**MEMORANDUM**

**DATE:** May 26, 2006

**TO:** Montgomery County Planning Board

**VIA:** Rose Krasnow, Chief *RK*  
Catherine Conlon, Supervisor *CC*  
Development Review Division

**FROM:** Richard A. Weaver, Coordinator (301) 495-4544 *ZAW*  
Development Review Division

**REVIEW TYPE:** Preliminary Plan Review

**APPLYING FOR:** Approval of a bank of up to 4,100 square feet with three drive-through aisles

**PROJECT NAME:** Commerce Bank - Rockville

**CASE #:** 12001047A (formerly 1-01047)

**REVIEW BASIS:** Chapter 50, Montgomery County Subdivision Regulations

**ZONE:** I-1

**LOCATION:** Located in the northeast corner of the intersection of East Gude Drive and Crabbs Branch Way.

**MASTER PLAN:** Shady Grove Sector Plan

**APPLICANT:** Commerce Bank

**ENGINEER:** Bohler Engineering

**FILING DATE:** January 4, 2006

**HEARING DATE:** June 8, 2006

**STAFF RECOMMENDATION:** Approval, Subject to the Following Conditions:

- 1) Approval under this preliminary plan is limited to a bank, not to exceed 4,100 square feet in size, with up to three drive-through aisles.
- 2) Access to the site is limited to a right-in/right-out on Crabbs Branch Way and a right-in only on East Gude Drive as shown on the preliminary plan.
- 3) Compliance with the conditions of approval of the MCDPS stormwater management approval dated April 21, 2006.
- 4) Compliance with conditions of MCDPWT letter dated April 6, 2006, unless otherwise amended.
- 5) Establish cross easements to serve adjacent Parcel 'E', as needed, on the record plat.
- 6) 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 opinion.
- 7) Other necessary easements

#### **SITE DESCRIPTION:**

The subject property is located in the northeast corner of the intersection of East Gude Drive and Crabbs Branch Way. The property is 41,687 square feet in size and is zoned I-1, Industrial. The site is currently vacant; there are no environmentally sensitive features on the property. Water and sewer are available for the property. Most of the surrounding properties are developed with low intensity office and industrial type uses.

#### **PROJECT DESCRIPTION:**

The Planning Board previously approved the property for a public storage building on September 13, 2001 (1-01047). The property was platted in accordance with that approval. This application is requesting an increase in the vehicular trips under the Adequate Public Facilities review for a bank building. A new plat will need to be approved and recorded for the site, since access for the previously approved public storage building was limited to Crabbs Branch Way only. The existing plat denies access to East Gude Drive for any uses on the property.

The bank building will have access by right-in only on East Gude Drive and a right-in/right-out on to Crabbs Branch Way. Parking for the bank will be accommodated on the south and west sides of the proposed bank building; the drive through aisles and bypass lane will be located on the north side of the bank building. Access for adjacent Parcel "E" will also be accommodated through the subject property. As such, the necessary cross easement(s) for ingress and egress will need to be established and reflected on the new record plat. A site circulation plan for the parking lot will be reviewed by MCDPS prior to building permit.

#### **COMPLIANCE WITH THE SHADY GROVE SECTOR PLAN**

The *Shady Grove Sector* does not make specific recommendations for this site but does recommend a continuation of the I-1 zone for the property. The proposed use is

allowed in the I-1 zone. The project is, therefore, in conformance with the recommendations of the Master Plan.

## **TRANSPORTATION**

### Vehicular Access Points and Internal Circulation

Vehicular access points to Lot Y are proposed as follows:

1. An external access point from Crabbs Branch Way in the northwest corner of the site will be limited to right-turn-in and right-turn-out only, with a 90-foot-long deceleration lane including the taper.
2. An external access point from East Gude Drive in the southeast corner of the site located east of the intersection with Crabbs Branch Way will be limited to right-turn-in only.
3. An internal access point within Gude Park North in the northeast corner of the site obtained via a proposed cross easement. This two-way access point is located at the eastern property line between the subject Lot Y and the adjoining Parcel "E". Both Lots Y and Parcel "E" are under control of Metro Park LLC.

The three drive-through windows and a fourth bypass lane are located on the north side of the proposed bank building. The one-way stacking lanes approaching drive-through windows are accessed as follows:

1. From the north-south drive aisle along the building's eastern side for customers entering from northbound Crabbs Branch Way and westbound East Gude Drive.
2. From the cross easement between Lot Y and Parcel "E" for customers:
  - a. Coming internally from the Gude Park North development
  - b. Arriving externally from southbound Crabbs Branch Way and turning left into eastbound Calhoun Place.

Parking for walk-in customers and employees is located on the western and southern sides of the bank building. These parking spaces can be accessed from all access points via two-way drive aisles along the western, southern, and eastern sides.

### Available Transit Service

Ride-On Route 59 operates along Crabbs Branch Way and East Gude Drive and provides transit service between the Shady Grove Metrorail Station and Rockville Metrorail Stations. The nearest bus stops are located on the east and west sides of Crabbs Branch Way and on the south side of East Gude Drive.

Pedestrian and Bicycle Facilities

Crabbs Branch Way and East Gude Drive will have five-foot-wide sidewalks. A lead-in sidewalk is provided from Crabbs Branch Way.

Master-Planned Roadways and Bikeways

The master plan roadway and bikeway recommendations for the subject property are found in the *Gaithersburg Vicinity Master Plan* and the *Countywide Bikeways Functional Master Plan*. The master-planned facilities are as follows:

1. East/West Gude Drive is designated as major highway, M-23, with a 120-foot right-of-way and a shared-use path, SP-51, along the south side.
2. Crabbs Branch Way is designated as an arterial, A-262, with a 100-foot right-of-way and a shared-use path, SP-53, along the west side.

Cecil Street, Calhoun Place and Calhoun Drive are not listed in the *Gaithersburg Vicinity Master Plan*.

Adequate Public Transportation Facilities Review

A 4,100-square-foot bank with three drive-through windows is projected to generate the following number of peak-hour trips within the weekday morning peak period (6:30 to 9:30 a.m.) and the weekday evening peak period (4:00 to 7:00 p.m.):

Morning Peak Hour Trips		Evening Peak Hour Trips	
New	Total	New	Total
41	78	108	204

Since the proposed bank generates in excess of 30 peak hour trips in the a.m. and p.m. peak hours, a traffic study was required to satisfy Local Area Transportation Review (LATR) From this traffic study, the table below gives the critical lane volume (CLV) values at the analyzed intersections:

Intersection	Weekday Peak Hour	Traffic Condition		
		Existing	Background	Total
Crabbs Branch Way and Indianola Drive	Morning	1,183	1,196	1,200
	Evening	1,011	1,026	1,034
Crabbs Branch Way and Calhoun Place	Morning	791	795	837
	Evening	831	866	983
Crabbs Branch Way and Proposed Site Access	Morning	N/A	N/A	356
	Evening	N/A	N/A	632
Crabbs Branch Way and East/West Gude Drive	Morning	1,326	1,364	1,387
	Evening	1,255	1,341	1,398
East Gude Drive and Proposed Site Access	Morning	N/A	N/A	705
	Evening	N/A	N/A	768
East Gude Drive and Calhoun Drive	Morning	1,175	1,186	1,188
	Evening	1,084	1,139	1,145

All CLV values at all the intersections on the table above are less than their congestion standard. At the first intersection of Crabbs Branch Way and Indianola Drive, the congestion standard is 1,800 CLV because the intersection is located on the border with the Shady Grove Policy Area. At the other five intersections, the congestion standard is 1,475 CLV because the intersections are located within the Derwood Policy Area. Under the current *Annual Growth Policy*, Policy Area Transportation Review is no longer required as part of APF test.

## ENVIRONMENTAL

The property is exempt from the requirement of the Montgomery County forest Conservation Law and for the requirements to prepare a Tree Save Plan. There are no streams or stream buffers on the property.

## COMMUNITY OUTREACH

This plan was submitted prior to the requirement for a pre-submission meeting to be held with interested parties. To date, staff has received no correspondence on the submitted plan. Staff did discuss the plan at a civic meeting as part of the Shady Grove plan revisions. The discussion generated no responses from those present.

## SUBDIVISION REGULATIONS

The application was reviewed for conformance to the Subdivision Regulations. The Subdivision Regulations require a review of the adequacy of public facilities to handle the additional development including water, sewer, traffic, pedestrian access, fire and rescue services, and stormwater management. The WSSC has indicated that the local water and sewer service are adequate to accommodate the new structure. The LATR study showed that the local intersections would continue to operate within the established critical lane volume thresholds. With regard to stormwater management, the MCDPS has

reviewed the latest concept and recommended approval on April 21, 2006. Finally, the Department of Fire and Rescue Services has approved the layout in their May 16, 2006 memorandum.

**CONCLUSION:**

The application was reviewed for conformance with the Shady Grove Sector Plan, the Zoning Ordinance and the Subdivision Regulations. In all cases, the development as proposed satisfied all requirements outlined in these documents as demonstrated in this staff report. Staff recommends approval of the application with the conditions cited above.

**ATTACHMENTS:**

- Attachment A - Vicinity Map
- Attachment B - Preliminary Plan
- Attachment C - Agency Approvals

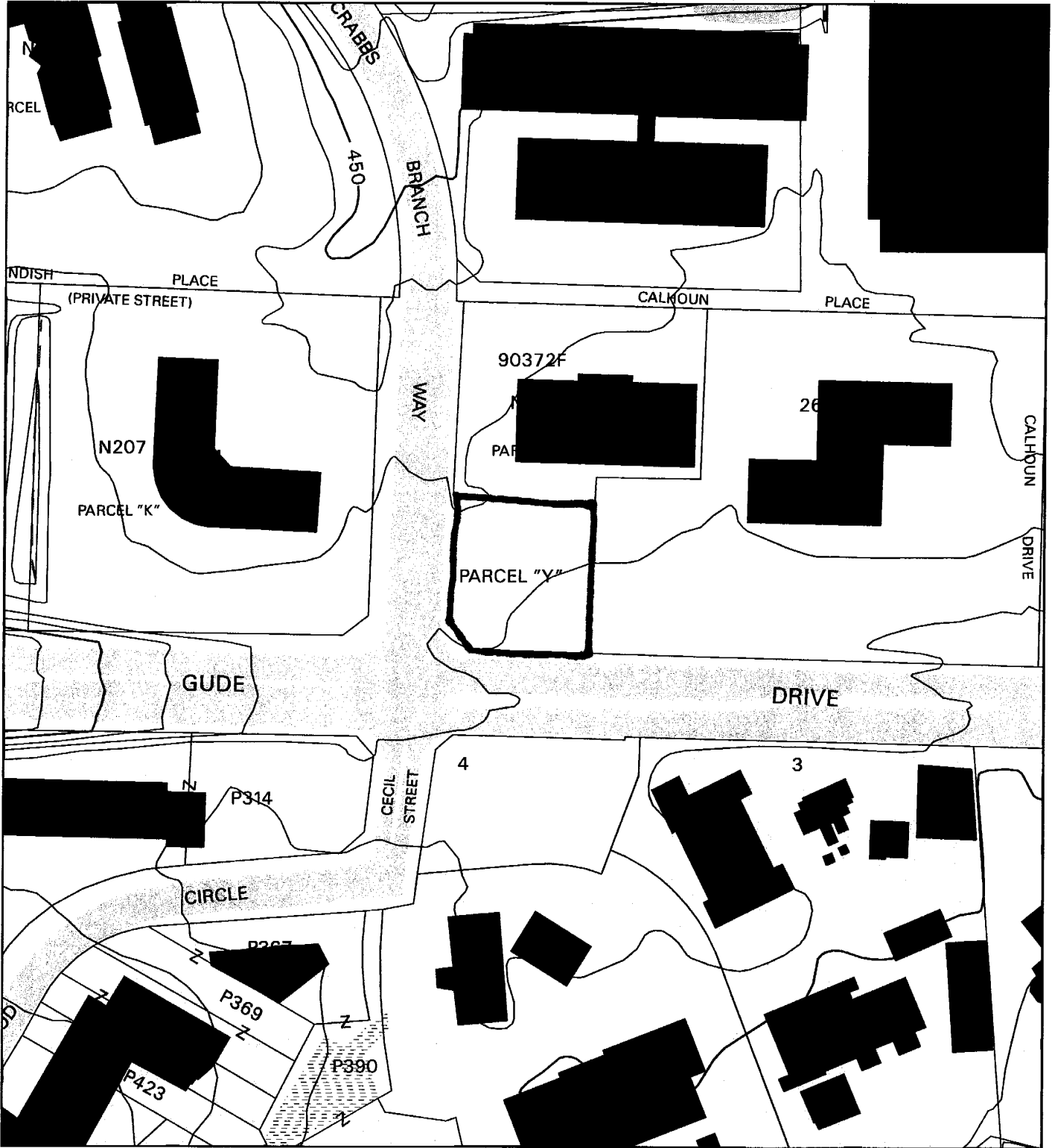
**Preliminary Plan Data Table and Checklist**

<b>Plan Name: Commerce Bank - Rockville</b>				
<b>Plan Number: 12001047A (1-01047A)</b>				
<b>Zoning: I-1</b>				
<b># of Lots: 1</b>				
<b># of Outlots: 0</b>				
<b>Dev. Type: Bank building with 3 drive-through aisles</b>				
<b>PLAN DATA</b>	<b>Zoning Ordinance Development Standard</b>	<b>Proposed for Approval on the Preliminary Plan</b>	<b>Verified</b>	<b>Date</b>
Minimum Lot Area	None	41,687 sq. ft.	RW	5/26/06
Green Space	10%	28.1%	RW	5/26/06
Setbacks	10 ft. from M.P. street 60ft. from non M.P. street centerline	10 ft. from M.P. street and 60 ft. from non M.P. centerline	RW	5/26/06
Height	42 max.	May not exceed maximum	RW	5/26/06
Maximum non-residential square footage allowed by zone	No maximum	4,100 sq. ft. shown	RW	5/26/06
Site/Project Plan Req'd?	No			
<b>FINDINGS</b>				
<b>SUB. REGS.</b>				
Lot frontage on Public Street	Yes	Yes	As per Plan	5/26/06
Road frontage improvements	Yes	Yes	Transportation memo	4/6/06
Environmental Guidelines	N/A	N/A	RW	
Forest Conservation	Exempt			
Master Plan Compliance	Yes	Yes	RW	5/26/06
<b>APF REVIEW</b>				
Stormwater Management	Yes	Yes	DPS memo	4/21/06
Water and Sewer	Yes	Yes	WSSC memo	1/9/06/06
Local Area Traffic Review	Yes	Yes	Transportation Planning memo	5/12/06
Fire and Rescue	Yes	Yes	MCFRS memo	5/16/06

# **ATTACHMENT A**



# COMMERCE BANK - ROCKVILLE (12001047A)



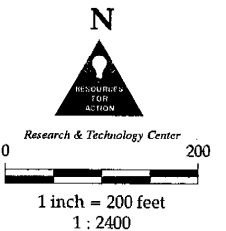
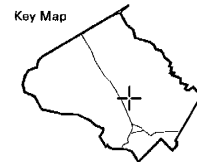
Map compiled on January 25, 2006 at 10:15 AM | Site located on base sheet no - 220NW07

## NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

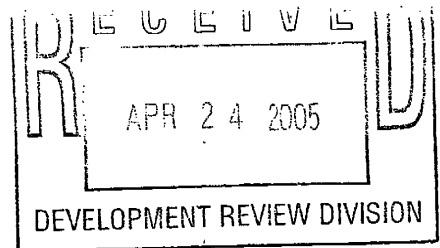
This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998



## **ATTACHMENT B**



# **ATTACHMENT C**



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

**COPY**

April 21, 2006

*Dry Filed*

Mr. Michael Gesell  
Bohler Engineering, P.C.  
810 Gleneagles Court, Suite 300  
Towson, Maryland 21286

Re: Stormwater Management **CONCEPT** Request  
for Commerce Bank, Rockville  
Preliminary Plan #: 1-01047A  
SM File #: 222089  
Tract Size/Zone: 1 Ac./ I-1  
Total Concept Area: 1 Ac.  
Parcel(s): Y  
Watershed: Upper Rock Creek

Dear Mr. Gesell:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site water quality control via a Stormfilter® and onsite recharge via yard inlets with perforated pipes. A waiver was requested and is hereby granted for onsite channel protection requirements based upon the downstream Gude North regional stormwater management facility.

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

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

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

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is required for the waiver of channel protection requirements.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way



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

If you have any questions regarding these actions, please feel free to contact Mike Geier at 240-777-6342.

Sincerely,



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

RRB:dm CN 222089.Commerce Bank Rockville.mjg.doc

cc: C. Conlon  
S. Federline  
SM File # 222089

QN -waived; Acres: 1  
QL - onsite; Acres: 1  
Recharge is provided

## **WSSC Comments**

### **January 9, 2006 Development Review Committee Meeting**

#### **4. 12001047A      COMMERCE BANK – ROCKVILLE**

**Sewer line extension would be required. Follow WSSC On-site process for water and sewer.**

**Unless otherwise noted, all extensions require Requests for Hydraulic Planning Analysis and need to follow the System Expansion Permit (SEP) Process. Contact WSSC's Development Services Center (301-206-8650) or visit the Development Services on WSSC's web-site ([www.wsscwater.com](http://www.wsscwater.com)) for information on requesting a Hydraulic Planning Analysis and additional requirements for extensions. Contact WSSC's Permit Services (301-206-4003) for information on service connections and on-site system reviews.**



DEPARTMENT OF PUBLIC WORKS  
AND TRANSPORTATION

Douglas M. Duncan  
County Executive

Arthur Holmes, Jr.  
Director

April 6, 2006

Ms. Catherine Conlon, Subdivision Supervisor  
Development Review Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan #1-2001047A  
Commerce Bank, Rockville

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated 12/30/05. This plan was reviewed by the Development Review Committee at its meeting on 2/6/06. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to DPS in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. All comments of our detailed review letter on preliminary plan 1-01047 dated 9/7/2001 remain in effect unless specifically changed below.
2. Show all existing planimetric and topographic details specifically existing rights of way on both sides and easements on the preliminary plan.
3. We did not receive complete analyses of the capacity of the downstream public storm system(s) and the impact of the post-development runoff on the system(s). As a result, we are unable to offer comments on the need for possible improvements to the system(s) by this applicant. Prior to approval of the record plat by the Department of Permitting Services (DPS), the applicant's consultant will need to submit this study, with computations, for review and approval by DPS. Analyze the capacity of the existing downstream public storm drain system and the impact of the post-development ten (10) year storm runoff on same. If the proposed subdivision drains to an existing closed section street, include spread and inlet efficiency computations in the impact analysis.
4. Record plat to reflect a reciprocal ingress, egress easement to serve the properties accessed by each common driveway.



Division of Operations

101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878  
240/777-6000, TTY 240/777-6013, FAX 240/777-6030



Ms. Catherine Conlon  
Preliminary Plan No. 1-2001047A  
Date April 6, 2006  
Page 2

5. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference. Please note that the access on East Gude Drive is right-in only with no exit.
6. In accordance with Section 49-35(e) of the Montgomery County Code, sidewalks are required to serve the proposed subdivision. Sidewalks are to be provided along the site frontage.
7. The parking layout plan will be reviewed by the Department of Permitting Services at the site plan or building permit stage, whichever comes first. To facilitate their review, that plan should delineate and dimension the proposed on-site travel lanes, parking spaces, curb radii, handicap parking spaces and access facilities, and sidewalks. The applicant may wish to contact Ms. Sarah Navid of that Department at (240) 777-6320 to discuss the parking lot design.
8. The parking lot travel lanes are to be designed to allow a WB-50 truck to circulate without crossing the centerline nor the curbline.
9. Truck loading space requirements to be determined in accordance with the County's "Off-Street Loading Space" policy.
10. On the site plan, delineate the location and dimensions of the proposed truck loading and/or dumpster spaces.
11. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Fred Lees of our Traffic Control and Lighting Engineering Team at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
12. If the proposed development will alter or impact any existing County maintained transportation system management component (i.e., traffic signals, signal poles, handboxes, surveillance cameras, etc.) or communication component (i.e., traffic signal interconnect, fiber optic lines, etc.), please contact Mr. Bruce Mangum of our Traffic Management Team at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
13. Please coordinate with DPWT division of Transit Services about their requirements and project impacts on their network.
14. Please coordinate with Department of Fire and Rescue about their requirements for emergency vehicle access.
15. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
  - A. Construct five (5) foot wide concrete sidewalk along the site frontage.
  - B. Provide a leadwalk from Crabbs Branch Way to the site.

Ms. Catherine Conlon  
Preliminary Plan No. 1-2001047A  
Date April 6, 2006  
Page 3

- C. Improvements to the existing public storm drainage system, if necessitated by the previously mentioned outstanding storm drain study. If the improvements are to be maintained by Montgomery County, they will need to be designed and constructed in accordance with the DPWT Storm Drain Design Criteria.
- D. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
- E. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.
- F. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the Traffic Engineering and Operations Section.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact me at [sam.farhadi@montgomerycountymd.gov](mailto:sam.farhadi@montgomerycountymd.gov) or (240) 777-6000.

Sincerely,



Sam Farhadi, P.E., Senior Planning Specialist  
Traffic Engineering and Operations Section

m:/subdivision/afhas01/preliminary plans/ 1-2001047A, Commerce Bank.doc

Enclosures (1)

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



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

**SIGHT DISTANCE EVALUATION**

Facility/Subdivision Name: Commerce Bank, Rockville Preliminary Plan Number: 1-01047

Street Name: Crabbs Branch Way Master Plan Road Classification: Arterial W100' R.O.W.

Posted Speed Limit: 35 mph

Street/Driveway #1 ( Crabbs Branch Way ) Street/Driveway #2 ( \_\_\_\_\_ )

Sight Distance (feet)	OK?	Sight Distance (feet)	OK?
Right <u>690'</u>	<u>Yes</u>	Right _____	_____
Left <u>660'</u>	<u>Yes</u>	Left _____	_____

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**GUIDELINES**

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150'
Secondary - 30	200'
Business - 30	200'
Primary - 35	250'
Arterial - 40	325'
	(45) 400'
Major - 50	475'
	(55) 550'

\*Source: AASHTO

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

**ENGINEER/ SURVEYOR CERTIFICATE**

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature: [Handwritten Signature] Date: 12/23/05  
26720  
 PLS/P.E. MD Reg. No.

<b>Montgomery County Review:</b>	
<input checked="" type="checkbox"/>	Approved
<input type="checkbox"/>	Disapproved:
By: _____	<u>GF</u>
Date: _____	<u>4/16/06</u>

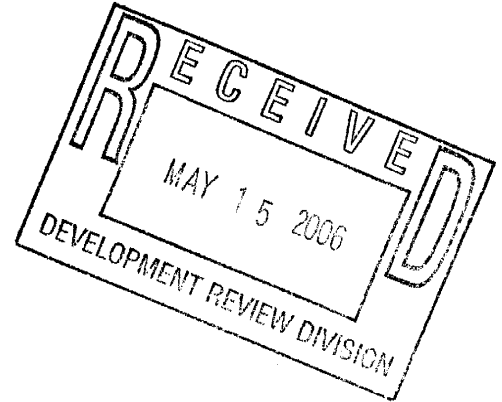
**MEMORANDUM**

TO: Richard Weaver, Planner/Coordinator  
Development Review Division

VIA: Shahriar Etemadi, Supervisor  
Transportation Planning

FROM: Ed Axler, Planner/Coordinator *EA*  
Transportation Planning

SUBJECT: Preliminary Plan No. 12001047A  
Commerce Bank Rockville  
Derwood Policy Area



---

This memorandum is Transportation Planning staff's Adequate Public Facilities (APF) review of the subject preliminary plan to replace a previously-approved, but unbuilt mini-storage warehouse facility with a branch bank and drive-through windows.

**RECOMMENDATIONS**

Transportation Planning staff recommends the following conditions as part of the APF test for transportation requirements related to the subject preliminary plan:

1. Limit the preliminary plan to a bank of up to 4,100 square feet with three drive-through windows.
2. Provide an access easement across the eastern property line with the adjoining Lot E.

**DISCUSSION**

Site Location

The proposed bank is located on Lot Y in the northeast quadrant of Crabbs Branch Way-Cecil Street and East/West Gude Drive and is one of three lots within Gude Park North.

## Vehicular Access Points and Internal Circulation

Vehicular access points to Lot Y are proposed as follows:

1. An external access point from Crabbs Branch Way in the northwest corner of the site will be limited to right-turn-in and right-turn-out only, with a 90-foot-long deceleration lane including the taper.
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The three drive-through windows and a fourth bypass lane are located on the north side of the proposed bank building. The one-way stacking lanes approaching drive-through windows are accessed as follows:

1. From the north-south drive aisle along the building's eastern side for customers entering from northbound Crabbs Branch Way and eastbound East Gude Drive.
2. From the cross easement between Lot Y and Lot E for customers:
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Crabbs Branch Way and Indianola Drive	Morning	1,183	1,196	1,200
	Evening	1,011	1,026	1,034
Crabbs Branch Way and Calhoun Place	Morning	791	795	837
	Evening	831	866	983
Crabbs Branch Way and Proposed Site Access	Morning	N/A	N/A	356
	Evening	N/A	N/A	632
Crabbs Branch Way and East/West Gude Drive	Morning	1,326	1,364	1,387
	Evening	1,255	1,341	1,398
East Gude Drive and Proposed Site Access	Morning	N/A	N/A	705
	Evening	N/A	N/A	768
East Gude Drive and Calhoun Drive	Morning	1,175	1,186	1,188
	Evening	1,084	1,139	1,145

All CLV values at all the intersections on the table above are less than their congestion standard. At the first intersection of Crabbs Branch Way and Indianola Drive, the congestion standard is 1,800 CLV because the intersection is located on the border with the Shady Grove Policy Area. At the other five intersections, the congestion standard is 1,475 CLV because the intersections are located within the Derwood Policy Area.

Under the current *Annual Growth Policy*, Policy Area Transportation Review is no longer required as part of APF test.

EA:kcw

cc: Jody Kline  
Ivy Leung  
Nancy Randall



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## FIRE MARSHAL COMMENTS

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**DATE:** 5-16-06  
**TO:** PLANNING BOARD, MONTGOMERY COUNTY  
**VIA:**  
**FROM:** CAPTAIN JOHN FEISSNER 240 777 2436  
**RE:** APPROVAL OF ~ *COMMERCE BANK ROCKVILLE #1-01047*

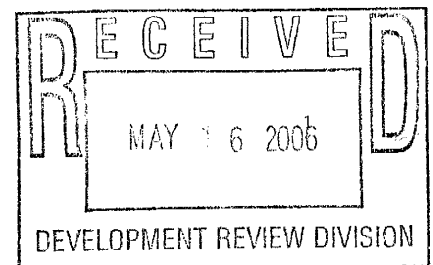
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**1. PLAN APPROVED.**

- a. Review based only upon information contained on the plan submitted 5-16-06. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
- b. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

cc: Department of Permitting Services

12/11/2005







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

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

**MEMORANDUM**

TO: Cathy Conlon, Supervisor, Development Review

FROM: Mark Pfefferle, Planning Coordinator, Environmental Planning Division *MP*

DATE: May 11, 2006

SUBJECT: Preliminary Plan 12001047A  
Commerce Bank - Rockville

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