

Item # 2



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

**DATE:** May 23, 2003  
**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 29, 2003.

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Attached are copies of plan drawings for Item #01, #02, and #03. These subdivision items are scheduled for Planning Board consideration on May 29, 2003. The items are further identified as follows:

Agenda Item #01 - Preliminary Plan 1-03065  
Brook Manor Farms

Agenda Item #02 - Preliminary Plan 1-03054  
Fawsett Farms

Agenda Item #03 - Preliminary Plan 1-03017  
Hodges & Lansdale Property

Attachment

VICINITY MAP FOR

# FAWSETT FARMS (1-03054)



Map compiled on January 28, 2003 at 11:08 AM | Site located on base sheet no - 210NW11

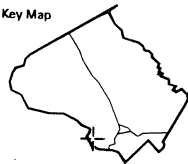
## NOTICE

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

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



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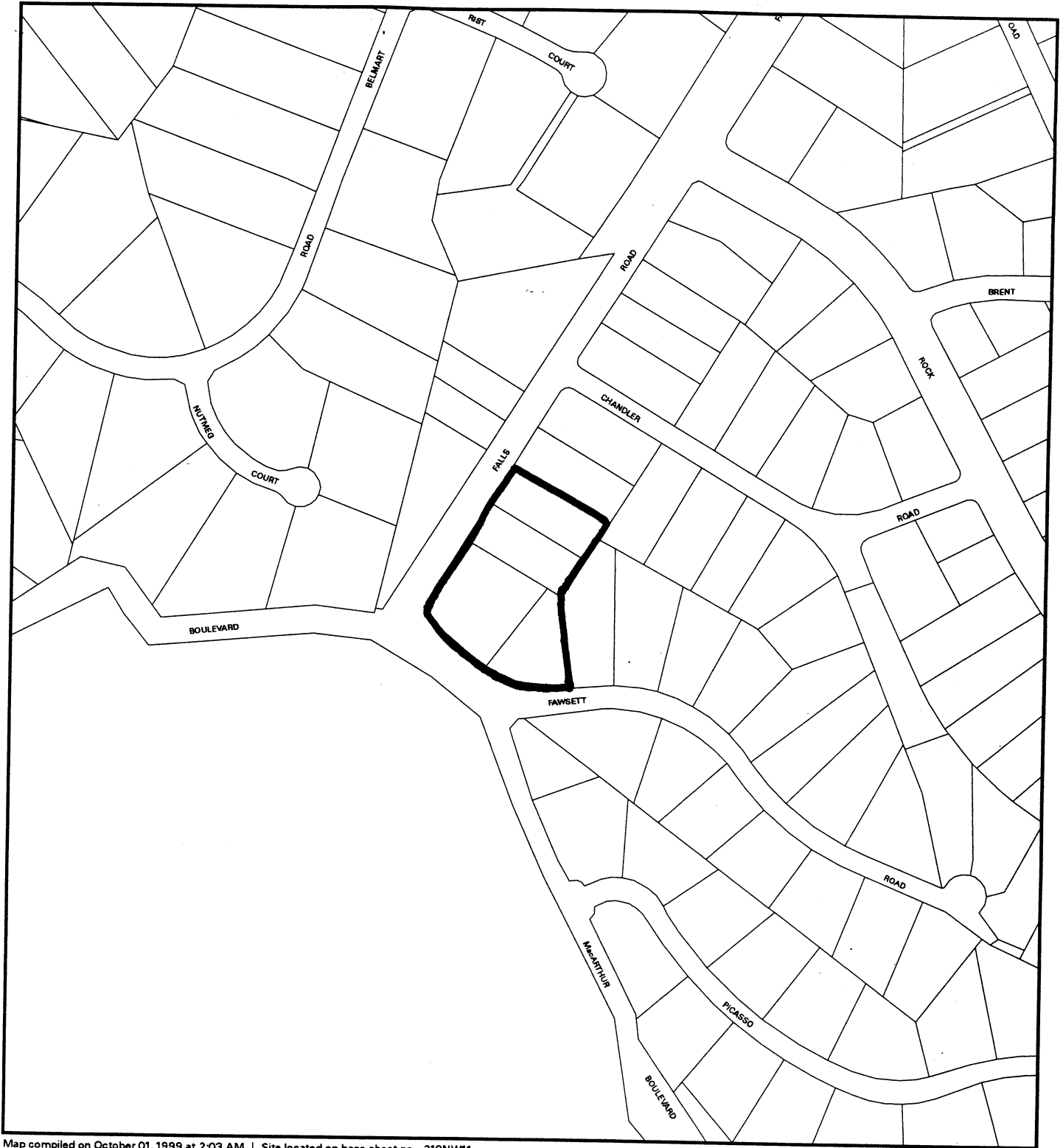
Research & Technology Center



1 : 4800

VICINITY MAP FOR

# FAWSETT FARMS (1-03054)



Map compiled on October 01, 1999 at 2:03 AM | Site located on base sheet no - 210NW11

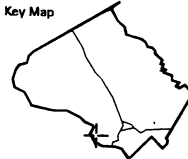
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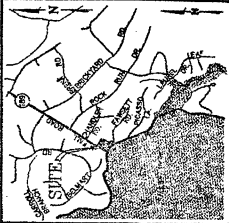
Key Map



Research & Technology Center



1 : 4800



VICINITY MAP  
SCALE 1" = 2,000'

**NOTICES.**

- Topography with 2 foot intervals prepared by this office.
- Boundary information from recorded deeds and plats.
- Water and sewer easements are shown and labeled, respectively.
- The property is zoned R-200. The proposed land use is residential.
- Number of lots proposed by this plan: 5
- This site is within the Potomac Suburban Planning Area #28.
- This site is within the Potomac Transportation Policy Area.
- This site is within the National Capital Planning District, as defined by the MDCO Environmental Planning Division, referenced as #4-3603.
- The National Capital Planning Division has designated this portion of the Potomac River Suburban as Class "B" Waters.
- There are no wetlands, streams, springs, seeps, floodplains, or stream valley buffer areas shown.
- This plan is not for construction purposes.
- Grading and tree locations are graphic representations. Final home location and grading to be determined by building permit.
- Service utility companies are:

Telephone - Bell Atlantic  
Water & Sewer - W&S Co  
Electric - RPOCO

Also Tabulation  
Gross tract area (GTA) = 192,009 sf or 4.35 ac.  
Dedication to Public Use = 0 sf or 0.00 ac.  
Net tract area (NTA) = 192,009 sf or 4.35 ac.

Development Standards  
Proposed  
Min. Lot Area 30,000 sf min. 32,400 sf  
Min. Lot Width 100' 0" (min.) 108'  
Setbacks:  
Front 25' min. (25' max) none  
Side 5' none  
Building height 90'

Excelling Schedule  
Approved/Submitted Proposed  
None/None/None  
None/None/None

TAX MAP PP 341

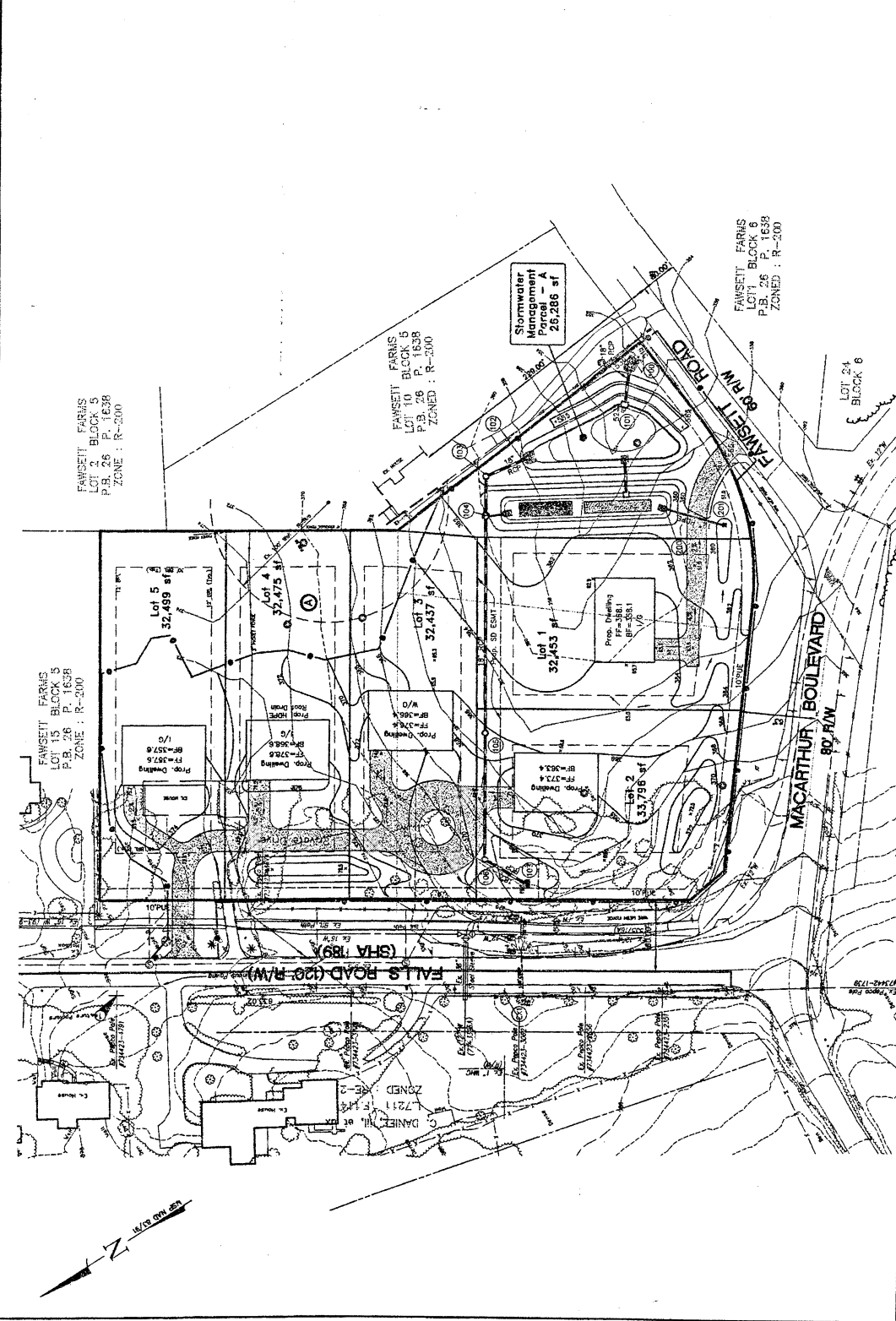
PRELIMINARY PLAN  
Lots 1-5, Block 'A'  
**Fawcett Farm**  
(Lots 11-14, PB.26 P.1638)

10TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

Macris, Hendricks & Glascock, P.A.  
Engineers & Planners & Surveyors  
1200 North Rockville Road  
Rockville, Md. 20850  
Phone (301) 948-0893  
FAX (301) 948-0895  
WWW.MHOPA.COM  
2000-1113

NO.	DATE	REVISION	BY
1	2/29/03	Revised Layout for 5 Lots	MLW
			ST

DESIGNED FOR:  
Bobby Stroup  
F.S. Planning & Surveying Company  
14672-O Southlawn Lane  
Rockville, Md. 20850  
Phone 301 294-8773 Fax 301 294-8775



SURVEYOR'S CERTIFICATE

I hereby certify that the boundary shown herein is correct based on existing deeds and plats recorded among the Land Records Office for the County of Montgomery, Maryland, and upon completion of a final survey topography from address noted herein.

March 5, 2003

David H. Macris  
Professional Surveyor  
1111 North Rockville Road  
Rockville, Maryland 20850  
No. 10712

