Site Master Planning
For
Public safety training Academy
&
Multi Agency Service Park

Community Workshop and Presentation
June 2, 2010
6:00 PM at Park and Planning Training Room, Crabbs Branch Way

Agenda:

1- **Design process, schedule and updates – 15 minutes**
2- **Site characteristics – 15 minutes**
3- **Design options presentation – 15 minutes**
4- **Interactive design workshop for improvement of the selected option – 75 minutes**
5- **Next step – 5 minutes**

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Webb Tract Site Master Planning
Master Schedule
4/30/2010

Phase	Meeting	Date	Goals
1- POR validation	Kick off – POR validation	5/6/2010	Review of POR, site characteristics and community parameters
	User agencies review	5/25/2010	
	Community design workshop	6/2/2010	
2-Site Concept Development	Technical internal consultants meeting with PMs	6/24/2010	Development of site concept layouts including building locations, site circulation, sustainability issues, civil requirements. A single layout concept will be approved.
	User agencies review	7/1//2010	
	Community presentation & design workshop	7/7/2010	
3-Draft- Site Master Plan	Technical internal consultants meeting with PMs	8/12/2010	Refinement of the chosen layout. More attention to details. A detailed site layout will be approved. Design guideline draft will be generated and discussed.
	User agencies review	8/19/2010	
	Community presentation & design workshop	8/25/2010	
4- Final Site Master Plan	Technical internal consultants meeting with PMs	9/16/2010	The site layout will be finalized for Mandatory Referral. Design guideline for the further development of the site will be finalized and approved.
	Technical internal consultants meeting with PMs	9/30/2010	
	User agencies review	10/7/2010	
	Community presentation and input	10/13/2010	
5- Final Production	Delivery of the final package	11/3/2010	Consultant will produce the final Site Master Plan package.

Note: the above schedule is tentative and may be updated during the design process.

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EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY

MAY 2010 SCALE: 1"=30'
CONTOUR INTERVAL: 2'
AMT PROJECT NO.: 110-081.001

AMT

A. Morton Thomas and Associates, Inc.
Consulting Engineers
13750 Twinbrook Parkway Rockville, MD 20850
(301) 881-8545 FAX:(301) 881-0814

LEGEND

- SHRUB
- FLAG POLE
- SHRED
- STORM MANHOLE
- TRAF. SIGNAL POLE
- SIGN
- UTILITY MANHOLE
- POWER POLE
- LIGHT POLE
- TEL. MANHOLE
- GUY WIRE
- SAN. SEW. MH
- WATER VALVE
- WATER MANHOLE
- SANITARY MH
- SEWER CONNECTION
- FIRE HYDRANT
- GAS VALVE
- GAS SHUTOFF VALVE
- POLE
- BOLLARD
- MONUMENT
- BENCHMARK
- DATA ACCORDING TO RECORDS
- WOODLINE
- DITCH (D/A)
- TREE LINE
- TITLE LINE PAINT MARK
- ELECTRIC PAINT MARK
- WATERLINE PAINT MARK
- GAS LINE PAINT MARK
- PAVEMENT (EDGE)
- OVERHANG
- DECK
- BUILDING
- GUARDRAIL
- FENCE (CHAINLINK)

GENERAL NOTES

1. HORIZONTAL DATUM: MARYLAND STATE PLANE NAD 83/91
2. VERTICAL DATUM: NGVD 29
3. BOUNDARY LINES SHOWN HEREON ARE BASED FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY LANDDESIGN & ASSOCIATES, INC. DATED APRIL 2, 2010. AMT AMALGA 7 ENGINEERING & MANAGEMENT AND ASSOCIATES, INC. DID NOT PERFORM ANY FIELD INVESTIGATION PROCEDURES IN REGARDS TO THE BOUNDARY LINES.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. WHICH MAY DISCLOSE ADDITIONAL TAKINGS, DEDICATIONS, CONDEMNATIONS, EASEMENTS OR OTHER MATTERS OF RECORD. NO REPRESENTATION HEREON OR CERTIFICATION IS MADE OR IMPLIED AS TO THE CONDITION OF TITLE OR THE RIGHTS OF OTHERS IN ANY PROPERTY DEPICTED ON THIS PLAN.
5. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON RECORD DRAWINGS AND SHOULD BE CONSIDERED APPROXIMATE. NO FIELD INVESTIGATION PROCEDURES WERE PERFORMED.
6. TOPOGRAPHY IS FROM AERIAL PHOTOGRAMETRY COMPILED AND PREPARED BY MCKENZIE SNYDER, INC. BASED ON PHOTOGRAPHY DATED APRIL 2, 2010.

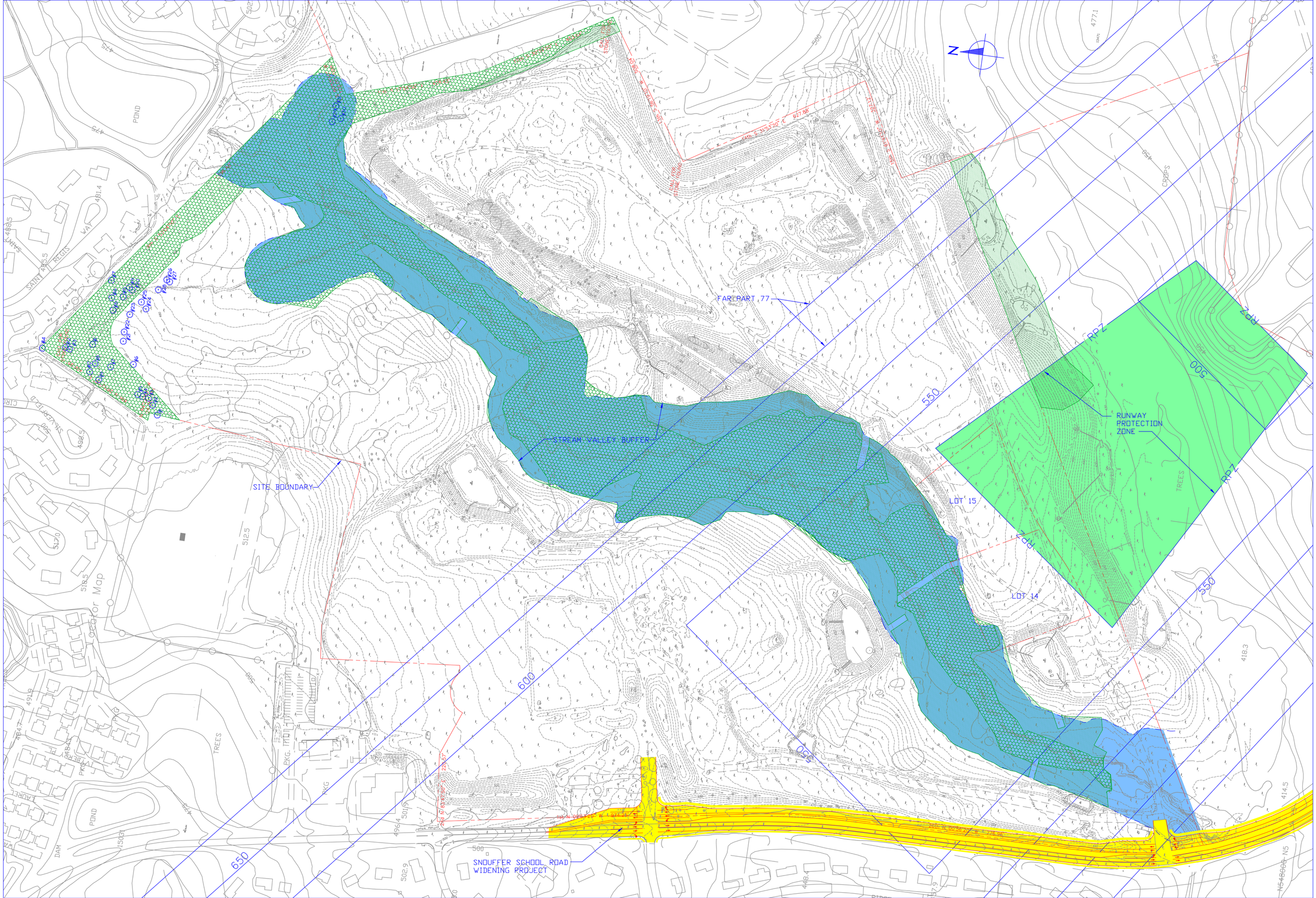
Locator Map

FU562

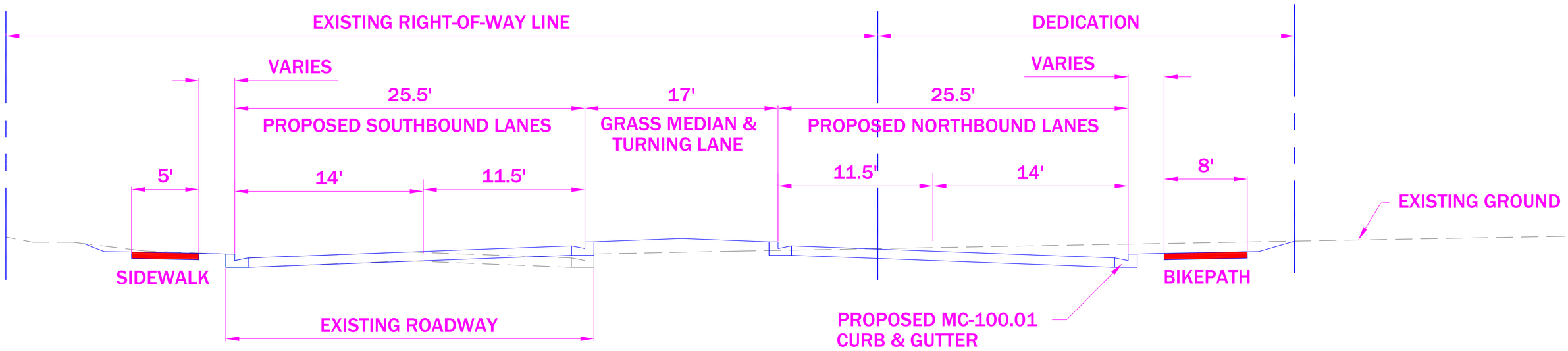
400-425

450-475

500-525



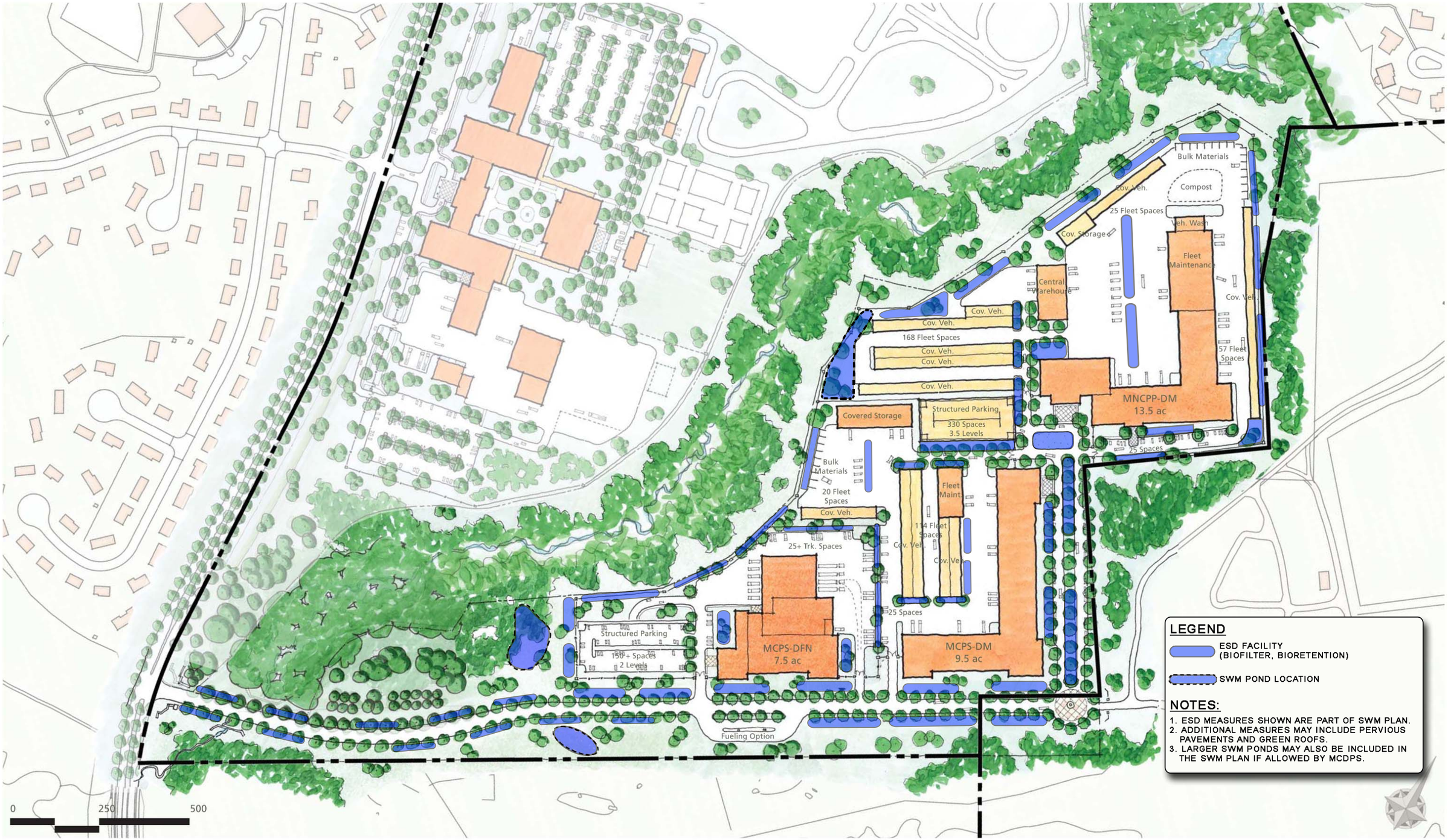
FAR PART 77
STREAM VALLEY BUFFER
SITE BOUNDARY
RUNWAY PROTECTION ZONE
LOT 15
LOT 14
RPZ
SNOUFFER SCHOOL ROAD WIDENING PROJECT
Locator Map
POND
TREES
CROPS
N



TYPICAL SECTION
SNOUFFER ROAD

Stormwater Management

- ESD New SWM Standards
- Pervious Pavement
- Bioretention Facilities
- Grass Swales
- Landscaped Infiltration



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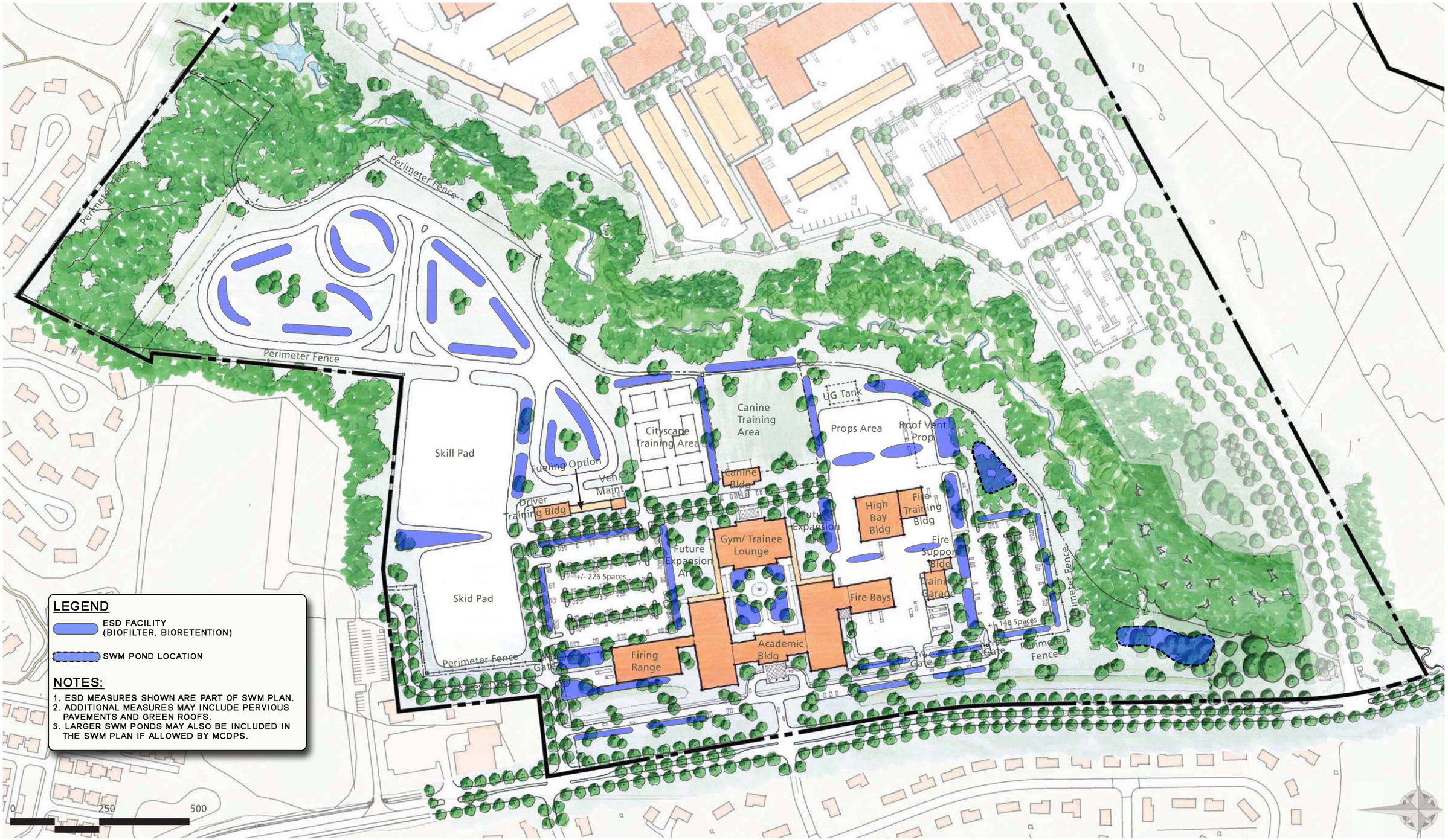
East Side: Scheme 2



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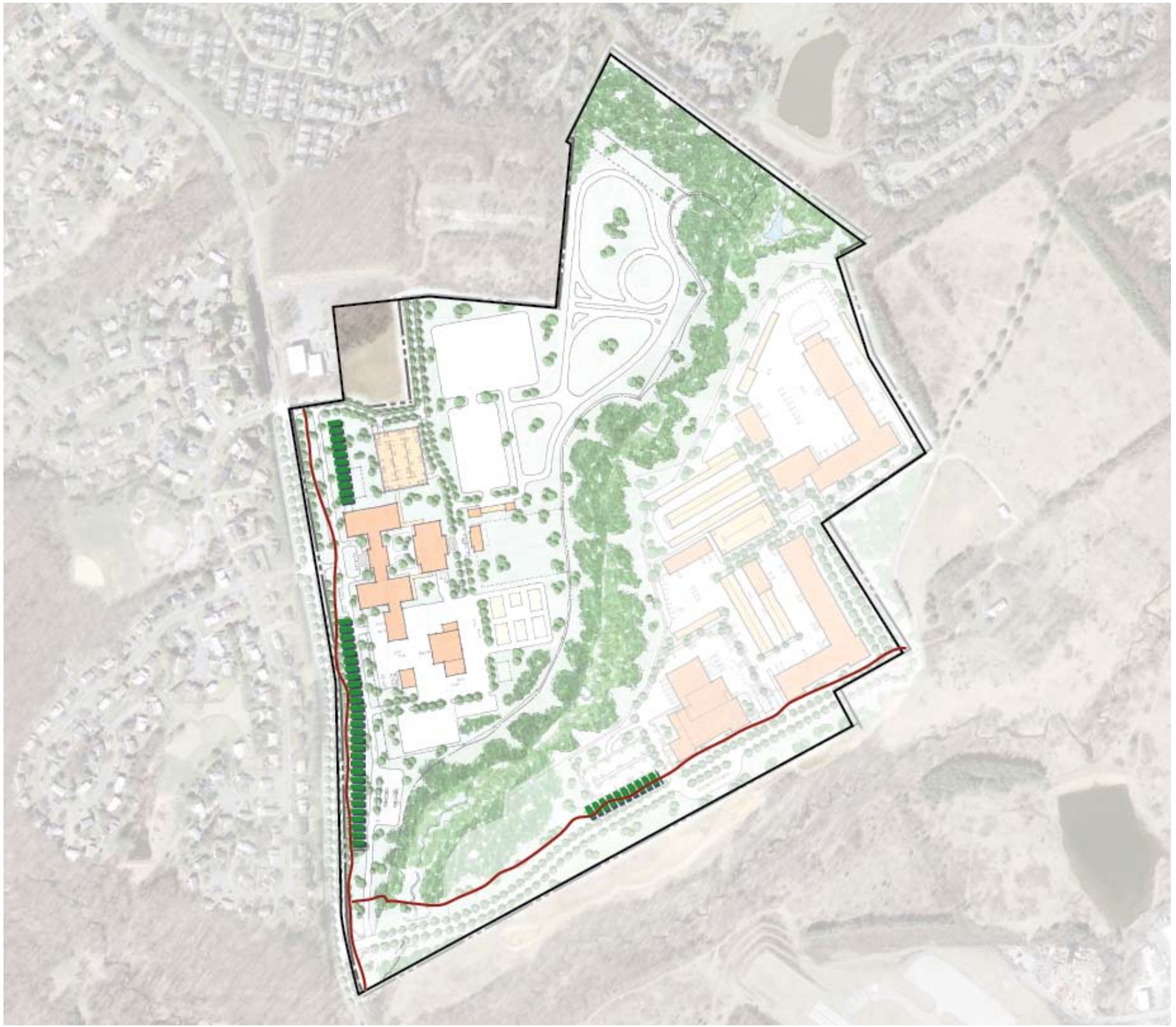
West Side - Scheme 2



Context Sensitive Design Issues
Public Edges
- Snouffer School Road
- Turkey Thicket Road
- Green Farm Park

Private Edges
- Berm and Setback at North Neigborhoods
- Fence at Stream Valley RPA

Views into the site from surrounding neighborhoods
How to Leverage/Protect existing assets
- Public connection to Green Farm Park

Traffic
Stormwater management

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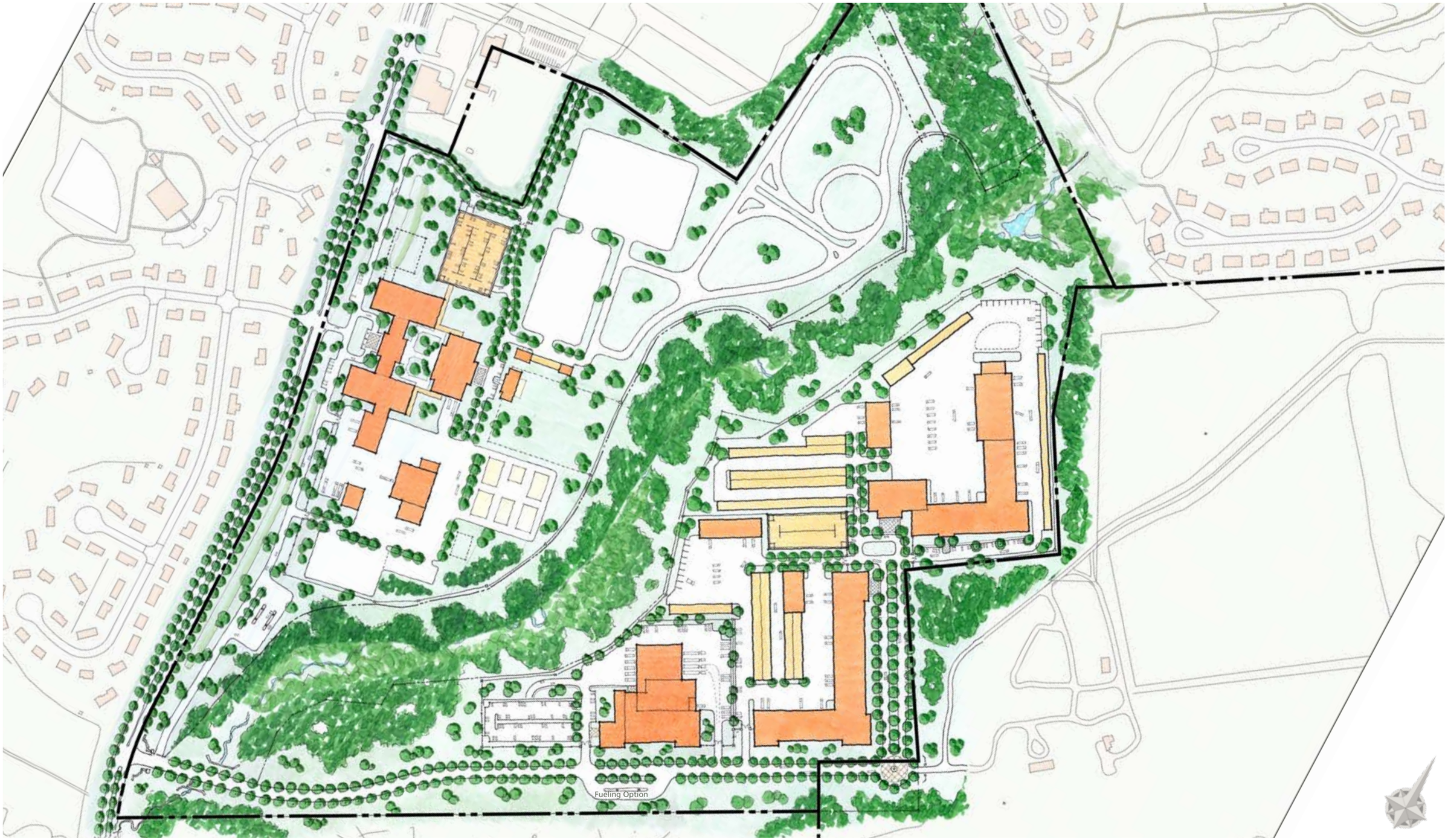
June 2, 2010

Schemes



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0 250 500

June 2, 2010

Preferred Scheme

MONTGOMERY COUNTY
BEI / AMT / TORTI GALLAS AND PARTNERS

WEBB TRACT

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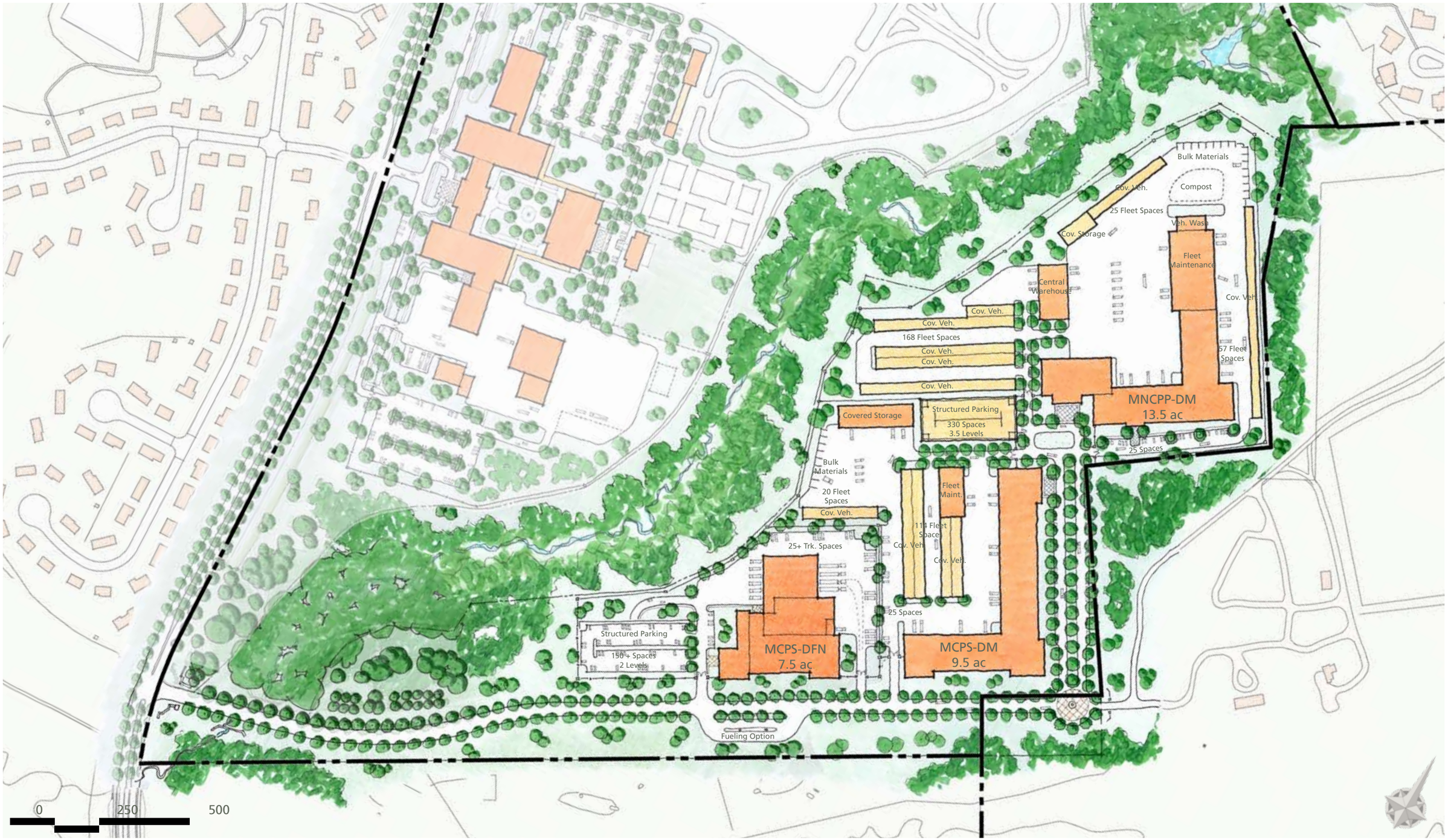
East Side: Scheme 3



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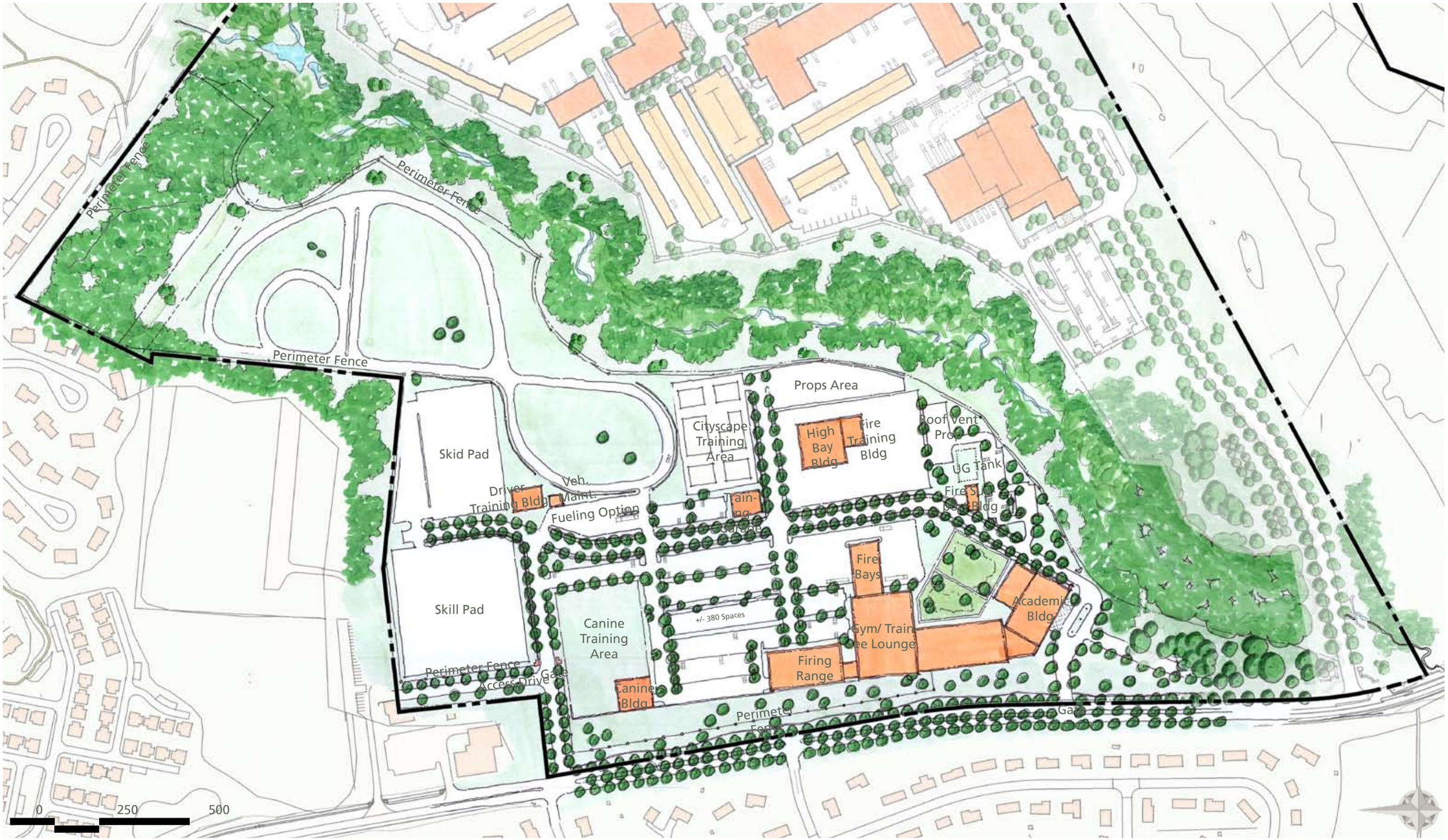
East Side: Scheme 2



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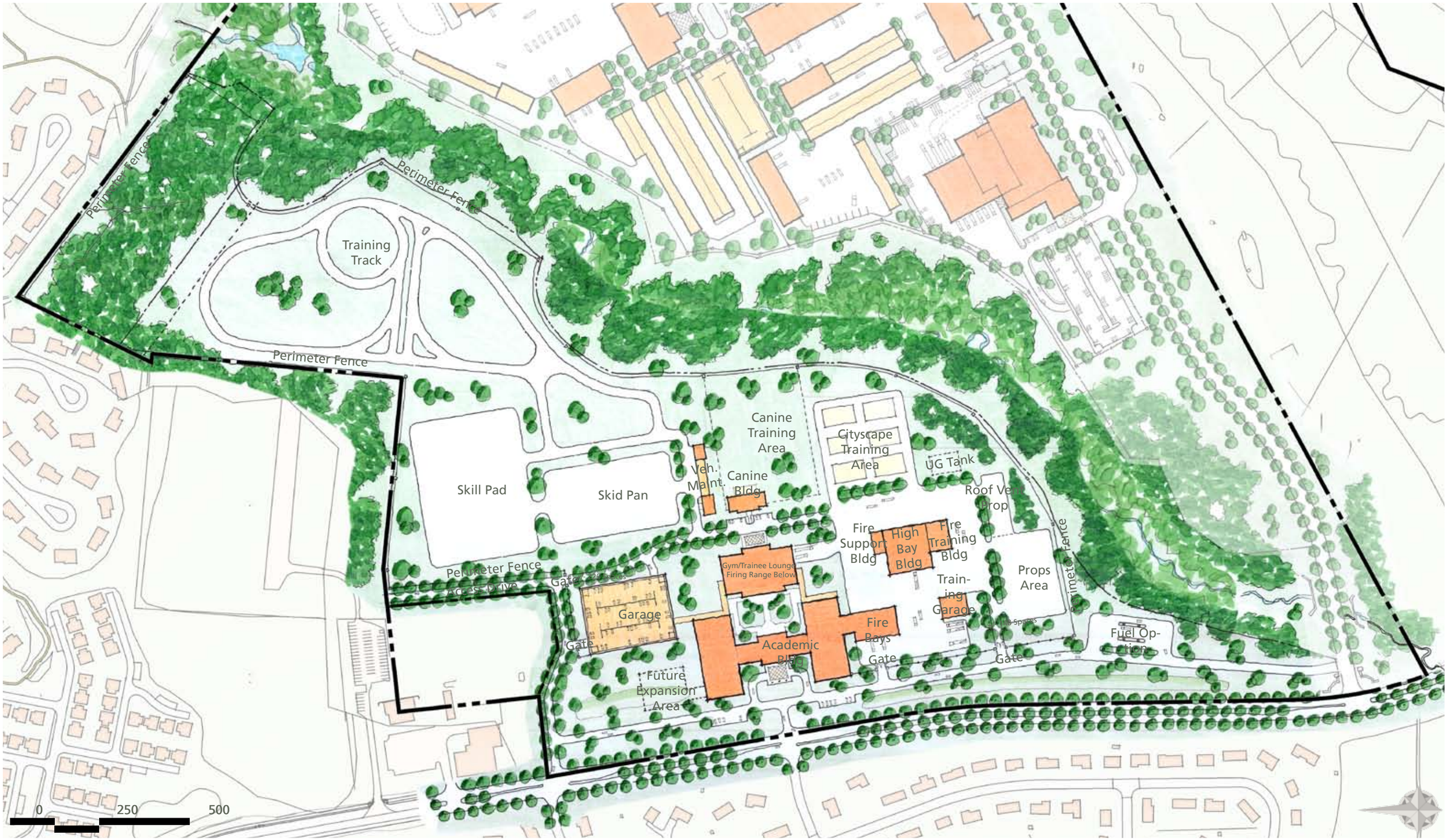
West Side - Scheme 1



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June 2, 2010

West Side - Scheme 2