

Item #16



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

**DATE:** September 12, 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 September 18, 2003.

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Attached are copies of plan drawings for Item #10, #12, #14, #16 #17 and #18. These subdivision items are scheduled for Planning Board consideration on September 18, 2003. The items are further identified as follows:

Agenda Item #10 - Preliminary Plan 1-03102  
Greencastle Towns

Agenda Item #12 - Preliminary Plan 1-03086  
Potomac Country Corner

Agenda Item #14 - Preliminary Plan 1-03058  
Bancroft North

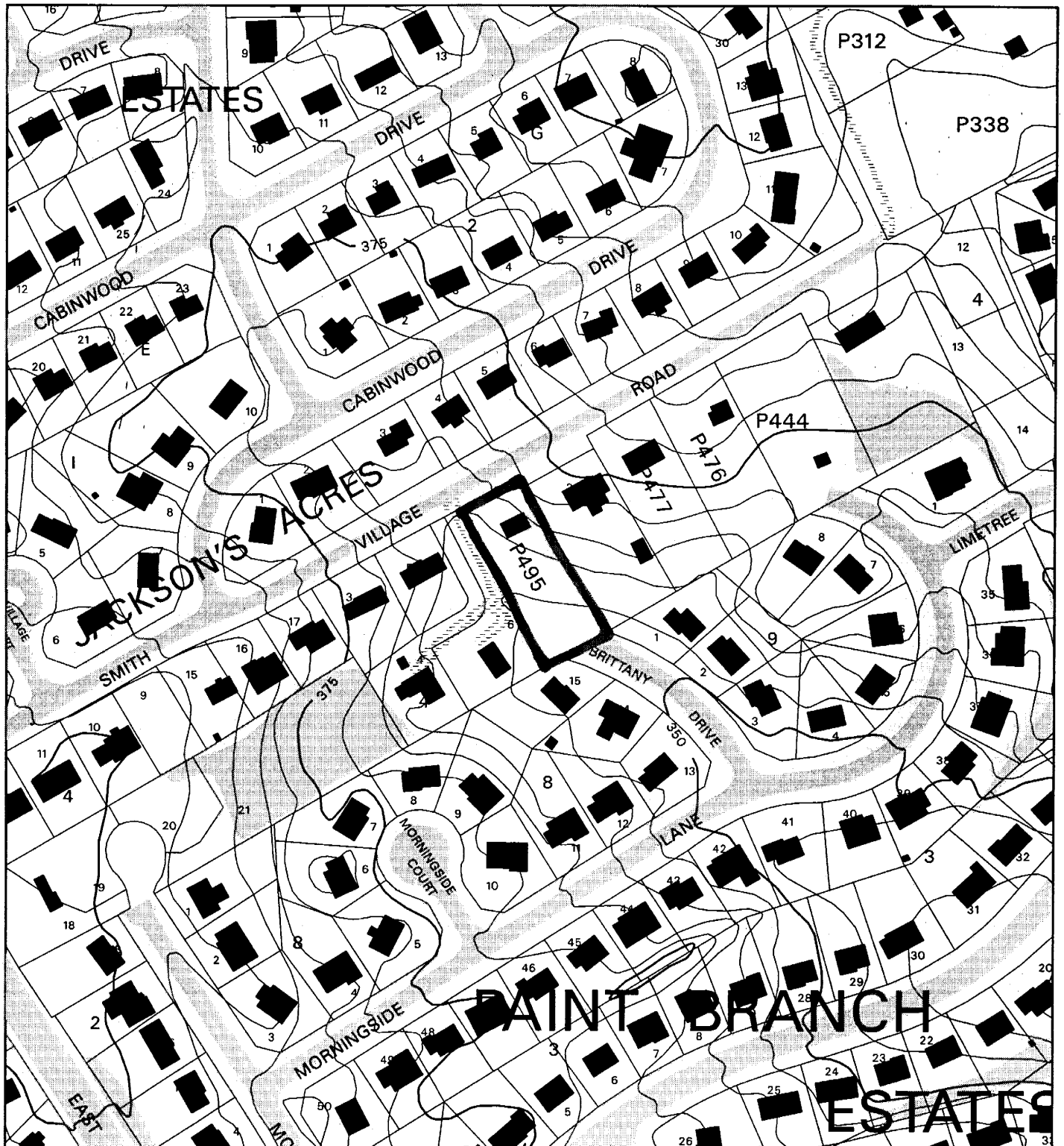
Agenda Item #16 - Preliminary Plan 1-03032  
Jackson's Acres

Agenda Item #17 - Preliminary Plan 1-00076E  
The Independence of Privacy World

Agenda Item #18 - Subdivision Regulation Waiver SRW-04002  
United Therapeutics

Attachment

# JACKSON'S ACRES (1-03032)



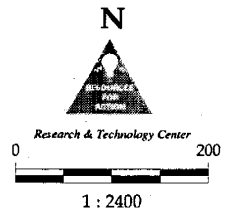
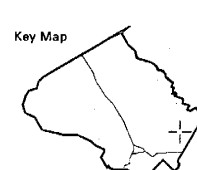
Map compiled on September 12, 2003 at 10:17 AM | Site located on base sheet no - 217NE02

## NOTICE

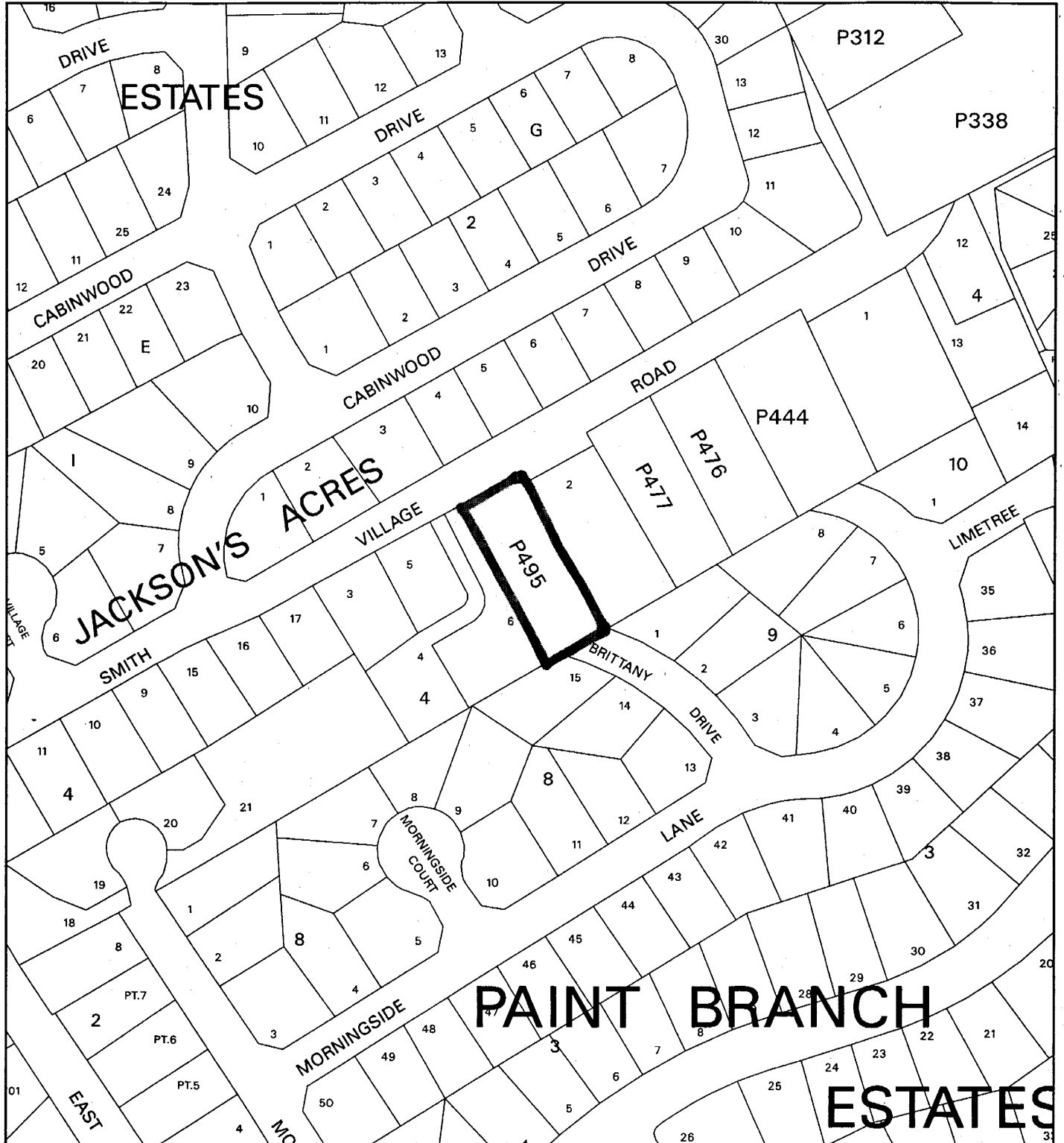
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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric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



# JACKSON'S ACRES (1-03032)



Map compiled on September 12, 2003 at 10:16 AM | Site located on base sheet no - 217NE02

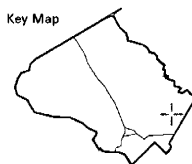
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Key Map



N

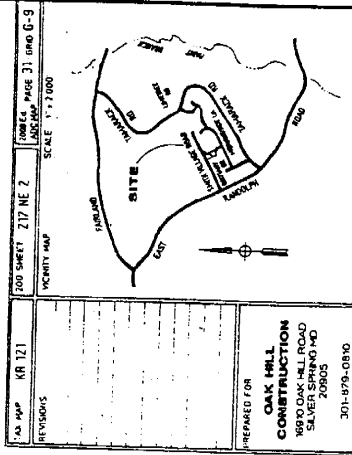
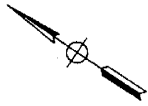


1 : 2400

**NOTES**

1. I-beer 2140 Folio 587 was recorded among the Land Records of Montgomery County, Maryland on November 25, 1965 from which the boundary, as shown, was graphically reproduced.
2. Topography, as shown, is from MNCPC aerial photography, 200' scale, 5' contour interval; MCMAPS Sheet 217 NE 2.
3. Existing Zoning is R-90.
4. Area included is 21,400 sq. ft. or 0.481 Acres.
5. Number of lots included in plan = 2
6. Planning Area 33 - White Oak
7. Sewer category - S-1, Water category - W-1
8. Paint Branch Watershed; Hydrologic Area 10
9. Soils, from the Montgomery County Soils Survey Sheet 21
10. 1C Galla silt loam 8-15% stones
11. There are no historic or cultural features on this site.
12. There are no flood plains, streams or non-tidal wetlands in or within 200' of site.
13. The site is exempt from forest conservation requirements.
14. No rare, threatened, or endangered plant or animal species were observed on site.
15. Address 1307 Smith Village Road
16. Tax ID No. 160500234188
17. Certain elements shown hereon are scaled and subject to change at time of record plat or field survey.
18. **NATURAL RESOURCES INVENTORY No. 4-03046E**

**BUILDING SETBACKS (R-90)**  
 FRONT = 30' or ESTABLISHED BUILDING LINE  
 REAR = 25'  
 SIDE = 25' TOTAL (8' MINIMUM ONE SIDE)

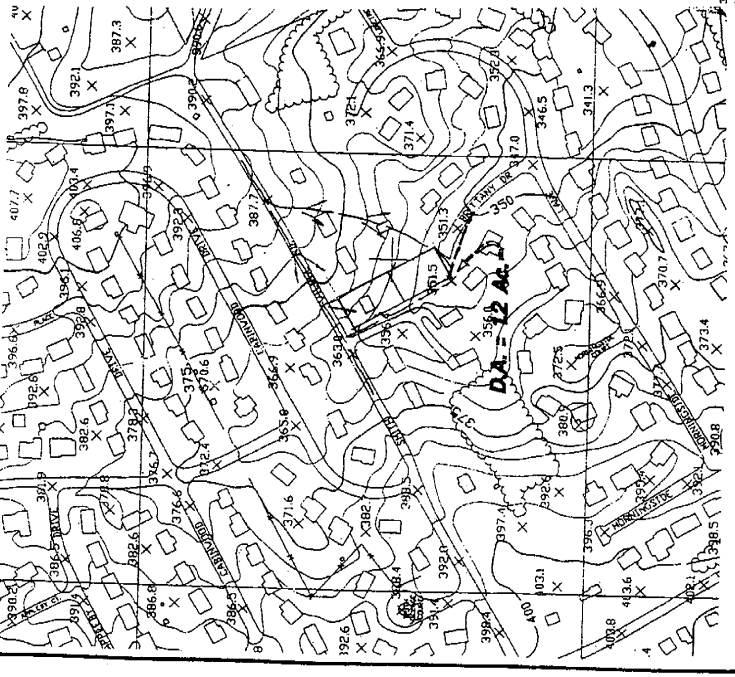
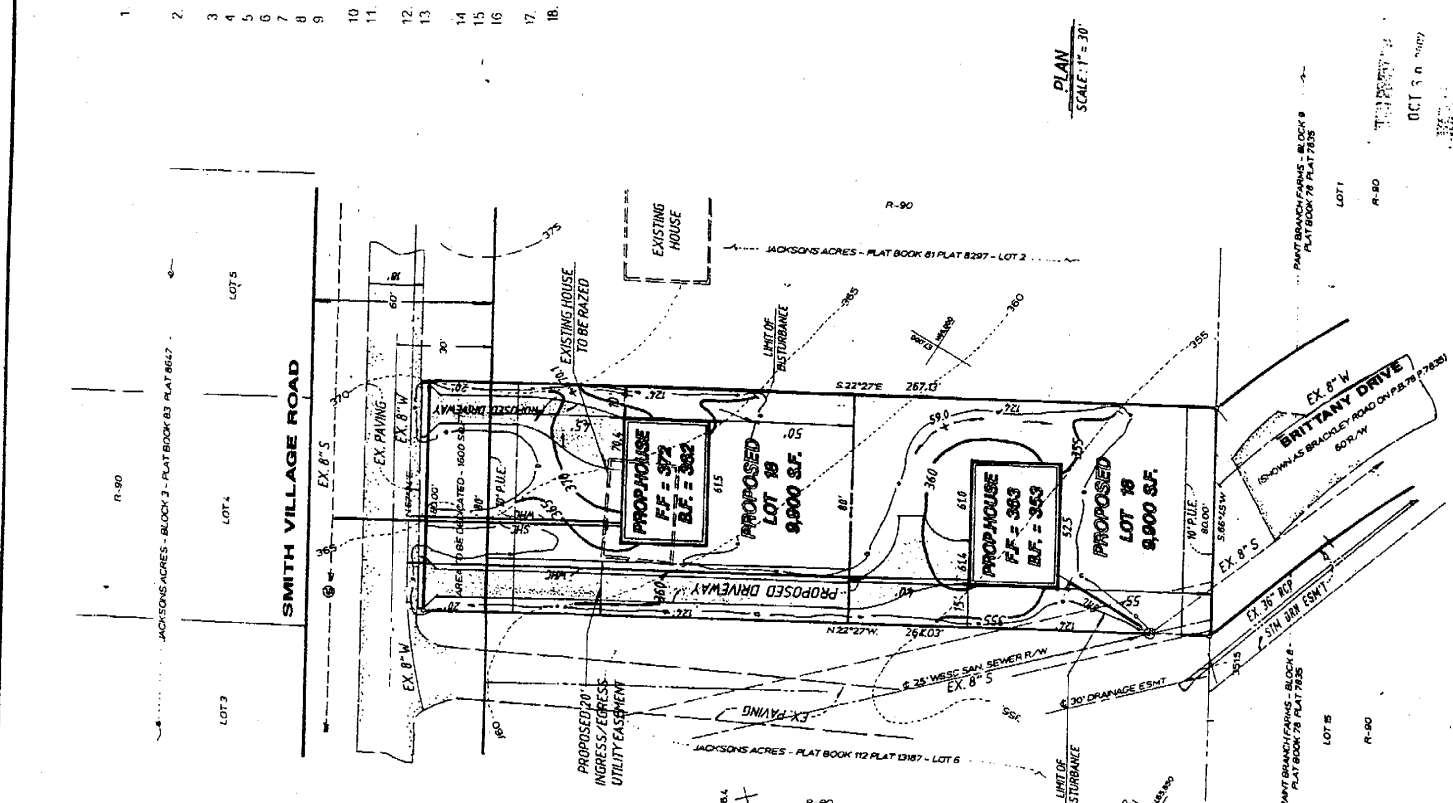


**PRELIMINARY SUBDIVISION PLAN**  
**PROPOSED LOTS 18 & 19 BLOCK 4**  
**JACKSONS ACRES**  
 COLEBURY ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

**WITMER ASSOCIATES, LLC**  
 Land Surveyors, Engineers & Planners  
 334-A Hangar Drive, Gaithersburg, MD 20878  
 Tel: (301) 978-8600 Fax: (301) 978-8201

DATE: OCT 1, 2002  
 PROJ. NO: 02666 A  
 SHEET NO: 1 of 1

**PLAN**  
 SCALE: 1" = 30'



**DRAINAGE AREA MAP**  
 SCALE: 1" = 200'

**SURVEYORS CERTIFICATE**  
 I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AS NOTED.  
 11/23/2002  
 DATE

*John R. Witmer*  
 JOHN R. WITMER  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND No. 10666

**DEVELOPMENT TABULATION**

ZONING	REQUIRED	PROVIDED
R-90 EXISTING	R-90 PROPOSED	
TOTAL AREA OF THE PLAN	21,400 S.F.	21,400 S.F.
AREA OF STREET DED.	1,600 S.F.	1,600 S.F.
NET AREA OF LOTS	19,800 S.F.	19,800 S.F.
NUMBER OF LOTS	2	2
LOT AREA	9,900 S.F.	9,900 S.F.
LOT WIDTH @ B.R.L.	75'	80'