applicant's engineer and architect presented the project proposal. No community concerns or objections were raised. As of the date of this Staff Report, no correspondence has been received by Planning Staff.

SECTION 5: SITE PLAN 820240020 FINDINGS AND ANALYSIS

Pursuant to Section 7.7.1.B.1 (Exemptions), the Applicant has elected to submit the Site Plan under the development standards and procedures of the Property's zoning on October 29, 2014, which was C-1.

New uses are subject to current zoning and the 2014 Zoning Ordinance. Pursuant to Section 59.3.1.6 (Use Table) a retail/service establishment use, which includes banks and standalone ATM facilities, is permitted by right in the CRT zone. However, pursuant to 59.3.5.14.E (Accessory Commercial Uses), a Drive-thru facility is allowed as a Limited Use in the CRT zone if it meets certain use standards with site plan approval. As shown in Table 1 and discussed below, the site plan complies with the CRT zone use standards for an accessory Drive-Thru and the C-1 zone for development standards.

- 1. The site plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modifies any element of the project plan;***

The Subject Property is not subject to a development plan, diagrammatic plan, or project plan.

- 2. The site plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56;***

Pursuant to Sec. 59.7.7.1.B.1 (Exemptions), the Applicant has elected to submit the Site Plan using the C-1 development standards, which were effective on October 29, 2014. The proposed development satisfies all applicable development standards for the C-1 zone as shown in Table 1. Table 1 lists only development standards applicable to the application. RT zone setbacks are applied per Section 59-C-4.343 (b)(1) of the 2004 Zoning Ordinance stating that setbacks of

adjoining residential lots must be applied when certain criteria are met. The Property is not located within an urban renewal area.

The Application proposes a standalone ATM facility, which is a retail/service establishment use with a Drive-thru facility, which is a Limited Use. A retail/service establishment is a permitted use in the CRT zone. Drive-thru facilities may be permitted as a Limited Use in the CRT zone. As discussed below, in this section, the proposed Drive thru-facility meets all the limited use standards under Section 59-3.5.14. E.2.a (Use Standards).

The Application has been reviewed by other applicable county and state agencies, all of which have recommended approval.

Table 1 – Development Standards Data Table for standalone ATM facility in the C-1 Zone and adjoining RT-12.5 Zone, Section 59-C-4.34. of the 2004 Zoning Ordinance ²

Development Standards	Permitted/ Required	Proposed
Gross Tract Area	15 acres	29,089 sq. ft.
Density (Maximum) <ul style="list-style-type: none">- Retail/Services (existing)- ATM	N/A	No change 1
Setback from Street	25 ft.	47 ft.
Side setback (One Side)	8 ft.	11 ft
Side setback (Sum of Both Sides)	25 ft.	91 ft.
Rear setback	20 ft.	83 ft.
Max Height	30 ft.	12
Green Area	10%	31.6%
Shopping Center Parking	221	257

Limited Use Drive-Thru Facility

Drive-thru facilities may be permitted as a Limited Use in the CRT zone. The proposed Drive thru-facility meets all the limited use standards under Section 59-3.5.14.E.2.a (Use Standards) as follows:

1. Limited Use Drive-Thru Use Standards. Where a Drive-Thru is allowed as a limited use, it must satisfy the following standards:

- a. 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.**

² Setbacks are RT-12.5 setbacks are used per Section 59-C-4.34. of the 2004 Zoning Ordinance stating that C-1 zones use setbacks of adjoining residential zones.

The Subject Property is not located within 100 feet of property in Agricultural, Rural Residential, or Residential Detached zones.

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

The proposed installation is a not a restaurant Drive-thru.

- c. 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 accessory drive-thru drive aisle and queuing area are positioned behind the front main wall of the standalone ATM.

- d. 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 Property is not a corner lot, so this section is not applicable.

- 2. The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient;***

LOCATIONS OF BUILDINGS AND STRUCTURES

The location of buildings and structures are adequate, safe, and efficient. As shown in Table 2, the location of the building and structures adequately satisfy all applicable development standards of the C-1 zone (RT where applicable). There will be no change to the existing building on the Subject Property. The Drive-thru will begin behind the ATM and includes adequate queuing space.

GREEN AREA

The C-1 zone requires 10% green area. The Site Plan does not propose any changes to the green area which will remain above 10% at 8,721 square feet.

LANDSCAPING AND LIGHTING

Three (3) Willow Oak trees will be planted with the ATM's installation. New Jersey Tea and Dwarf Japanese Holly shrubs will also be planted, and a seeded lawn will be added at the entrance of the new asphalt queuing path. Two (2) new light fixtures (slice medium outdoor LED area light) will be added to the site and the existing fixtures will remain. Lights will be attached to the front of the ATM facility.

PEDESTRIAN AND VEHICULAR CIRCULATION SYSTEMS

Vehicular access to the Site Plan area is proposed directly from the existing Shopping Center site access points on Muncaster Mill Road and from Redland Road. Roadway characteristics are determined by the *Master Plan of Highways and Transitways*, 2018 *Bicycle Master Plan*, the 2004 *Upper Rock Creek Master Plan*, and the 2021 *Shady Grove Minor Master Plan Amendment*.

At the Property, Muncaster Mill Road is currently improved as a 4-lane Town Center Boulevard with a 100-foot-wide public right-of-way. Muncaster Mill Road has a sidewalk on the east side and a separated shared use path on the west side (adjacent to the Property). Muncaster Mill Road connects to the regional transportation network via Shady Grove Road which provides links to the ICC and I-270.

Vehicles bound for the proposed ATM and Drive-thru facility will access the site via the existing driveway into the Shopping Center from Muncaster Mill Road and will circulate within the existing parking lot drive aisles in a counter-clockwise direction. As proposed, the drive aisle provides one lane for queuing.

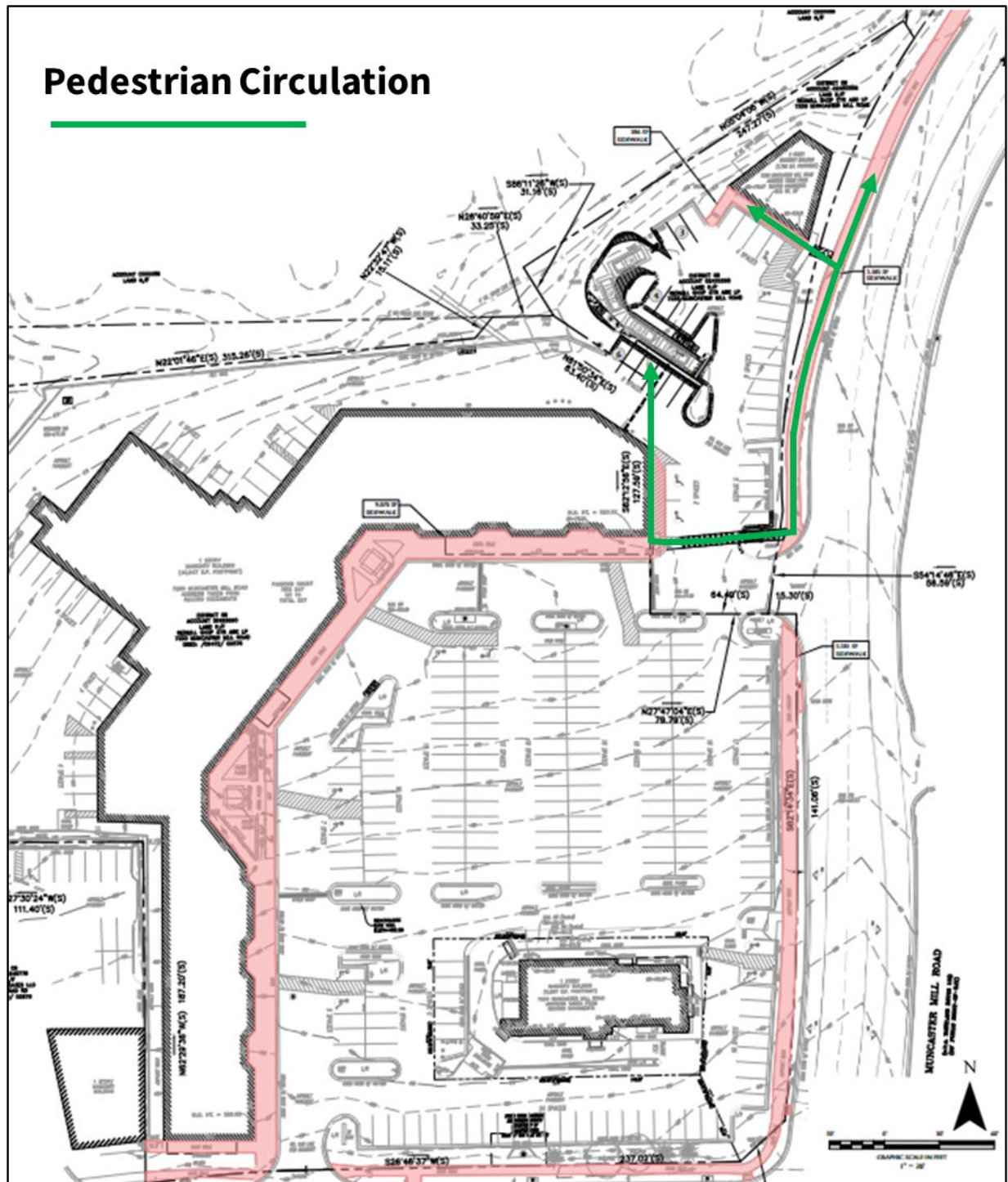


Figure 4 – Pedestrian & Vehicle Circulation

Pedestrian access to the Property will be improved by the Applicant as a result of this proposal. The Applicant is proposing two (2) new sidewalk connections to the shared use path on the west side of Muncaster Mill Road and a new striped crosswalk in the existing parking lot that brings pedestrians into the Shopping Center from the shared use path in a safe and efficient manner. The

Project reduces the total number of parking spaces on the Subject Property by 11 (from 268 to 257) which exceeds the minimum of 221 spaces. The Project provides queuing space for four vehicles which satisfies the requirement of Section 59.6.2.7 for non-restaurant queuing. Though removing existing parking spaces, the drive aisle queuing will have new parking spaces with the drive-thru installation, and pedestrian improvements to the existing parking lot will provide safe pedestrian and vehicle circulation.

3. *Each structure and use is compatible with other uses and other site plans, and with existing and proposed adjacent development; and*

The Application substantially conforms with the 2004 *Upper Rock Creek Master Plan* recommendations to retain commercial zoning and the neighborhood commercial character of the area. The Subject Property contains an existing retail and service establishment building to remain. The ATM with the accessory Drive-thru is compatible with the existing retail/service use on the Property and in the neighboring Shopping Center as well as the commercial uses across Muncaster Mill Road. The adjacent development to the west is a townhouse community accessed from Millcrest Drive and the ATM facility and Drive-thru are compatible because of the existing approvals and the existing retail/service establishment uses on the Subject Property and shopping center. With the existing retail/establishment use remaining and with pedestrian improvements to the Subject Property, the neighborhood commercial character of the area is maintained.

4. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

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

The Project will result in less than 5,000 sq. ft. of disturbance so a sediment control permit is not required, and the Application is exempt from stormwater management review and approval.

ii. *Chapter 22A, Forest Conservation*

On November 21, 2023, the Montgomery County Planning Department approved Forest Conservation Exemption No. 42024028E for the Project.

The proposed development is exempt from Article II of the Montgomery County Code, Chapter 22A (Forest Conservation Law) according to Section 22A-5(t)(1) because the modification is taking place to an existing non-residential developed property. Additionally, the proposed construction activity: (1) no more than 5,000 square feet of forest is ever cleared at one time or cumulatively after an exemption is issued; (2) the modification does not result in the cutting, clearing, or grading of any forest in a stream buffer or forest located on property in a special protection area which must submit a water quality plan; (3) the development does not occur within an

environmental buffer, with the exception of the allowable uses stated in the environmental guidelines; (4) the modification does not require approval of a preliminary plan, administrative subdivision plan, or conditional use/special exception; (5) the modification does not increase the developed area by more than 50%, and any existing principal building, as defined in Chapter 59, is retained; and (6) the pending development application does not propose any residential uses.

The Application satisfies all of the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A and is in compliance with the Montgomery County Planning Department's Environmental Guidelines.

SECTION 9: CONCLUSION

As conditioned, the Site Plan application satisfies Sections 59.7.3.3 of the current Zoning Code related to uses, and the applicable development standards of the old Zoning Code (as it existed on October 29, 2014), substantially conforms to the recommendations of the 2004 *Upper Rock Creek Area Master Plan* and other applicable master plans, complies with Chapter 22A the Forest Conservation Law and Environmental guidelines, and complies with Chapter 19 as outlined above. Therefore, Staff recommends approval of the Site Plan with the conditions specified at the beginning of this report.

ATTACHMENTS

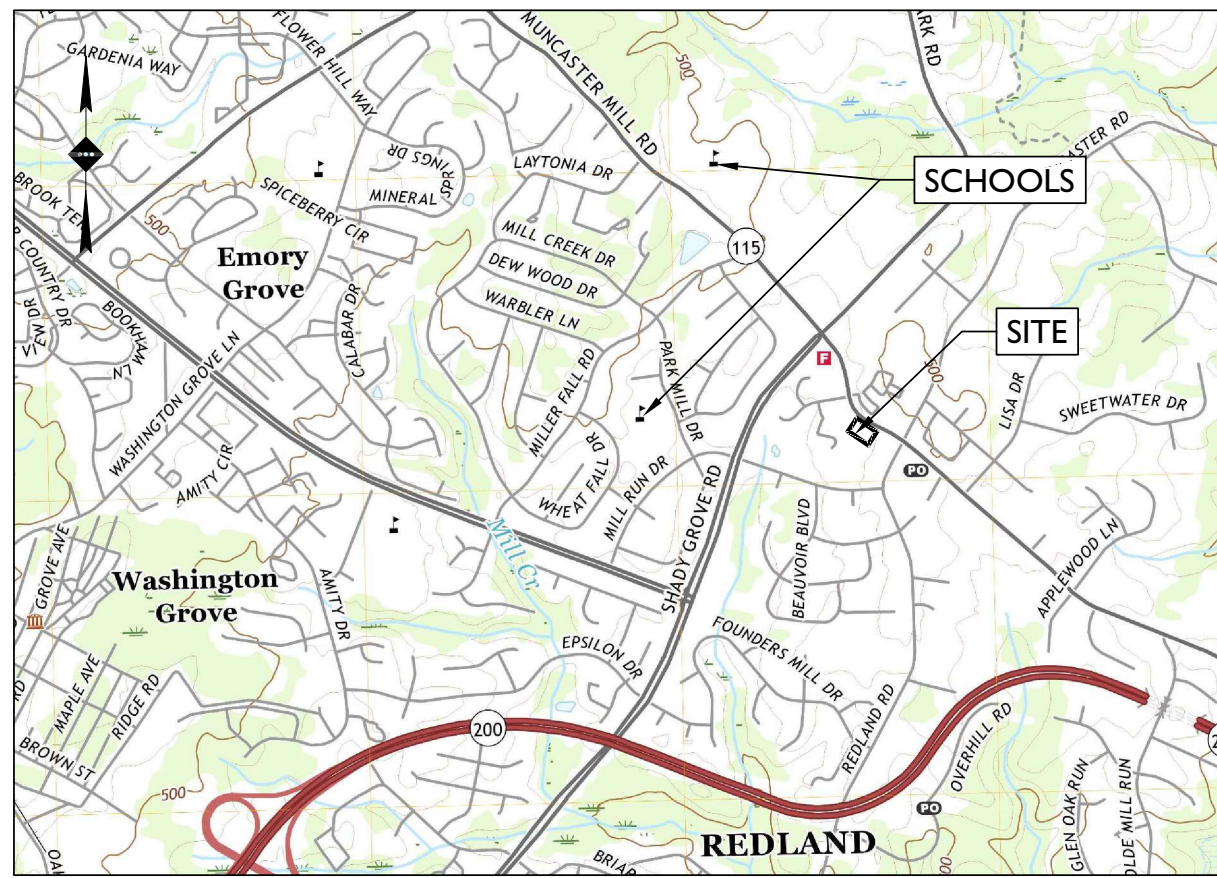
Attachment A: Site Plan /Forest Conservation Exemption

Attachment B: Agency Letters

Attachment C: Affidavit Regarding Community Meeting and Meeting Minutes



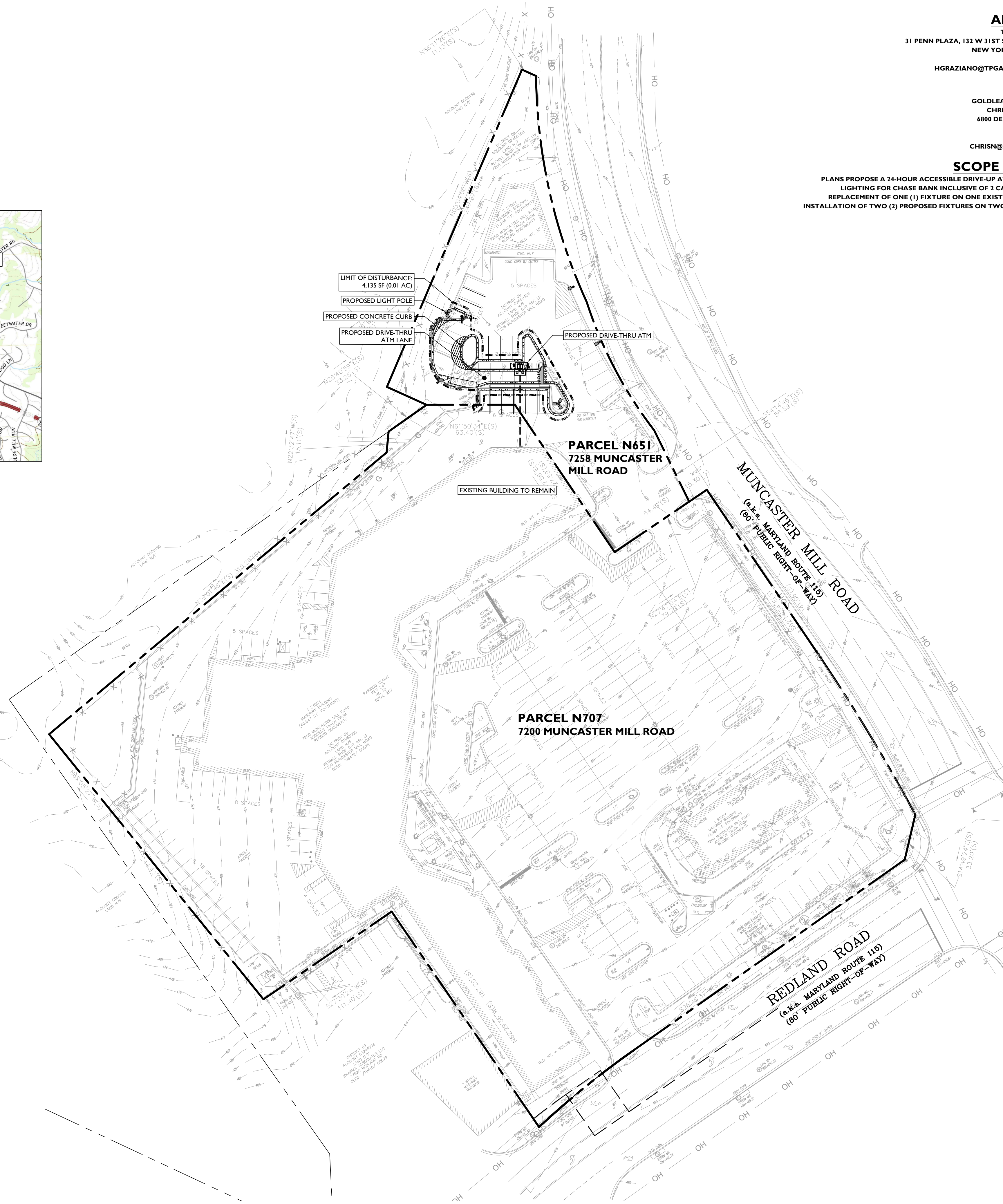
AREA DESIGNATED FOR ELECTRONIC STAMP



SOURCE: USGS TOPO MAP 7.5 MINUTE SERIES GAITHERSBURG QUADRANGLE, DATED 2019

LOCATION MAP

SCALE: 1" = 2000'±



APPLICANT

TPG ARCHITECTURE
31 PENN PLAZA, 132 W 31ST STREET, 5TH FLOOR
NEW YORK, NEW YORK 10001
212-536-5117
HGRAZIANO@TPGARCHITECTURE.COM

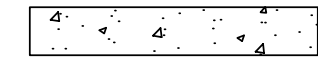
OWNER

GOLDFEAF ASSOCIATES, LLC
CHRISTOPHER NOWALK
 6800 DEERPATH ROAD, #100
 ELK RIDGE, MD 21075
 443-324-5762
CHRISN@GOLDFEAFLLC.COM

SCOPE OF WORK

PLANS PROPOSE A 24-HOUR ACCESSIBLE DRIVE-UP ATM WITH SECURITY LIGHTING FOR CHASE BANK INCLUSIVE OF 2 CANOPY LIGHTS, THE REPLACEMENT OF ONE (1) FIXTURE ON ONE EXISTING POLE, AND THE INSTALLATION OF TWO (2) PROPOSED FIXTURES ON TWO PROPOSED POLES.

SYMBOL



DESCRIPTION

PROPOSED CONCRETE

EXISTING BUILDING

EXISTING CURB

PROPERTY LINE

ADJACENT PROPERTY LINE

EXISTING CONTOUR

SURVEY NOTES

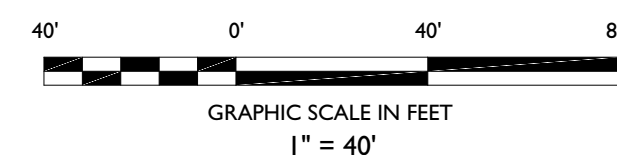
- THIS SURVEY AND THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED DURING JUNE OF 2022, BASED ON AVAILABLE MAPS AND DEEDS OF RECORD, AND PHYSICAL EVIDENCE. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAYS AND EVIDENCE OF RECORD THAT MAY BE DISCOVERED.
- THIS SURVEY IS VALID ONLY WHEN A DIGITAL OR BLUE SEAL IS AFFIXED HERETO.
- THE CERTIFICATION SHOWN HEREON IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR PERSONS.
- UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7109 OF THE NEW YORK STATE EDUCATION LAW.
- THE UTILITY ASSURANCE UTILITIES SHOWN HAVE BEEN LOCATED FROM MARKOUTS OBSERVED ON SITE DURING THE FIELD SURVEY, AND SURFACE FEATURES SUCH AS VALVES, MANHOLES AND GRATES, STORM DRAINAGE AND/OR SANITARY INVERTS ARE DEPICTED BASED ON OBSERVATIONS MADE IN THE FIELD. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE ACCURATE. SUCH INFORMATION IS FOR INFORMATION ONLY. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE FIELD SURVEY. USE OF THIS SURVEY FOR ANY OTHER PURPOSES, BEFORE AND AFTER EXCAVATIONS ARE BEGUN, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- BOUNDARIES REFERENCED TO THE NORTH AMERICAN DATUM (NAD83) LONG ISLAND VERTICAL DATUM. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD 88), ESTABLISHED VIA RTK GPS OBSERVATIONS.
- BENCHMARK = MAG NAL 1 = 16.65' (NAD88).
- BENCHMARK = MAG NAL 2 = 16.59' (NAD83).
- BASEMENT OR BELOW GRADE STRUCTURES (IF ANY) UNKNOWN.




FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (UNSHADED), (AREA OF MINIMAL FLOOD HAZARD) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 360794, MAP NUMBER 36103C0262H WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 25, 2009

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY OR CONFLICT BE FOUND, THE CONTRACTOR WILL BE REQUIRED TO WITHSTAND THE RISK OF THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. THE CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY ANY PARTY OF THE CONTRACTOR'S NEGLIGENCE OR NEGLIGENCE OF THE PROJECT. THE RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY WITHOUT THE CONTRACTOR'S OWN WRITTEN CONSENT TO THE PROJECT OR THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
6. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR MATERIALS TO THE CONDITION THAT EXISTED PRIOR TO THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
7. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
8. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
9. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
10. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
11. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



<div>  <div> STONEFIELD engineering & design </div> </div> <div> Rutherford, NJ • New York, NY • Boston, MA Princeton, NJ • Tampa, FL • Detroit, MI www.stonefielddeng.com </div> <div> 584 Broadway, Suite 310, New York, NY 10012 Phone: 718.606.8305 </div>										<div> NOT APPROVED FOR CONSTRUCTION </div>									
<div> <div> <div>SITE PLANS</div> <div>  <div> CHASE RED MILL REMOTE DRIVE-UP ATM </div> </div> </div> <div> WSSC SHEET MAP 224NW07, TAX MAP GRID GT342 PARCEL N707 & N651 7250 MUNCASTER MILL ROAD CITY OF ROCKVILLE MONTGOMERY COUNTY, MD </div> </div>										<div>  </div> <div> STONEFIELD engineering & design </div>									
<div> <div> SCALE: 1" = 40' </div> <div> PROJECT ID: PRI-220251 </div> </div>										<div> <div> EXISTING CONDITIONS PLAN </div> </div>									
<div> DRAWING: </div>										<div> <div> I OF I </div> </div>									

DPS-ROW CONDITIONS OF APPROVAL

July 8, 2024

820240020 Red Mill Remote ATM Install

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

“07-SITE-820240020_003.pdf V2” uploaded on/ dated **“4/15/2024”**.

As there seems to be minimal impact to the County ROW, we do not have any comment at this point.



Department of Permitting Services
Fire Department Access and Water Supply Comments

DATE: 07-Oct-24
TO: Tara Jernigan (Fialkow) - tfialkow@peconsultingcor
Project Expeditors Consulting - A Milrose Compan
FROM: Marie LaBaw
RE: Red Mill Remote ATM Install
820240020

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **07-Oct-24** .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.

***** New remote ATM on existing site *****

TPGArchitecture

MONTGOMERY COUNTY PLANNING BOARD
AFFIDAVIT OF PRE-SUBMISSION PUBLIC MEETING
Red Mill Remote Drive-Up ATM Installation
Site Plan Application

I HEREBY CERTIFY that on February 21st at 5:30PM representatives of TPG Architecture, LLP and Project Expediters Consulting Company, held a virtual Pre-Submission Public Meeting in order to discuss the upcoming Site Plan application for Red Mill Remote Drive-Up ATM Installation. The purpose of this meeting was to comply with Section 59.7.5.1 of the Zoning Ordinance and the Administrative Procedures for Development Review (as modified by M-NCPPC's COVID-19 guidelines allowing for virtual meetings), which require a Pre-Submittal Public Meeting to be held no more than 90 days prior to initial application submittal. The meeting was held by Webex accessible through the following methods: (a) online, by going to www.webex.com, selecting the Join A Meeting tab, entering meeting ID 2634 760 6505 and passcode R3aKGRcSR27 and/or (b) telephone, by calling 173.243.2.68, and entering meeting passcode: 73254727. The meeting invitation was mailed to all of the individuals included in the attached notice.



By: Tara Fialkow
Project Expediters Consulting Company,
Permit Expediter for Applicant, TPG Architecture, LLP

Subscribed and sworn to before me, a Notary Public for Monmouth County, NJ this 7th day of March, 2024.

My Commission Expires:

7/29/2026



02/07/2024

Tara Fialkow
tfialkow@peconsultingcorp.com
984-439-5136

NOTICE OF PRE-SUBMISSION PUBLIC MEETING

Name of Plan:	Red Mill Remote Drive-Up ATM
Applicant:	TPG Architecture
Current Zoning:	CRT - 0.75, C-0.75, R-0.25, H-45
Number of Proposed	
Lots/Area Included:	2 lots (approximately 28,060 square feet)
Geographical Location:	On Muncaster Mill Road, 500 feet Northwest of Redland Road Intersection within the Redmill Shopping Center
Proposed Applications:	Site Plan Application

Hello,

A virtual informational meeting regarding the above-referenced Project has been scheduled for Wednesday, February 21st at 5:30 pm. You are invited to join the virtual informational meeting online by going to www.webex.com, selecting the Join A Meeting tab, entering meeting ID 2634 760 6505 and passcode R3aKGRcSR27. A copy of the recorded presentation will be available after the meeting upon request. If you intend to participate in the virtual informational meeting and/or would like to provide written comments, please send an email with your name and mailing address to Tara Fialkow, tfialkow@peconsultingcorp.com. We encourage you to submit questions and comments in advance of the informational meeting.

The Property that is the subject of the Site Plan application consists of approximately 28,060 square feet and is located west of the intersection of Muncaster Mill Road and Redland Road, in the Redmill Shopping Center. The Site Plan application proposes to install a remote drive-up ATM on roughly 4,200 sq. ft. of land. The purpose of this meeting is to review the proposed Site Plan application, and open the floor to questions regarding the proposed Project.

If you are interested in receiving more information about the proposed application, you may contact either Brandon Abrams (646-696-7724; BAbrams@TPGArchitecture.com) of TPG Architecture or Tara Fialkow (984-439-5136; tfialkow@peconsultingcorp.com) of Project Expeditors Consulting Co.

TPG ARCHITECTURE, LLP

31 Penn Plaza, 132 W 31st Street, 5th Floor, New York, NY 10001
212.768.0800 T 212.768.1597 F TPGArchitecture.com

TPGArchitecture

You may also contact the Maryland-National Capital Park and Planning Commission ("M-NCPPC") if you have general questions about M-NCPPC's process. The Information Counter may be reached at (301) 495-4610. The Development Applications and Regulatory Coordination Division may be reached at (301) 495-4550 or www.montgomeryplanning.org/development.

Sincerely,

Tara Fialkow

Tara Fialkow
Project Expeditors Consulting Co.
984-439-5136
tfialkow@peconsultingcorp.com

Brandon Abrams

Brandon Abrams
TPG Architecture
646-696-7724
BAbrams@TPGArchitecture.com

TPG ARCHITECTURE, LLP

31 Penn Plaza, 132 W 31st Street, 5th Floor, New York, NY 10001
212.768.0800 T 212.768.1597 F TPGArchitecture.com

Prepared by Project Expeditors Consulting Corp. • 28 Station Street, Manalapan, NJ 07726 • (732)786-2484

Name	Association Name	Address 1	Address 2	City	State	Zip	Email
Japheth Kaluyu	Shady Grove Square Homeowners Assn	17520 Sabrina Terrace		Rockville	MD	20855	
Mark Meuschke	Marion Woods Homeowners Association Inc	12 Cottonwood Court		Gaithersburg	MD	20877	mmeuschke@geocities.com
Kathrina Nguyen	Montgomery Manor Homeowners Association	12200 Tech Road #325		Silver Spring	MD	20904	k.nguyen@tidewaterproperty.com
Community Association	Fraleys Green Homeowners Association	15742 Crabbs Branch Way		Rockville	MD	20885	cainc.office@communityassn.com
Community Association	Shady Grove Estates TH Assn Section 2	15742 Crabbs Branch Way		Rockville	MD	20885	cainc.office@communityassn.com
Jeff Jacobson	Parc Redland Homeowners Association Inc	16220 Frederick Road		Gaithersburg	MD	20877	jeff@universal-communities.com
Debra Price	Shady Grove Estates TH Assn Section 2	17025 Catalpa Court		Derwood	MD	20855	dprice0154@aol.com
Dennis Shirley	Cashell Estates Community Association	17105 Overhill Road		Derwood	MD	20855	Dennys Shirley@yahoo.com
Anthony Drake	Shady Grove Estates TH Assn Section 1	17421 Founders Mill Drive		Derwood	MD	20855	ajd80@gmail.com
Eric Gann	Cameron Mill Homeowners Association Inc	17512 Applewood Court		Rockville	MD	20855	ericgann@vt.edu
Cheyne Griswold	Fraleys Green Homeowners Association	17614 Phelps Hill Lane		Derwood	MD	20855	cheyne.griswold@gmail.com
Michelle Witherow-Williams	Mill Creek Towne East HOA	17622 Horizon Place		Derwood	MD	20855	
Brooke Kaplan	Mill Creek Towne East HOA	17637 Horizon Place		Rockville	MD	20855	brookemkaplan@gmail.com
Jeffrey Alan Brown	Mineral Springs Homeowners Association	17661 Shady Spring Terrace		Gaithersburg	MD	20877	
April Steward	Laytonia Homeowners Association	18401 Woodfield Road		Gaithersburg	MD	20879	April.Day@casinc.biz
Gilma Marquez	Laytonia Homeowners Association	18401 Woodfield Road		Gaithersburg	MD	20879	Gilma.Marquez@casinc.biz
Emily Wilberg	Cameron Mill Homeowners Association Inc	18401 Woodfield Road, Suite H		Gaithersburg	MD	20879	emily.wilberg@casinc.biz
Dave Troutner	Muncaster Area Civic Association	19101 Artesian Court		Derwood	MD	20855	davetroutrner@comcast.net
Tracy McAbee	Shady Grove Square Homeowners Assn	20 W. Gude Drive, Suite 200		Rockville	MD	20850	tmcabee@propertymanagementinc.com
Julius Cinque	Northern Montgomery County Alliance	22300 Slidell Road		Boyd's	MD	20841	
Ronald Godsey	Mineral Springs Homeowners Association	26223 Ridge Road		Damascus	MD	20872	info@ntmmgmt.com
Michael Granston	Laytonia Homeowners Association	2908 McCormas Avenue		Kensington	MD	20895	michael.granston@usdoj.gov
Rachel Evans	East County Citizens Advisory Board	3300 Briggs Chaney Road		Silver Spring	MD	20904	Eastco.citizen@Montgomerycountymd.gov
Louis Iaquina	Olney Transportation Coalition	3416 Olandwood Court Suite 210		Olney	MD	20832	
Marcia Grove	Mill Creek Towne East HOA	3416 Olandwood Court Suite 210	IKO Communities	Olney	MD	20832	mgrove@IKOCommunityManagement.com
Rosa Gonzales	SGS Homeowners Assn [Shady Grove Sta]	3833 Farragut Ave	Summit Management	Kensington	MD	20895	rosa.gonzales@summitmanage.com
Evelyn Diaz	Mill Creek Townhouse Condominium	3833 Farragut Avenue	Summit Management	Kensington	MD	20895	evelyn.diaz@summitmanage.com
Evelyn Diaz	Summit Management	3833 Farragut Avenue		Kensington	MD	20895	evelyn.diaz@summitmanage.com
Haura Marafie	Estates at Pope Farm HOA Inc	3833 Farragut Avenue	Summit Management	Kensington	MD	20895	Haura.Marafie@summitmanage.com
Haura Marafie	Mill Creek Townhouse Condominium	3833 Farragut Avenue		Kensington	MD	20895	Haura.Marafie@summitmanage.com
Haura Marafie	SGS Homeowners Assn [Shady Grove Sta]	3833 Farragut Avenue	Summit Management	Kensington	MD	20895	Haura.Marafie@summitmanage.com
Kingsley Dame	Mill Creek Towne West Homeowners Assn	41 Shady Spring Place		Gaithersburg	MD	20877	
John Randall	Estates at Pope Farm HOA Inc	7106 Intrepid Lane		Gaithersburg	MD	20879	margolis.aaron@gmail.com
Martha Moore	Mill Creek Townhouse Condominium	7224 Millcrest Terrace		Derwood	MD	20855	meems11_121@hotmail.com
Carol Kosary	Greater Shady Grove Civic Alliance	7416 Needwood Road		Derwood	MD	20855	
Carol Kosary	Needwood Road Citizens Association	7416 Needwood Road		Derwood	MD	20855	kosaryc@gmail.com
C.C. English	Needwood Road Citizens Association	7419 Needwood Road		Derwood	MD	20855	ccb77@gmail.com
Nicholas Chupka	Shady Grove Station Townhouse 1	7514 Weatherby Drive		Rockville	MD	20855	
Bonnie Dean	Laytonia Homeowners Association	7539 Laytonia Dr.		Gaithersburg	MD	20877	bonnie-lynn@verizon.net
Mary Ann Kenno	Shady Grove Station Civic Association	7541 Tarpley Drive		Rockville	MD	20855	
Dand Shekarchi	SGS Homeowners Assn [Shady Grove Sta]	7808 Epsilon Drive		Derwood	MD	20855	dshekarchi@yahoo.com
John Bradford	Shady Grove West Civic Assn	8225 Cambourne Court		Gaithersburg	MD	20877	
Shenna Bridgett	Marion Woods Homeowners Assn Inc	955 Russell Avenue		Gaithersburg	MD	20879	shenna.bridgett@pmpbiz.com
Christine Seebold	Montgomery Manor Homeowners Association	Box 7056		Gaithersburg	MD	20898	leande04hoa@yahoo.com
Jennifer Rossmere	Sierra Club - Montgomery County Group	P O Box 4024		Rockville	MD	20849	jayrossmere@gmail.com
Lori Bryan	Mill Creek Forest Community Association	P.O. Box 2111		Gaithersburg	MD	20886	aswawar@gmail.com
MCTW HOQ	Mill Creek Towne West Homeowners Assn	P.O. Box 217		Washington Grove	MD	20880	
Christine Ruch	Shady Grove Estates TH Assn Section 1	P.O. Box 5753		Derwood	MD	20855	chris_ruchm@yahoo.com
Arthur Jr Carter	Shady Grove Station Townhouse I Assn	P.O. Box 5775		Rockville	MD	20855	arthurcarterjr@verizon.net
Maureen Queenan-Flores	Shady Grove Station Townhouse 1	P.O. Box 5775		Rockville	MD	20855	qfloresnmd@aol.com

February 21st, 2024

Tara Fialkow

tfialkow@peconsultingcorp.com

984-439-5136

MEETING MINUTES

Name of Plan:	Red Mill Remote Drive-Up ATM
Applicant:	TPG Architecture
Current Zoning:	CRT - 0.75, C-0.75, R-0.25, H-45
Number of Proposed	
Lots/Area Included:	2 lots (approximately 28,060 square feet)
Geographical Location:	On Muncaster Mill Road, 500 feet Northwest of Redland Road Intersection within the Redmill Shopping Center 7250 Muncaster Mill Rd
Proposed Applications:	Site Plan Application

List of Attendees on Behalf of Applicant:

Tara Fialkow, Project Expeditors Consulting Company, I will submit the site plan application.

Brandon Abrams, TPG Architecture

Matthew Checca, Stonefield Engineering

Other Attendees:

There are no community members in attendance.

Applicant's Presentation:

Tara Fialkow of Project Expeditors Consulting Company began the meeting at 5:33 PM by welcoming everyone to this pre-submission community meeting for Red Mill Remote Drive-Up ATM and provided an overview of the procedural aspects of the meeting. Tara stated this meeting is being recorded and the recording will be available upon request after the meeting. Tara then stated all individuals present are entitled to become parties of record and receive future notices about the project and to contact Tara via email to be added to the list.

TPG Architecture, as the Applicant, will be proceeding with Site Plan Application. Each attendee on behalf of the applicant was introduced. Tara Fialkow of Project Expeditors Consulting Company, Brandon Abrams of TPG Architecture and Matthew Checca, Stonefield Engineering. Tara then asked if anyone else had joined the meeting who would like to be added to the record. There were no additional attendees on the call.

Matthew Checca of Stonefield Engineering introduced the site and gave an overview of the project. Matthew showed an arial image of the site and explained the location of the property and where the ATM will be located on the property. Matthew then showed the site plan and explained the proposed plan for the site plan application. The application proposes to remove seven parking stalls. The property

will still be above the minimum required number of parking stalls. The application proposes to install four new large planting beds. Matthew showed the locations of the planting beds on the site plan. The beds will be planted with low-laying shrubs and grasses.

Matthew then addressed lighting requirements. The application contains a lighting plan up to bank lighting requirements. All proposed light fixtures are replacements for current light fixtures.

Matthew then addressed traffic patterns surrounding the proposed location for the ATM. The queuing area is larger than what is required for use standards.

Brandon showed the colored elevations for the proposed ATM and signage. Brandon explained the dimensions of the structure and discussed the illumination of the signage. The application proposes a singular ATM. Brandon showed directional signage and clearance bar. Brandon then showed the specification information that is included in the plan set.

Questions/comments from the audience:

There are no community members in attendance.

Conclusion:

Tara asked Brandon and Matthew if they had any final comments on the project. They did not have anything additional to add and the meeting was concluded.

Meeting minutes taken by Tara Fialkow of Project Expeditors Consulting Company