

MEMORANDUM

**DATE:** December 17, 2004

**TO:** Montgomery County Planning Board

**VIA:** Rose Krasnow, Chief *RK*  
Development Review Division

**FROM:** Catherine Conlon, Acting Supervisor *CC* (301-495-4542)  
Development Review Division

**REVIEW TYPE:** Preliminary Plan of Subdivision

**APPLYING FOR:** One (1) lot and one (1) outlot

**PROJECT NAME:** Travilah Quarry

**CASE #:** 1-04103

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

**ZONE:** I-2

**LOCATION:** Located on southeast quadrant of the intersection of Travilah Road and Cavanaugh Road

**MASTER PLAN:** Potomac Subregion

**APPLICANT:** Aggregate Industries

**ENGINEER:** Rodgers Consulting, inc.

**ATTORNEY:** Holland & Knight

**HEARING DATE:** December 23, 2004

**STAFF RECOMMENDATION:** Approval, pursuant to Chapter 50 of the Montgomery County Subdivision Regulations, and subject to the following conditions:

- 1) Approval under this preliminary plan limited to 40,000 square feet of office use.

preserves forested area which meets the current forest conservation requirements for the subdivision. In the future, residential development consistent with the underlying R-200 zoning is anticipated on the outlot.

## **ANALYSIS AND FINDINGS FOR THE PRELIMINARY PLAN**

Staff's review of Preliminary Plan #1-04103, Travilah Quarry, indicates that the plan conforms to the recommendations of the Potomac Subregion Master Plan. The existing I-2 zoning permits office use which supports the primary use on the site. Staff also finds that the proposed preliminary plan complies with Chapter 50 of the Montgomery County Code, Subdivision Regulations, in that public facilities will be adequate to support and service the area of the proposed subdivision. Staff further finds that the size, width, shape, and orientation of the proposed lot is appropriate for the location of the subdivision.

## **TRANSPORTATION**

### Site Access, Bike Parking, and Vehicular/Pedestrian Circulation

Access to the site is provided from Piney Meetinghouse Road which was recently reconstructed. Staff find the access points and vehicle circulation system shown on the preliminary plan adequate. Staff also finds the pedestrian circulation system to be safe and adequate when construction of a five foot wide sidewalk along Piney Meetinghouse Road and a lead-in sidewalk along the proposed and existing entrance driveways proffered by the applicant has been implemented.

### **Local Area Transportation Review**

Three local intersections were identified as critical intersections for analysis to determine whether they meet the applicable congestion standard of 1,475 Critical Lane Volume (CLV) for the North Potomac Policy Area. The proposed development's trips were added to the existing and the background traffic (trips generated from approved but unbuilt developments) to determine the total future traffic. The total future traffic was assigned to the critical intersections to determine the total future CLVs. All existing intersections analyzed are currently operating at acceptable CLVs during both the morning and evening peak hours, and these acceptable traffic conditions are projected to be maintained under the background and total development conditions.

Staff concludes that the subject preliminary plan satisfies the APF since all nearby intersections are anticipated to operate within the acceptable congestion standard under the Local Area Transportation Review.

## **ENVIRONMENTAL**

Water quality plans are required as part of the Special Protection Area regulations. Under the SPA law, Montgomery County Department of Permitting Services (DPS) and the Planning Board have different responsibilities in the review of the water quality plan. DPS has reviewed and conditionally approved the elements of the preliminary water quality plan under their purview. The Planning Board responsibility is to determine if the forest conservation requirements, environmental guidelines for special protection areas, and imperviousness requirements have been satisfied.

The site's forest conservation requirements will be met by the retention of existing forest. There are no environmentally sensitive areas included in the site and imperviousness limitations do not apply.

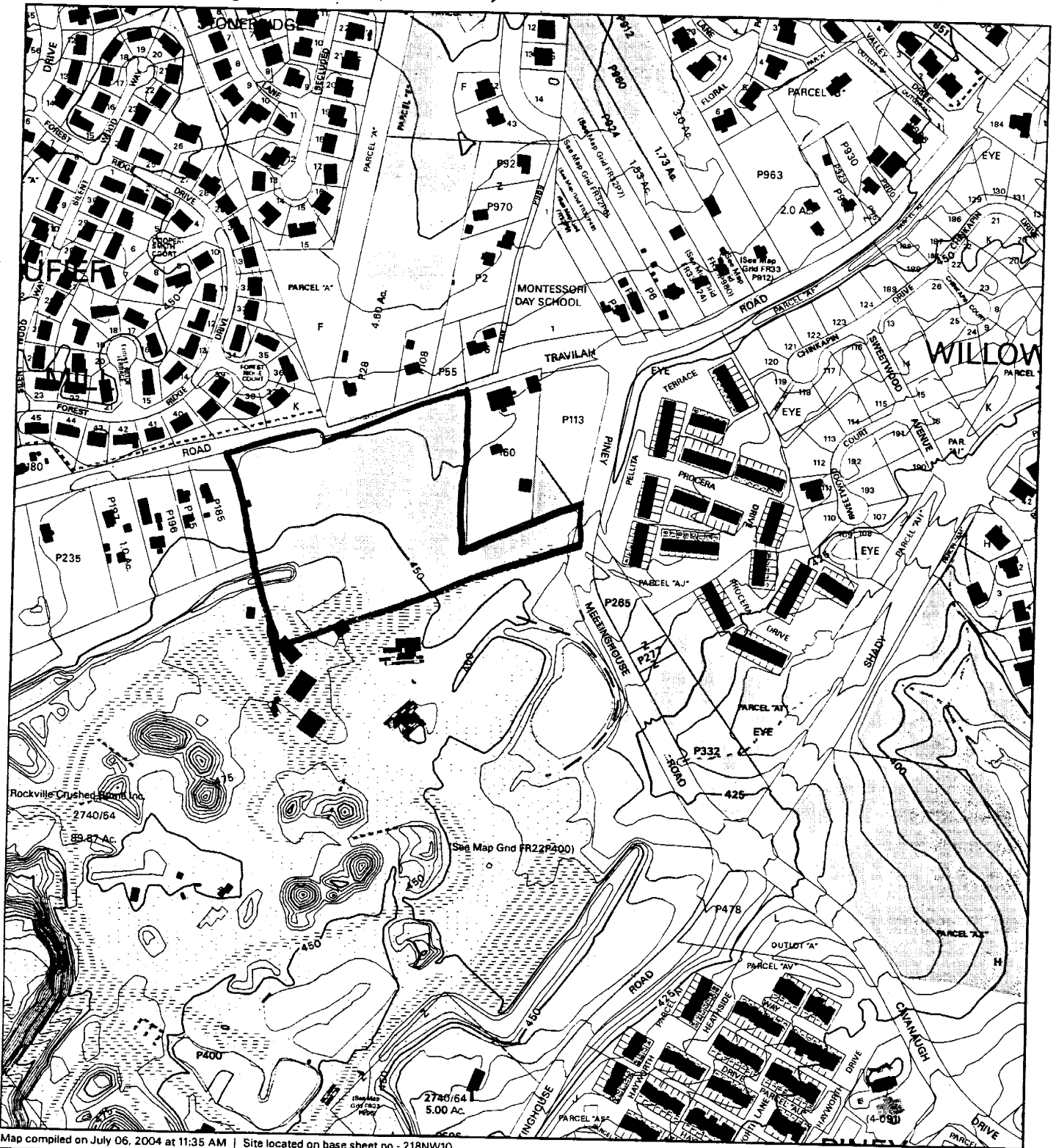
## **CONCLUSION**

Preliminary Plan #1-04103, Travilah Quarry, conforms to the Potomac Subregion Master Plan and meets all necessary requirements of the Subdivision Regulations. As such, Staff recommends approval of the preliminary plan subject to specified conditions.

## **ATTACHMENTS**

Attachment A – Site Features Map  
Attachment B – Vicinity Map  
Attachment C – Preliminary Plan

# TRAVILAH QUARRY (1-04103)



Map compiled on July 06, 2004 at 11:35 AM | Site located on base sheet no - 218NW10

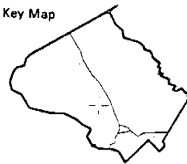
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Key Map

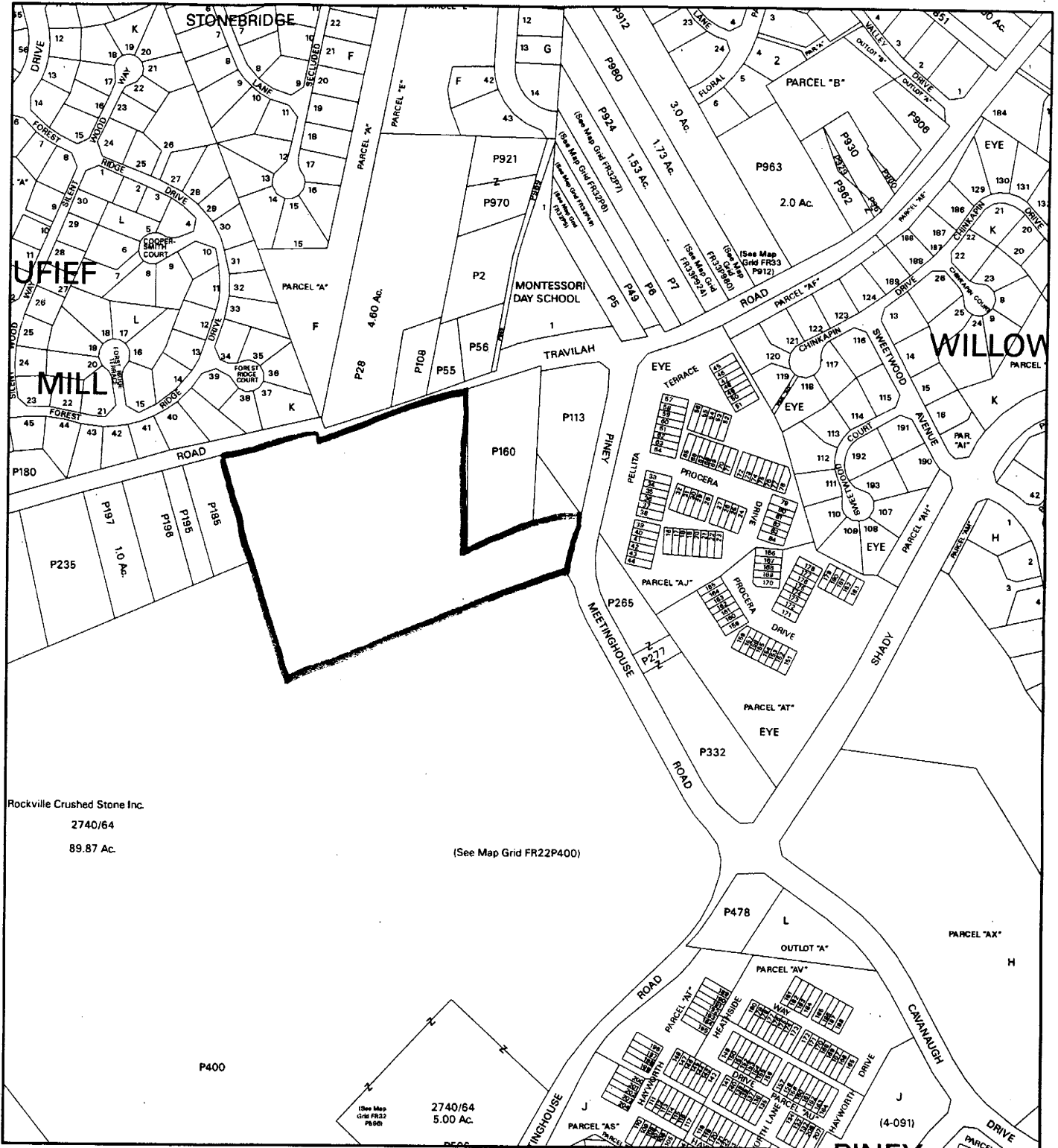


Research & Technology Center



1 inch = 400 feet  
1:4800

# TRAVILAH QUARRY (1-04103)



Rockville Crushed Stone Inc.  
2740/64  
89.87 Ac.

(See Map Grid FR22P400)

Map compiled on July 06, 2004 at 11:38 AM | Site located on base sheet no - 218NW10

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