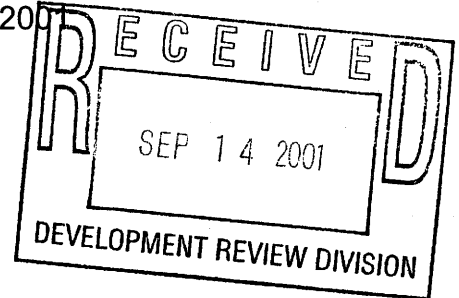


September 13, 2001

**MEMORANDUM**

TO: Malcolm Shaneman, Supervisor
Development Review Division

VIA: Ronald C. Welke, Coordinator
Transportation Planning

FROM: Janet E. Gregor, Planner JEG
Transportation Planning

SUBJECT: Preliminary Plan No. 1-94002
Cramer Property
Damascus, Maryland
Damascus Policy Area

This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject preliminary plan.

RECOMMENDATION

Staff recommends the following conditions as part of the APF test for transportation requirements related to the approval of the subject preliminary plan.

1. Limit the preliminary plan to no more than 88,800 square feet of general office space.
2. Dedicate right-of-way for Lewis Drive as shown on the preliminary plan to provide 40 feet from the centerline along the entire property frontage.
3. Coordinate with the Montgomery County of Department of Public Works and Transportation (MCWT) on the standards for the access points to Lewis Drive.

DISCUSSION

Site Location, Access and Circulation

The site is located on the north side of Lewis Drive west of Ridge Road (MD 27). Access to the site is provided via two driveways from Lewis Drive located on the east and west sides of the building. These drives loop behind the building and connect to the back parking area. Sidewalk is provided along Lewis Drive to provide pedestrian access to the site.

Master Plan Roadways and Bikeways

Under the adopted Damascus Master Plan, Lewis Drive is designated as a business district road, B-4, with a recommended 80-foot right-of-way in the vicinity of the subject site. South of the site, Lewis Drive intersects Ridge Road. Ridge Road (MD 27), M-27, is classified as a major highway with a recommended 120-foot right-of-way. No bikeways are planned in the vicinity of the site.

Local Area Transportation Review

The proposed office development is expected to generate 143 new trips in the peak hour of the morning peak period (7:00 to 9:00 a.m.) and 148 new trips in the peak hour of the evening peak period (4:00 to 6:00 p.m.) A traffic study was required because the trips from the site exceeded the 50-trip threshold established in the Local Area Transportation Review Guidelines.

The traffic study indicated that under total future traffic conditions, i.e. existing, background and site, all intersections in the vicinity of the site will continue to operate below the current critical lane volume (CLV) standard of 1500 for the Damascus Policy Area. Table 1 provides peak hour intersection CLV values for intersections in the vicinity of the site for existing and total future traffic conditions.

Table 1

PEAK HOUR INTERSECTION CLV VALUES				
Intersection	Existing Traffic		Total Future Traffic	
	AM	PM	AM	PM
Ridge Road (MD27) and Bethesda Church Road	1098	1169	1160	1247
Ridge Rd (MD 27)/Lewis Dr and Locust Dr/Main St	978	783	1067	886
Lewis Dr/High Corner St and Lewis Drive	675	524	769	669
Ridge Road (MD 27) and High Corner Street/ Shop Center Driveway	888	1051	985	1137
Main St (MD 27)/ Main Street (MD 108) & Ridge Rd (MD27)/ Parking Lot Drive	888	898	995	1004
Main Street (MD108) and Woodfield Road (MD124)	529	832	632	1004

Policy Area Review / Staging Ceiling Analysis

The proposed office building is located in the Damascus Policy Area. As of July 31, 2001, this area had a remaining capacity of 1,217 jobs.

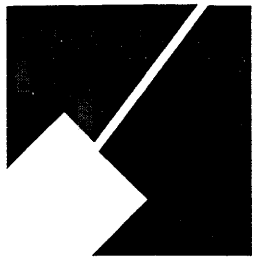
JG:cmd

cc: David Adams
Greg Cooke
Judy Daniel
Mary Goodman
Karl Moritz

Preliminary Plan 1-94002 Cramer Property.doc

Item #7

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

M E M O R A N D U M

DATE: September 14, 2001

TO: Montgomery County Planning Board

FROM: A. Malcolm Shaneman
Planning Department
(301)495-4587

SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for September 20, 2001.

Attached are copies of plan drawings for Items #06, #07, #08, #09, #10. These subdivision items are scheduled for Planning Board consideration on September 20, 2001. The items are further identified as follows:

Agenda Item #06 - Preliminary Plan 1-01070
Lerner Property

Agenda Item #07 - Preliminary Plan 1-94002
Cramer Property

Agenda Item #08 - Preliminary Plan 1-01079
King-Middlebrook Hill

Agenda Item #09 - Subdivision Regulation Waiver SRW-02001
Sumner Park

Agenda Item #10 - Subdivision Regulation Waiver SRW-01002
Cloppers Mill West

Attachment

VICINITY MAP FOR CRAMER PROPERTY (1-94002)



Map compiled on September 13, 2001 at 4:41 PM | Site located on base sheet no - 237NW10

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

Key Map



N



Research & Technology Center



1 : 4800

VICINITY MAP FOR
CRAMER PROPERTY (1-94002)



Map compiled on June 19, 2001 at 4:01 PM | Site located on base sheet no - 237NW10

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.

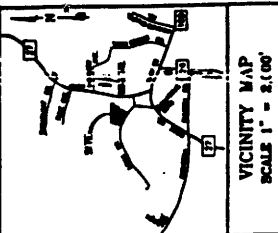
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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

Key Map



1 : 4800

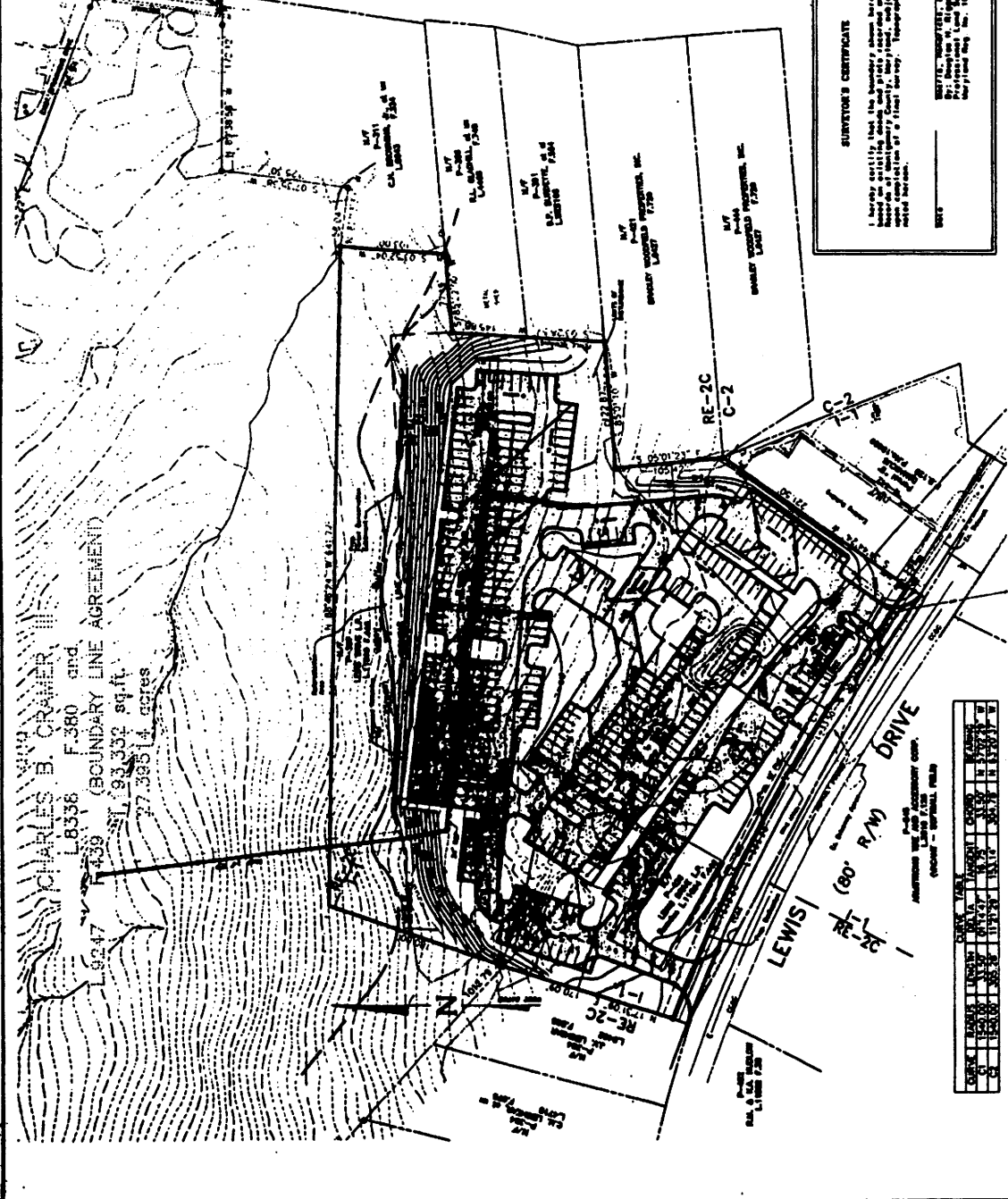


ACRES	PERCENTAGE	AREA	PERCENTAGE	AREA	PERCENTAGE
1.00	100.00%	1.00	100.00%	1.00	100.00%
2.00	200.00%	2.00	200.00%	2.00	200.00%
3.00	300.00%	3.00	300.00%	3.00	300.00%
4.00	400.00%	4.00	400.00%	4.00	400.00%
5.00	500.00%	5.00	500.00%	5.00	500.00%
6.00	600.00%	6.00	600.00%	6.00	600.00%
7.00	700.00%	7.00	700.00%	7.00	700.00%
8.00	800.00%	8.00	800.00%	8.00	800.00%
9.00	900.00%	9.00	900.00%	9.00	900.00%
10.00	1000.00%	10.00	1000.00%	10.00	1000.00%

RECORDING INFORMATION
 Subdivided into 24 lots
 Total Area: 24.00 acres
 Record No. 11809 F.433, 440, & 446
 Date of Recording: 11/11/2010
 County: MONTGOMERY

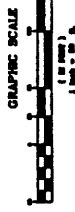
NOTES
 1. The boundaries shown on this plan are based on a survey conducted by the Surveyors on 10/20/10.
 2. The area shown on this plan is the same as shown on the Surveyors' Plat No. 11809 F.433, 440, & 446.
 3. The Surveyors' Plat No. 11809 F.433, 440, & 446 is recorded in the Office of the Clerk of the Circuit Court for Montgomery County, Maryland, in the Record Book for Subdivisions, Volume 11809 F.433, 440, & 446, Page 11.
 4. The Surveyors' Plat No. 11809 F.433, 440, & 446 is also recorded in the Office of the Clerk of the Circuit Court for Montgomery County, Maryland, in the Record Book for Subdivisions, Volume 11809 F.433, 440, & 446, Page 11.
 5. The Surveyors' Plat No. 11809 F.433, 440, & 446 is also recorded in the Office of the Clerk of the Circuit Court for Montgomery County, Maryland, in the Record Book for Subdivisions, Volume 11809 F.433, 440, & 446, Page 11.
 6. The Surveyors' Plat No. 11809 F.433, 440, & 446 is also recorded in the Office of the Clerk of the Circuit Court for Montgomery County, Maryland, in the Record Book for Subdivisions, Volume 11809 F.433, 440, & 446, Page 11.
 7. The Surveyors' Plat No. 11809 F.433, 440, & 446 is also recorded in the Office of the Clerk of the Circuit Court for Montgomery County, Maryland, in the Record Book for Subdivisions, Volume 11809 F.433, 440, & 446, Page 11.
 8. The Surveyors' Plat No. 11809 F.433, 440, & 446 is also recorded in the Office of the Clerk of the Circuit Court for Montgomery County, Maryland, in the Record Book for Subdivisions, Volume 11809 F.433, 440, & 446, Page 11.
 9. The Surveyors' Plat No. 11809 F.433, 440, & 446 is also recorded in the Office of the Clerk of the Circuit Court for Montgomery County, Maryland, in the Record Book for Subdivisions, Volume 11809 F.433, 440, & 446, Page 11.
 10. The Surveyors' Plat No. 11809 F.433, 440, & 446 is also recorded in the Office of the Clerk of the Circuit Court for Montgomery County, Maryland, in the Record Book for Subdivisions, Volume 11809 F.433, 440, & 446, Page 11.

RIDGE ROAD - MD. RTE. 27
 (VARIABLE R/W)
 R-200



LOT	AREA	PERCENTAGE
1	1.00	100.00%
2	1.00	100.00%
3	1.00	100.00%
4	1.00	100.00%
5	1.00	100.00%
6	1.00	100.00%
7	1.00	100.00%
8	1.00	100.00%
9	1.00	100.00%
10	1.00	100.00%
11	1.00	100.00%
12	1.00	100.00%
13	1.00	100.00%
14	1.00	100.00%
15	1.00	100.00%
16	1.00	100.00%
17	1.00	100.00%
18	1.00	100.00%
19	1.00	100.00%
20	1.00	100.00%
21	1.00	100.00%
22	1.00	100.00%
23	1.00	100.00%
24	1.00	100.00%

PREPARED FOR
 LEWIS DRIVE L.P.
 SHULMAN, ROGERS, GARDAL,
 PORTY & ECKER, P.A.
 ATTN: MR. TIM DUGAN
 PHONE: 501-230-0324
 FAX: 501-230-2891



PRELIMINARY PLAN OF SUBDIVISION
 JAN 11 2010
CRAMER PROPERTY
 L. 11809 F.433, 440, & 446
 DAMASCUS ELECTION DISTRICT 12 - MONTGOMERY COUNTY - MARYLAND

Surveyors:
 Macris, Hendricks & Glascock, P.A.
 Engineers & Planners & Surveyors
 11111 PINECREEK DRIVE
 SUITE 100
 DALLAS, TEXAS 75244-2828
 PHONE: 972-248-8282
 FAX: 972-248-8283

SURVEYOR'S CERTIFICATE

I hereby certify that the boundary shown herein is correct based on the title, maps and field surveys upon which the same is based, and that the same conform to the laws and regulations of the State of Maryland, and that the same are in accordance with the laws and regulations of the State of Maryland.

DATE: 11/11/2010
 SURVEYOR: [Signature]