

Item # 10

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

MEMORANDUM

**DATE:** November 26, 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 November 29, 2001.

---

Attached are copies of plan drawings for Items #08, #09, #10, #11, #12. These subdivision items are scheduled for Planning Board consideration on November 29, 2001. The items are further identified as follows:

Agenda Item #08 - Preliminary Plan 1-01029  
Sunshine Acres

Agenda Item #09 - Preliminary Plan 1-01087  
Gateway Park

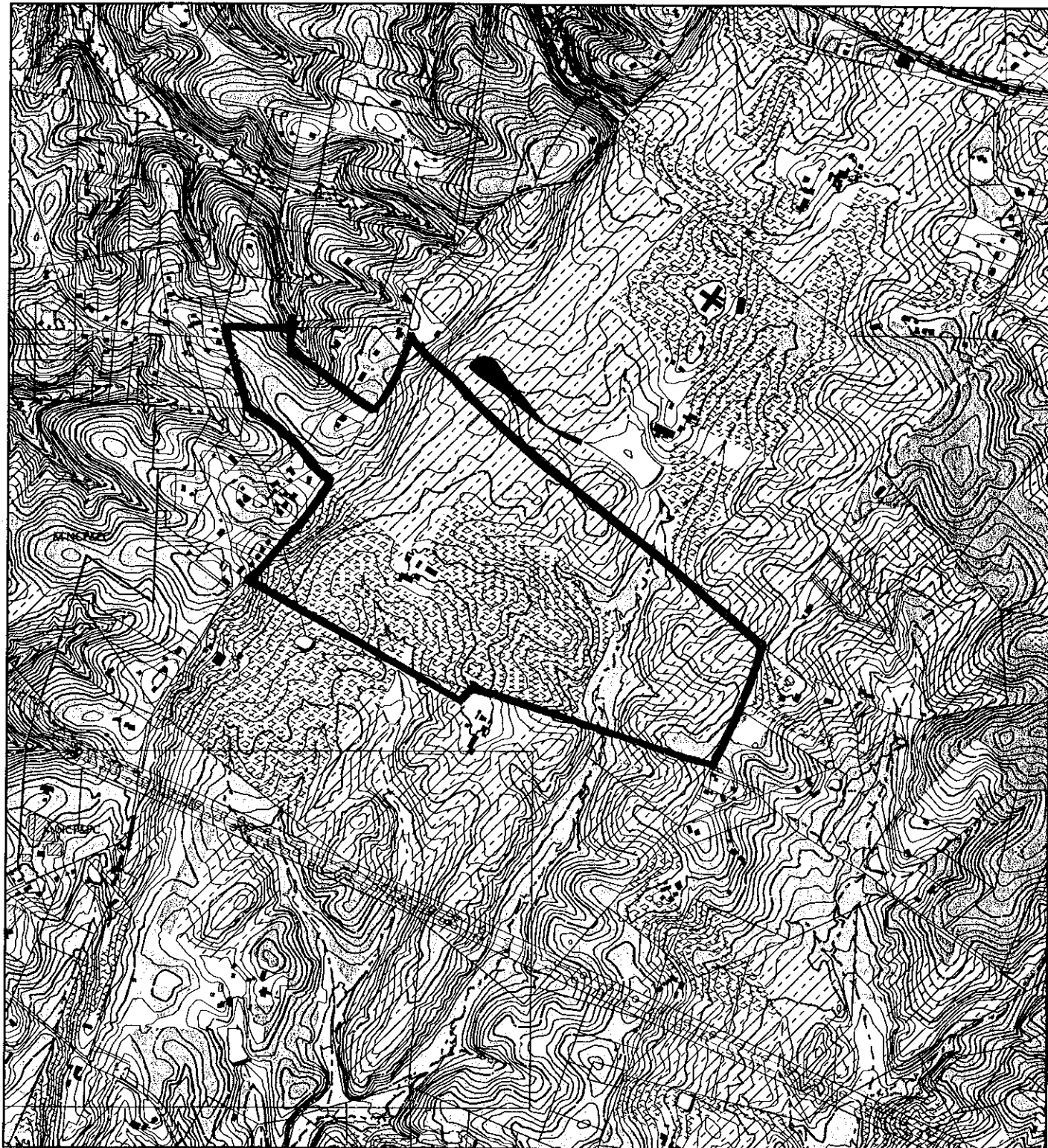
Agenda Item #10 - Preliminary Plan 1-02002  
Dorsett Property

Agenda Item #11 - Preliminary Plan 1-01058  
Johnson Property

Agenda Item #12 - Preliminary Plan 1-94002  
Cramer Property

Attachment

VICINITY MAP FOR  
**DORSETT PROPERTY (1-02002)**



Map compiled on November 19, 2001 at 0:06 AM | Site located on base sheet no - 228NW18

**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.

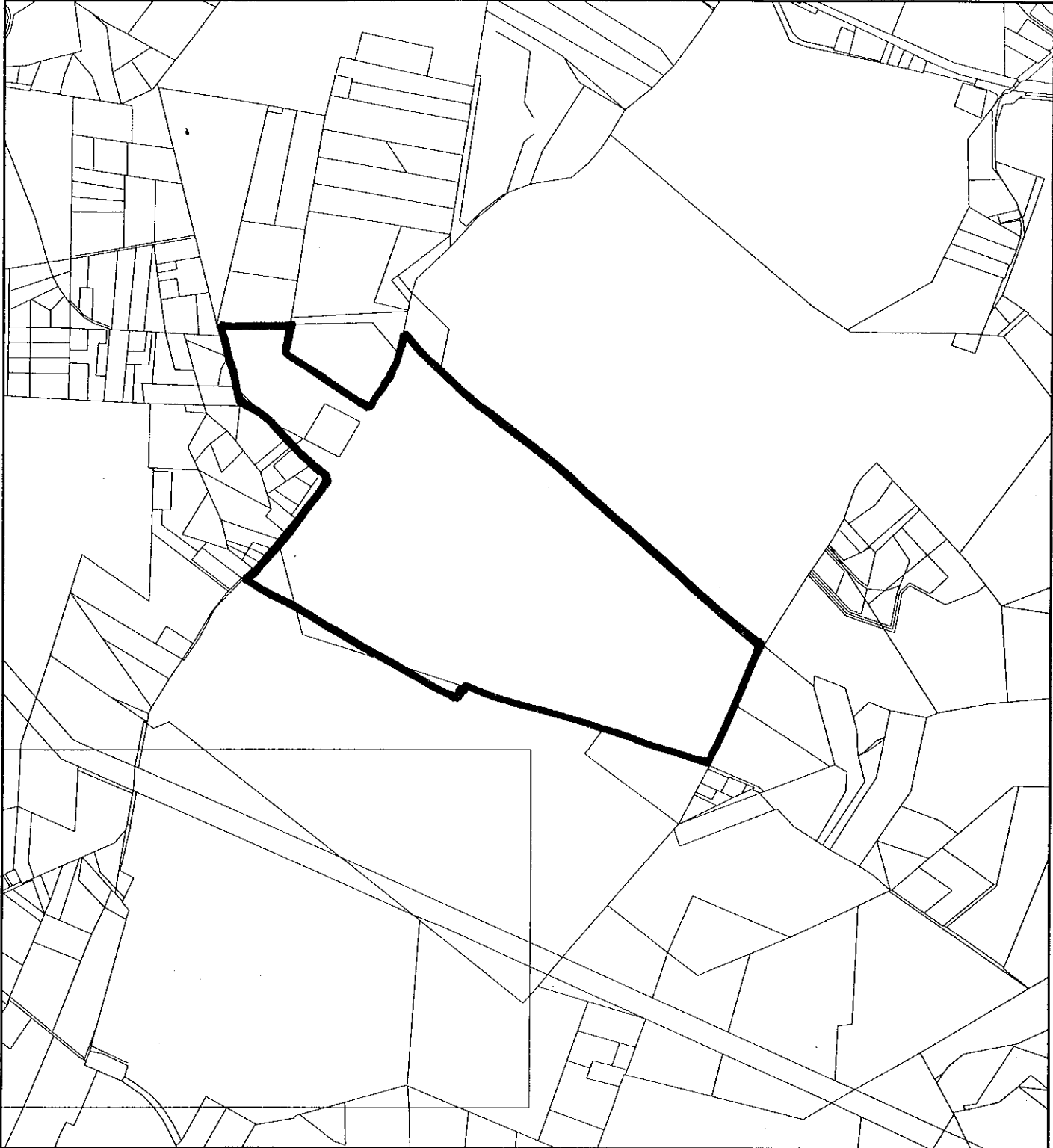
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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



1 : 19200

VICINITY MAP FOR  
**DORSETT PROPERTY (1-02002)**



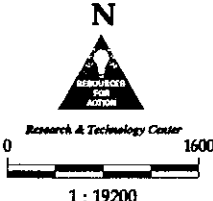
Map compiled on November 19, 2001 at 0:00 AM | Site located on base sheet no - 228NW18

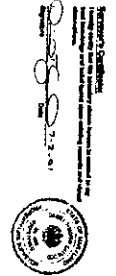
**NOTICE**

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.

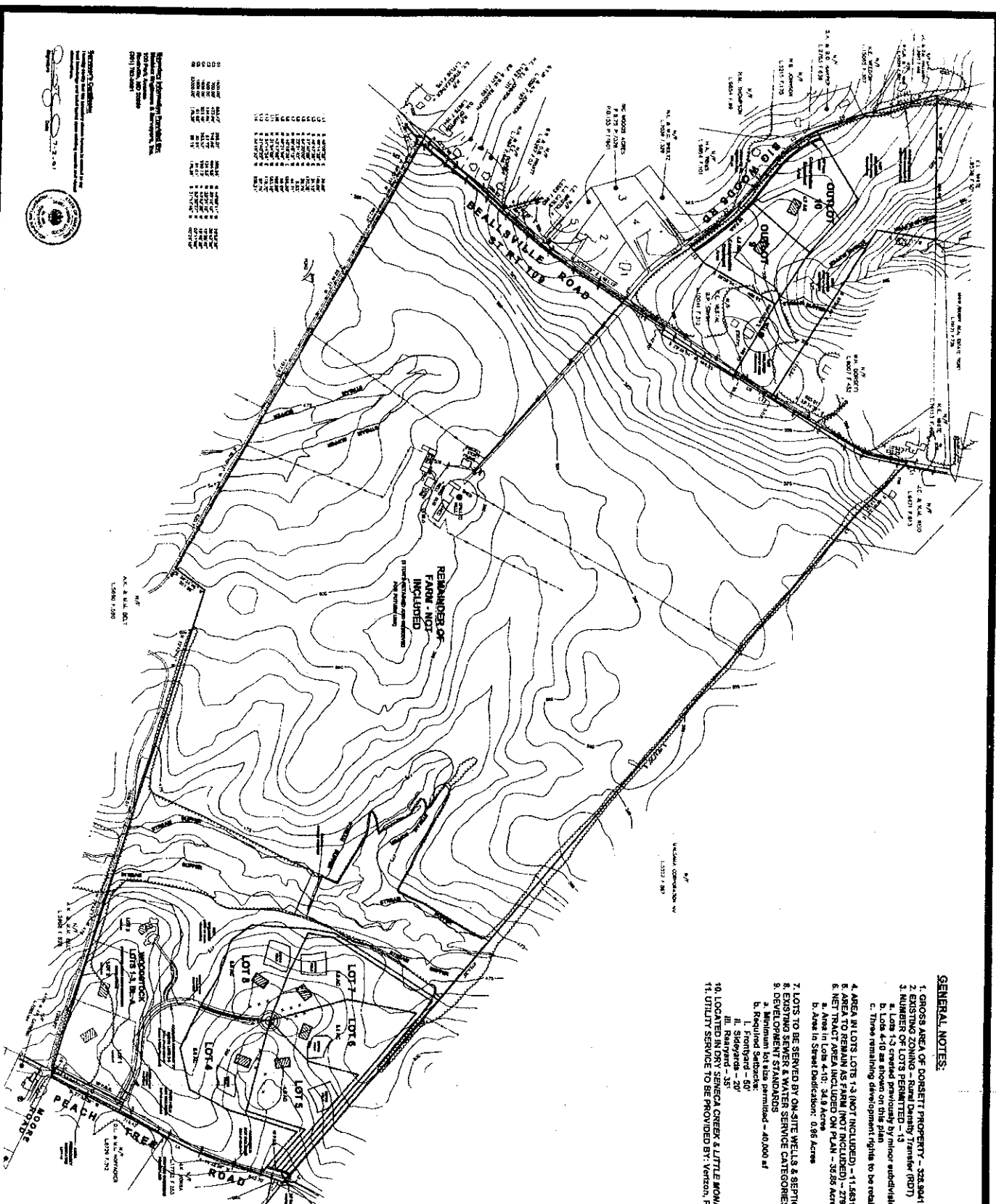
This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area 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



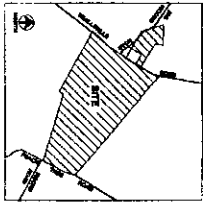


Thomas & King  
 4911 Greenleaf Road  
 Chevy Chase, MD 20815  
 (301) 424-1000  
 www.thomasandking.com

1	10' WIDE	10' WIDE	10' WIDE
2	15' WIDE	15' WIDE	15' WIDE
3	20' WIDE	20' WIDE	20' WIDE
4	25' WIDE	25' WIDE	25' WIDE
5	30' WIDE	30' WIDE	30' WIDE
6	35' WIDE	35' WIDE	35' WIDE
7	40' WIDE	40' WIDE	40' WIDE
8	45' WIDE	45' WIDE	45' WIDE
9	50' WIDE	50' WIDE	50' WIDE
10	55' WIDE	55' WIDE	55' WIDE
11	60' WIDE	60' WIDE	60' WIDE
12	65' WIDE	65' WIDE </td <td>65' WIDE</td>	65' WIDE
13	70' WIDE	70' WIDE	70' WIDE
14	75' WIDE	75' WIDE	75' WIDE
15	80' WIDE	80' WIDE	80' WIDE
16	85' WIDE	85' WIDE	85' WIDE
17	90' WIDE	90' WIDE	90' WIDE
18	95' WIDE	95' WIDE	95' WIDE
19	100' WIDE	100' WIDE	100' WIDE



- GENERAL NOTES:**
- GROSS AREA OF DORSETT PROPERTY - 328,9041 Acres
  - EXISTING ZONING - Rural Density Transfer (RDT)
  - NUMBER OF LOTS PERMITTED - 10
    - Lot 10 created previously by minor subdivision
    - Lot 10 created on this plan
    - Three remaining development rights to be retained with farm
  - AREA IN LOTS 1-3 (NOT INCLUDED) - 11,681 Acres
  - AREA TO REMAIN AS FARM (NOT INCLUDED) - 279,491 Acres
  - NET TRACT AREA INCLUDED ON PLAN - 305 Acres
    - Area to Street Dedication: 0.96 Acres
  - LOTS TO BE SERVED BY ON-SITE WELLS & SEPTIC SYSTEMS & EXISTING SEWER & WATER SERVICE CATEGORIES: 9, 4, W, 4
    - Required Substandard permit - 40,000 sf
    - Frontyard - 50'
    - Sideyard - 20'
    - Rearyard - 35'
  - LOCATED IN DRY SENECA CREEK & LITTLE MONACACY WATERSHEDS
  - UTILITY SERVICE TO BE PROVIDED BY: Verizon, Pocomoke Edison



Owner:  
**Mr. Thomas & King**  
 4911 Greenleaf Road  
 Chevy Chase, MD 20815  
 (301) 424-1000  
 www.thomasandking.com

**PRELIMINARY PLAN**  
**DORSETT PROPERTY**  
 Montgomery County, Maryland


**B&A**  
 Branning & Associates, Inc.  
 Land Planning Division  
 8601 Shady Grove Court  
 Gaithersburg, MD 20877  
 301.984.6344

date: June 25, 2001  
 scale: 1" = 200'



Sheet 1 of 1
--------------