

Item #12



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: April 26, 2002
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Development Review Division
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for May 02, 2002.

Attached are copies of plan drawings for Items #11, #12. These subdivision items are scheduled for Planning Board consideration on May 02, 2002. The items are further identified as follows:

Agenda Item #11 - Pre-Preliminary Plan 7-02048
Browningsville

Agenda Item #12 - Preliminary Plan 1-02050
McWhorter Property

Attachment

VICINITY MAP FOR
MCWHORTER PROPERTY (1-02050)



Map compiled on April 26, 2002 at 8:01 AM | Site located on base sheet no - 234NW09

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 1:144,000 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



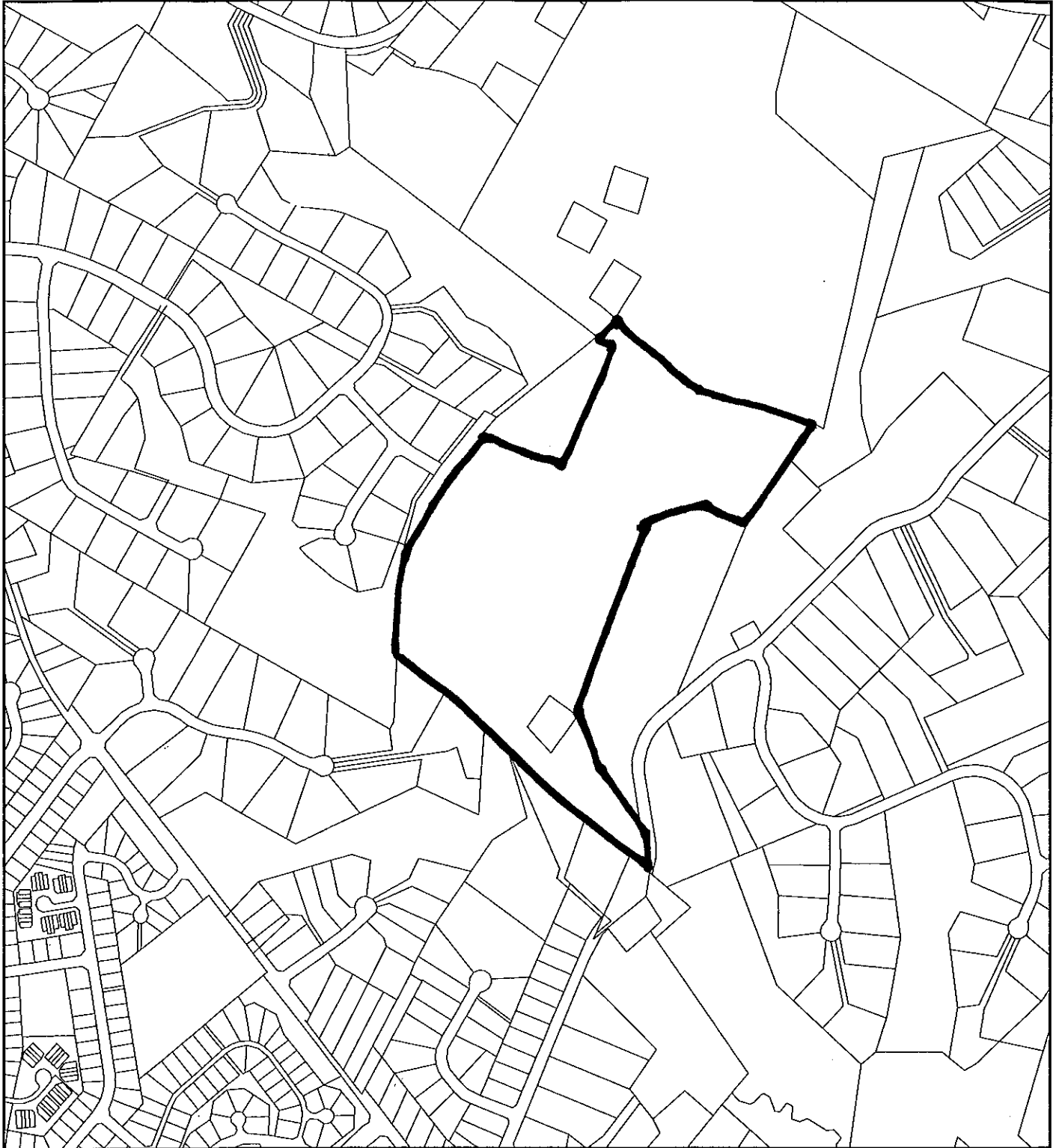
Research & Technology Center



1 : 9600

VICINITY MAP FOR

MCWHORTER PROPERTY (1-02050)



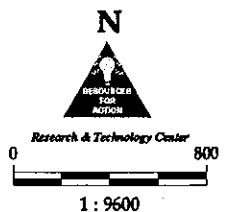
Map compiled on April 28, 2002 at 7:54 AM | Site located on base sheet no - 234NW09

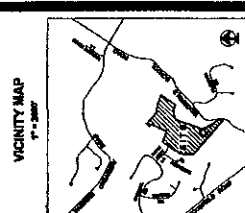
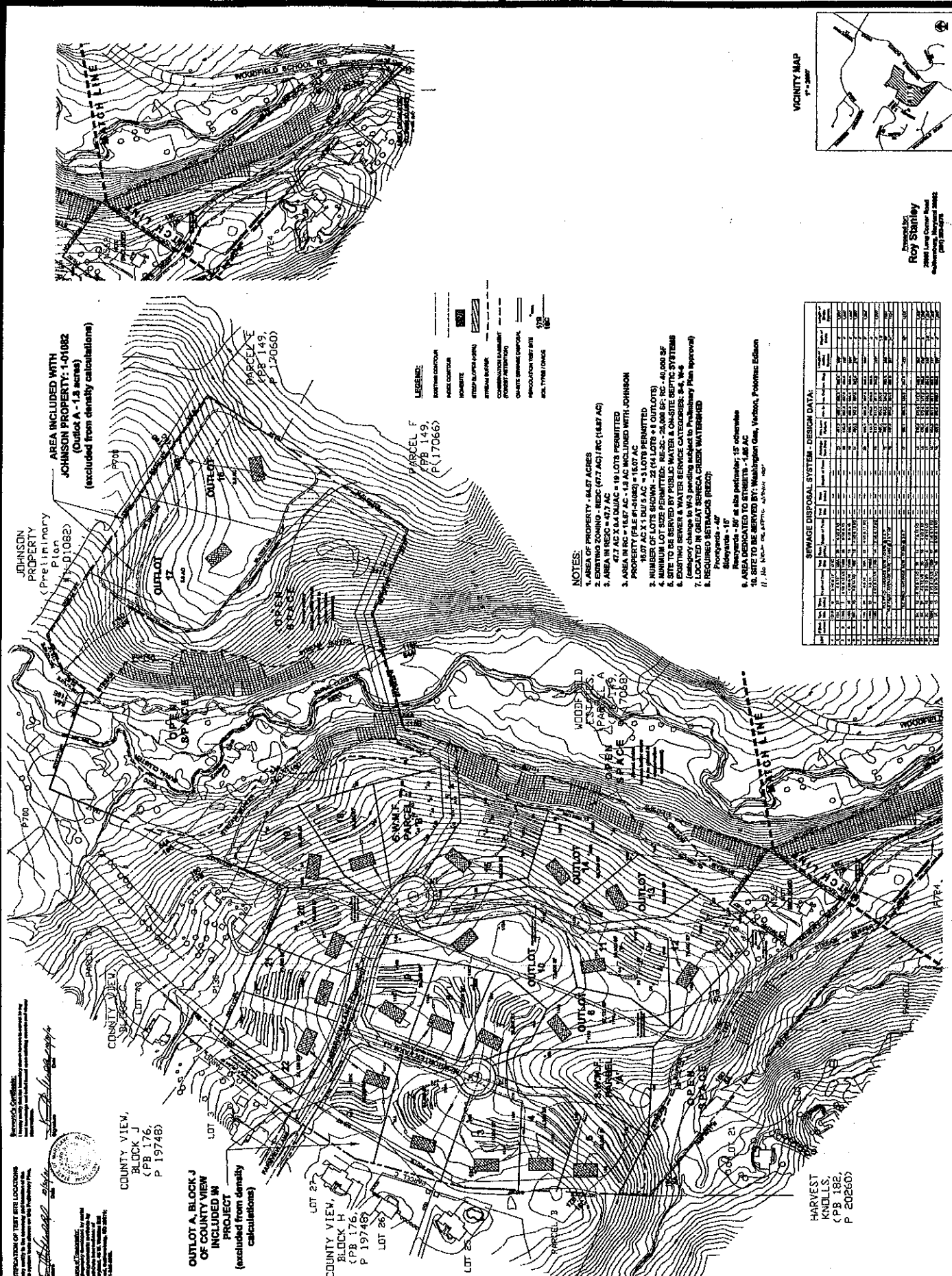
NOTICE

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





Drawn by
Roy Stanbury
 15000 Lee Center Drive
 Adelphi, MD 20680
 410-440-1224

JOHNSON PROPERTY
 (Preliminary Plan
 P 170182)
**AREA INCLUDED WITH
 JOHNSON PROPERTY: 1.51882**
 (Outlot A - 1.5 acres)
 (excluded from density calculations)

PARCEL E
 P 170600

PARCEL F
 P 170666

COUNTY VIEW,
BLOCK J
 (PB 176,
 P 1974B)

OUTLOT A, BLOCK J
OF COUNTY VIEW
INCLUDED IN
PROJECT
 (excluded from density calculations)

COUNTY VIEW,
BLOCK H
 (PB 176,
 P 1974B)

HARVEST
KNDLLES,
 (PB 182,
 P 2026D)

LEGEND:

- SURV. CONTROL
- WATER COURSE
- WATER
- ROAD
- STEEL BLOWERS (PIPE)
- STEEL PIPE
- COMBINATION BLANKET
- PERMEABLE BLANKET
- QUALITY SEWAGE DISPOSAL
- REGULATORY TEST SITE
- REALTY LINES (INDIC)

- NOTES:**
1. AREA OF PROPERTY - 84.57 ACRES
 2. EXISTING ZONING - RE-Z (47.7 AC) / RC (16.87 AC)
 3. AREA IN RE-ZO = 47.7 AC
 4. 47.7 AC X 10 DU/AC = 477 LOTS PERMITTED
 5. AREA IN RC ZONING = 16.87 AC
 6. 16.87 AC X 1 DU/AC = 16.87 LOTS PERMITTED
 7. TOTAL LOTS PERMITTED WITH JOHNSON PROPERTY IS 488.57 LOTS
 8. MINIMUM LOT SIZE PERMITTED - 22,914 SQ FT (0.52 AC)
 9. SITE TO BE SERVED BY PUBLIC WATER & ON-SITE SEPTIC SYSTEMS
 10. PER SERVICE CONTRACTOR & SEWER ENGINEER, ALL SEWER LINES TO BE LOCATED WITHIN 10' OF THE PROPOSED PLAN APPROVAL
 11. LOCATED IN GREAT BERRICA CREEK WATERSHED
 12. REQUIRED BIRCHWOOD (RE-ZO):
 Proposed - 48
 Allowed - 18
 Difference - 30 (for the potential 15' decrease)
 13. AREA REGULATED BY: Montgomery County, Maryland
 14. SITE TO BE SERVED BY: Washington Gas, Yorktown, Potomac Edison
 15. ALL NOTES SUBJECT TO CHANGE WITHOUT NOTICE

SEWAGE DISPOSAL SYSTEM - DESIGN DATA

Area	Area (Ac)	Density (DU/AC)	Population	Sanitary Sewer Flow (MGD)	Sanitary Sewer Flow (MGD)	Sanitary Sewer Flow (MGD)	Sanitary Sewer Flow (MGD)	Sanitary Sewer Flow (MGD)	Sanitary Sewer Flow (MGD)	Sanitary Sewer Flow (MGD)
Area 1	16.87	1.00	16.87	0.14	0.14	0.14	0.14	0.14	0.14	0.14
Area 2	47.70	10.00	477.00	4.02	4.02	4.02	4.02	4.02	4.02	4.02
Area 3	0.52	20.00	10.40	0.08	0.08	0.08	0.08	0.08	0.08	0.08
Area 4	1.52	20.00	30.40	0.24	0.24	0.24	0.24	0.24	0.24	0.24
Area 5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area 6	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area 7	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area 8	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area 9	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area 10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area 11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area 12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area 13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area 14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area 15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area 16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area 17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area 18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area 19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area 20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area 21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area 22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area 23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area 24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area 25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area 26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area 27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area 28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area 29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area 30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area 31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area 32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area 33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area 34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area 35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area 36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area 37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area 38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area 39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area 40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

CONTRIBUTOR OF TEST SITE LOCATIONS
 MONITORING STATION # 1
 MONITORING STATION # 2
 MONITORING STATION # 3
 MONITORING STATION # 4
 MONITORING STATION # 5
 MONITORING STATION # 6
 MONITORING STATION # 7
 MONITORING STATION # 8
 MONITORING STATION # 9
 MONITORING STATION # 10
 MONITORING STATION # 11
 MONITORING STATION # 12
 MONITORING STATION # 13
 MONITORING STATION # 14
 MONITORING STATION # 15
 MONITORING STATION # 16
 MONITORING STATION # 17
 MONITORING STATION # 18
 MONITORING STATION # 19
 MONITORING STATION # 20