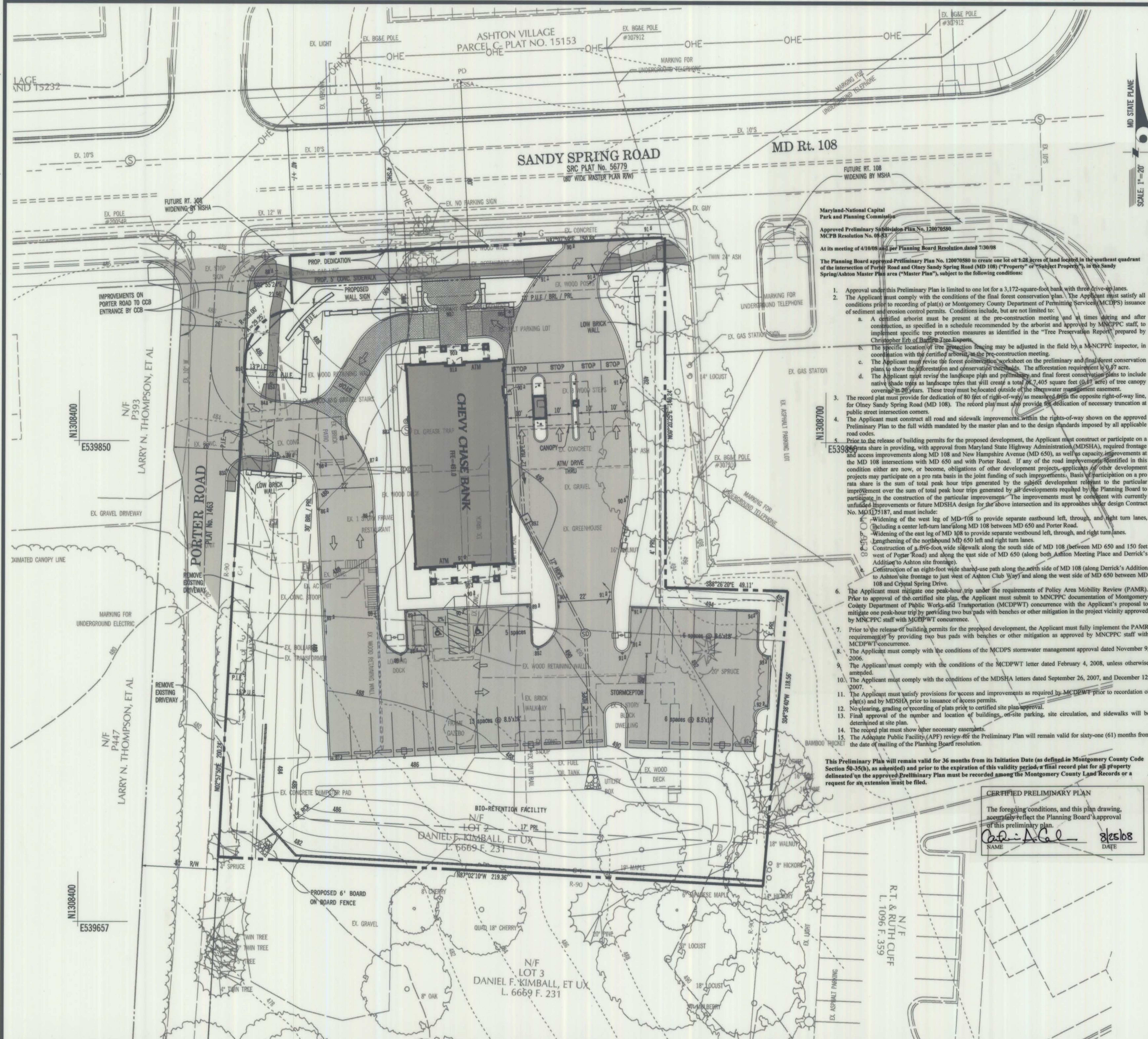


Maryland-National Capital Park and Planning Commission

Approved Preliminary Subdivision Plan No. 120070580
MCPB Resolution No. 08-53

At its meeting of 4/10/08 and per Planning Board Resolution dated 7/30/08

The Planning Board approved Preliminary Plan No. 120070580 to create one lot on 1.28 acres of land located in the southeast quadrant of the intersection of Porter Road and Olney Sandy Spring Road (MD 108) ("Property" or "Subject Property"), in the Sandy Spring/Ashton Master Plan area ("Master Plan"), subject to the following conditions:

1. Approval under this Preliminary Plan is limited to one lot for a 3,172-square-foot bank with three drive-up lanes.
2. The Applicant must comply with the conditions of the final forest conservation plan. The Applicant must satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits. Conditions include, but are not limited to:
   a. A certified arborist must be present at the pre-construction meeting and at times during and after construction, as specified in a schedule recommended by the arborist and approved by MNCPPC staff, to implement specific tree protection measures as identified in the "Tree Preservation Report" prepared by Christopher Erb of Bartlett Tree Experts.
   b. The specific location of tree protection fencing may be adjusted in the field by a M-NCPPC inspector, in coordination with the certified arborist, at the pre-construction meeting.
   c. The Applicant must revise the forest conservation worksheet on the preliminary and final forest conservation plans to show the afforestation and conservation thresholds. The afforestation requirement is 0.17 acre.
   d. The Applicant must revise the landscape plan and preliminary and final forest conservation plans to include native shade trees as landscape trees that will create a total of 7,405 square feet (0.17 acre) of tree canopy coverage at 20 years. These trees must be located outside of the stormwater management easement.
3. The record plat must provide for dedication of 80 feet of right-of-way, as measured from the opposite right-of-way line, for Olney Sandy Spring Road (MD 108). The record plat must also provide for dedication of necessary truncation at public street intersection corners.
4. The Applicant must construct all road and sidewalk improvements within the rights-of-way shown on the approved Preliminary Plan to the full width mandated by the master plan and to the design standards imposed by all applicable road codes.
5. Prior to the release of building permits for the proposed development, the Applicant must construct or participate on a pro rata share in providing, with approval from Maryland State Highway Administration (MDSHA), required frontage and access improvements along MD 108 and New Hampshire Avenue (MD 650), as well as capacity improvements at the MD 108 intersections with MD 650 and with Porter Road. If any of the road improvements identified in this condition either are now, or become, obligations of other development projects, applicants of other development projects may participate on a pro rata basis in the joint funding of such improvements. Basis of participation on a pro rata share is the sum of total peak hour trips generated by the subject development relevant to the particular improvement over the sum of total peak hour trips generated by all developments required by the Planning Board to participate in the construction of the particular improvement. The improvements must be consistent with currently unfunded improvements or future MDSHA design for the above intersection and its approaches under design Contract No. MO3175187, and must include:
   a. Widening of the west leg of MD 108 to provide separate eastbound left, through, and right turn lanes, including a center left-turn lane along MD 108 between MD 650 and Porter Road.
   b. Widening of the east leg of MD 108 to provide separate westbound left, through, and right turn lanes.
   c. Lengthening of the northbound MD 650 left and right turn lanes.
   d. Construction of a five-foot wide sidewalk along the south side of MD 108 (between MD 650 and 150 feet west of Porter Road) and along the east side of MD 650 (along both Ashton Meeting Place and Derrick's Addition to Ashton site frontage).
   e. Construction of an eight-foot wide shared-use path along the north side of MD 108 (along Derrick's Addition to Ashton site frontage to just west of Ashton Club Way) and along the west side of MD 650 between MD 108 and Crystal Spring Drive.
6. The Applicant must mitigate one peak-hour trip under the requirements of Policy Area Mobility Review (PAMR). Prior to approval of the certified site plan, the Applicant must submit to MNCPPC documentation of Montgomery County Department of Public Works and Transportation (MCDPWT) concurrence with the Applicant's proposal to mitigate one peak-hour trip by providing two bus pads with benches or other mitigation in the project vicinity approved by MNCPPC staff with MCDPWT concurrence.
7. Prior to the release of building permits for the proposed development, the Applicant must fully implement the PAMR requirement(s) by providing two bus pads with benches or other mitigation as approved by MNCPPC staff with MCDPWT concurrence.
8. The Applicant must comply with the conditions of the MCDPS stormwater management approval dated November 9, 2006.
9. The Applicant must comply with the conditions of the MCDPWT letter dated February 4, 2008, unless otherwise amended.
10. The Applicant must comply with the conditions of the MDSHA letters dated September 26, 2007, and December 12, 2007.
11. The Applicant must satisfy provisions for access and improvements as required by MCDPWT prior to recordation of plat(s) and by MDSHA prior to issuance of access permits.
12. No clearing, grading or recording of plats prior to certified site plan approval.
13. Final approval of the number and location of buildings, on-site parking, site circulation, and sidewalks will be determined at site plan.
14. The record plat must show other necessary easements.
15. The Adequate Public Facility (APF) review for the Preliminary Plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board resolution.

This Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended) and prior to the expiration of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed.

CERTIFIED PRELIMINARY PLAN

The foregoing conditions, and this plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.

[signature] 8/25/08
NAME DATE

GENERAL NOTES

- Existing zone is C-1 with Sandy Spring/ Ashton Rural Village Overlay.
- Gross Tract Area (GTA) = 55,941 s.f. or 1.28 ac.
  - Area Previously Dedicated to Public Use (per Plat 1463)= 8,054 s.f. or 0.18 ac.
  Residue = 47,887 s.f. or 1.10 ac.
  - Area to be Dedicated to Public Use = 2,036 s.f. or 0.05 ac.
  Net Tract Area (NTA) = 45,851 s.f. or 1.05 ac.
- Boundary and Topographic information from survey performed by Greenhorne & O'Mara in October 2006.
- Water and Sewer Categories: W-1 and S-1 for Parcel 395.
- The site is within the Sandy Spring / Ashton Master Plan area.
- The site is within the Rural Transportation policy area.
- The site is within the Northwest Branch Watershed (Class IV).
- Servicing utility companies are: Water & Sewer: WSSC; Electric: PEPCO; Telephone: Bell Atlantic; Natural Gas: Washington Gas
- The limits of disturbance encompasses the entire site and no existing structures are to remain.
- Access to Route 108 to be co-ordinated with MSHA and improvements proposed by nearby development(s).
- This plan is not for construction. The locations of existing underground utilities are shown in their approximate locations as per available utility company records. The exact location of all underground utilities should be verified by "Miss Utility" (1-800-257-7777) prior to any excavation. Greenhorne & O'Mara, Inc. does not express or imply an guarantee or warranty as to the location or existence of any underground utility.
- Adjustments to plan subject to Site Plan (59-D-3) review.

DEVELOPMENT PROGRAM

THIS PROJECT IS TO BE COMPLETED IN ONE PHASE

DEVELOPMENT STANDARDS (C-1 with SSA Rural Village Overlay Zone)

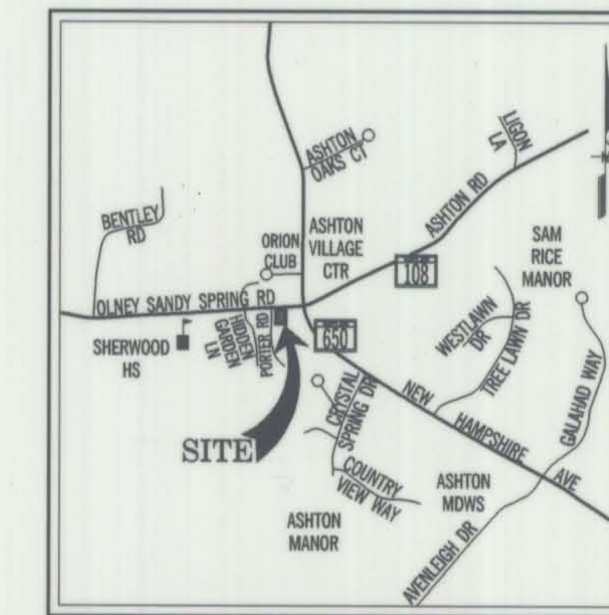
	Required / Permitted	Provided
Building Height (59-C-4.32 and 59-C-18.182(b)(2)(A))	24 ft. max *	24 ft. +/-
Building Setbacks:		
- From Street R/W (59-C-4.343):	10 ft. min	25 ft. +/-
- From South Property Line (59-C-4.343 (b) (1)):	17 ft. min	112 ft. +/-
- From East Property Line (59-C-4.343 (b) (3)):	0 ft. min	60 ft. +/-
Green Area (59-C-4.344):	10 % NTA min	55 % +/-
Floor Area Ratio (59-C-18.182 (b) (2) (B)):	0.75 FAR max	0.06 FAR+/-
Parking Setbacks		
- From Sandy Spring Rd. R/W (59-E-2.81(b)(1)):	10 ft. min	130 ft. +/-
- From Porter Rd. R/W (59-E-2.81(a)):	30 ft. min	40 ft. +/-
- From South Property Line (59-E-2.81 (a)):	17 ft. min	40 ft. +/-
- From East Property Line (59-E-2.72):	4 ft. min	4 ft. min
Parking Facility Internal Landscaping (59-E-2.73):	5% min	5% min

* Building height must not exceed 24 feet, except that at the time of site plan review the Planning Board may allow additional height up to 30 feet if the Board finds that the additional height is compatible with the adjoining uses and is consistent with the intent of the master plan.

PARKING SPACE REQUIREMENTS

3,172 SF GFA Office @ 3.0 spaces per 1,000 s.f. =	10 spaces	30 spaces*

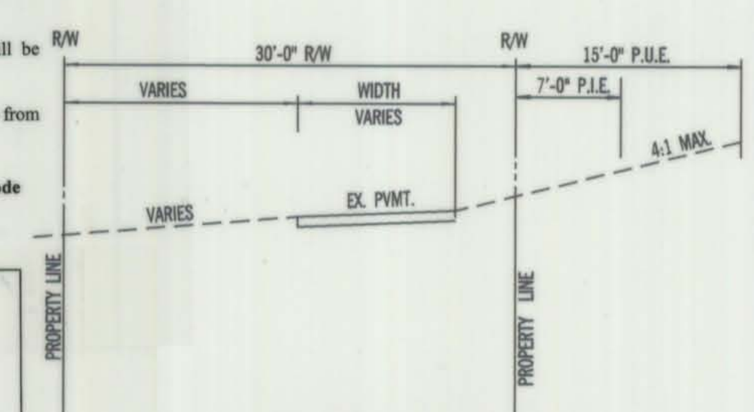
* Includes two ADA van accessible spaces



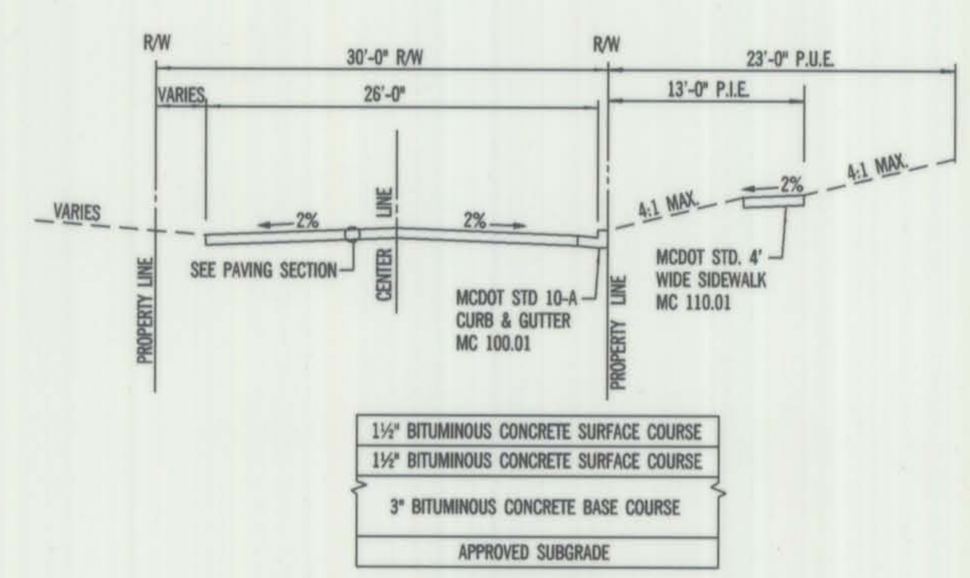
VICINITY MAP
SCALE: 1"=2000'

LEGEND

- EXISTING 2' TOPOGRAPHY
- EXISTING TREE LINES
- PROPOSED PAVEMENT
- PROPOSED BUILDING
- PROPOSED LIGHT
- PROPOSED BRICK WALL
- P.R.L — PARKING RESTRICTION LINE
- B.R.L — BUILDING RESTRICTION LINE
- HDPE — HIGH DENSITY POLYETHYLENE



PORTER ROAD CROSS-SECTION
(SOUTH OF BANK ENTRANCE)
NOT TO SCALE



PAVING SECTION

PROPOSED PORTER ROAD IMPROVEMENTS
(NORTH OF BANK ENTRANCE)
NOT TO SCALE

I hereby certify that this Preliminary Plan has been prepared in accordance with the subdivision regulations adopted October 17, 1961, and amendments thereto.

Signature: [signature]
Afsi T. Nikoo, PE # 18659

[Seal: STATE OF MARYLAND, AFSANEH T. NIKOO, No. 18659, PROFESSIONAL ENGINEER] 8/1/08

20 10 0 20 40
SCALE: 1"=20'

PREPARED FOR:
CHEVY CHASE BANK
CORPORATE FACILITY
7501 WISCONSIN AVE, 9TH FLOOR
BETHESDA, MD 20814
PHONE: 240-497-7032
ATTN: MR. JOSEPH PEARSON, JR

No.	REVISION	DATE	BY
3	Revise Porter Rd. ent., add sidewalk and P.I.E per comments from DPW&T.	10-02-07	SS
2	Revise to smaller bldg. footprint & provide left out egress from drive-thru.	8-03-07	SS
1	Revise layout to provide entrance from Porter Rd.	4-23-07	SS

GREENHORNE & O'MARA
CONSULTING ENGINEERS
20410 CENTURY BOULEVARD., SUITE 200, GERMANTOWN, MARYLAND 20874
PHONE: (301) 444-8282 FAX: (301) 444-8181
www.g-and-o.com
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© LATEST DATE HEREON

PRELIMINARY PLAN

CHEVY CHASE BANK

AT ASHTON

P395 AND LOT 2 (PLAT-1463) OF THOMAS SUBDIVISION

7th ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SS DESIGN	SCALE 1" = 20'	
SS DRAWN	SHEET 1 OF 1	
JS CHECKED		
JAN 2007 DATE	071361 PROJ No.	FILE No.

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