



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

ITEM#12

MEMORANDUM

TO: Montgomery County Planning Board

FROM: Development Review Division

SUBJECT: Jackson's Acres – Preliminary Plan No.1-03032

This preliminary plan was deferred from the January 16, 2003 public hearing due to some conflicting testimony as to whether the contract purchaser had the authority to act in the interest of the property owner in the matter of subdivision. Staff has received the appropriate documentation indicating that ownership of the subject property has been legally transferred to the applicant for the subdivision plan, thereby eliminating any issues of agency. If you have any questions regarding this transmittal, please contact Malcolm Shaneman at x4587.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item #12

M E M O R A N D U M

DATE: September 26, 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 October 02, 2003.

Attached are copies of plan drawings for Item #06, #08, #10, #12, #13 and #14. These subdivision items are scheduled for Planning Board consideration on October 02, 2003. The items are further identified as follows:

Agenda Item #06 - Preliminary Plan 1-03102
Greencastle Towns

Agenda Item #08 - Preliminary Plan 1-03086
Potomac Country Corner

Agenda Item #10 - Preliminary Plan 1-03058
Bancroft North

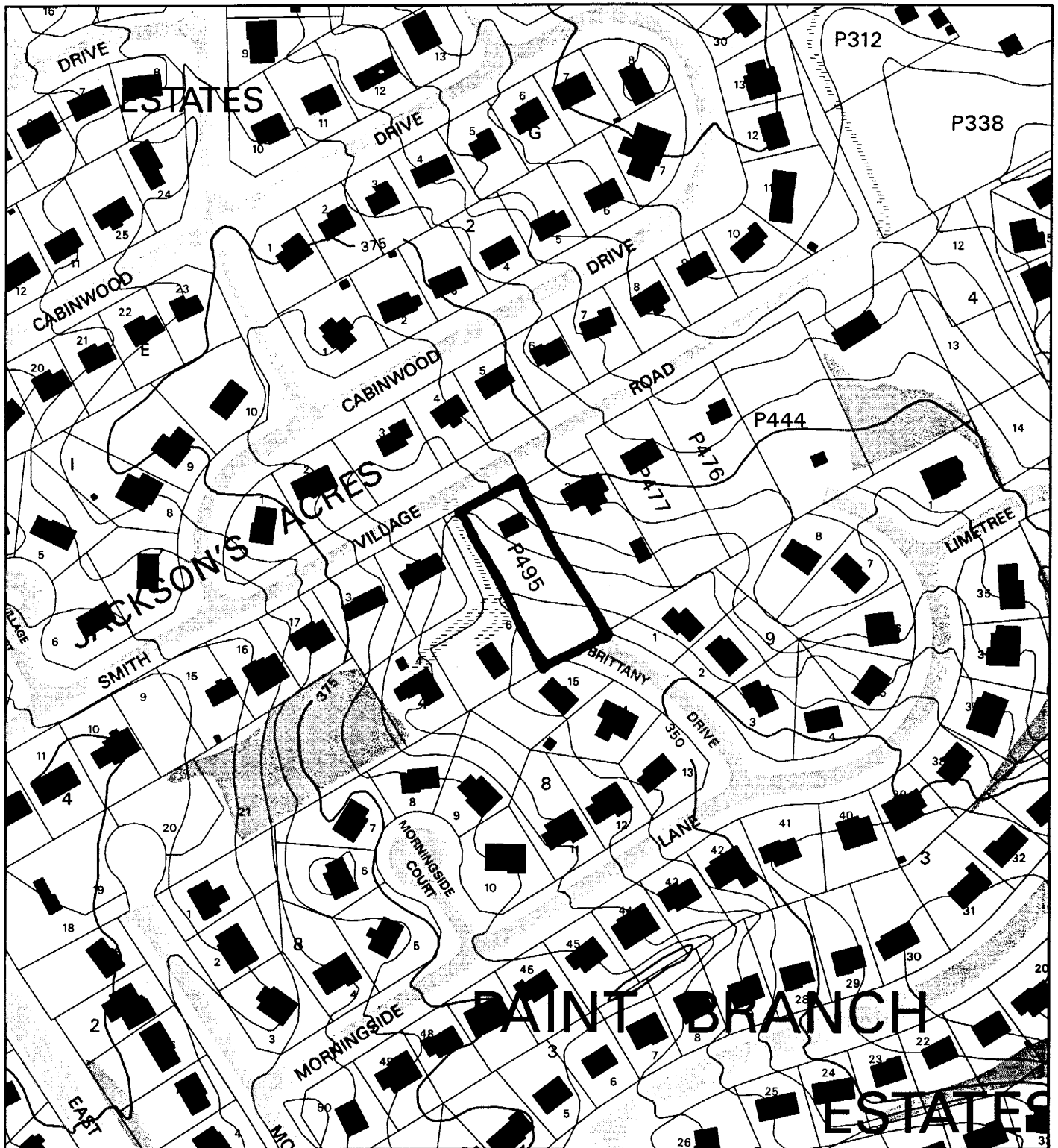
Agenda Item #12 - Preliminary Plan 1-03032
Jackson's Acres

Agenda Item #13 - Preliminary Plan 1-00076E
The Independence of Privacy World

Agenda Item #14 - Subdivision Regulation Waiver SRW-04001
Willerburn Acres

Attachment

JACKSON'S ACRES (1-03032)



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

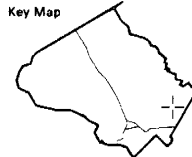
NOTICE

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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

Key Map



N

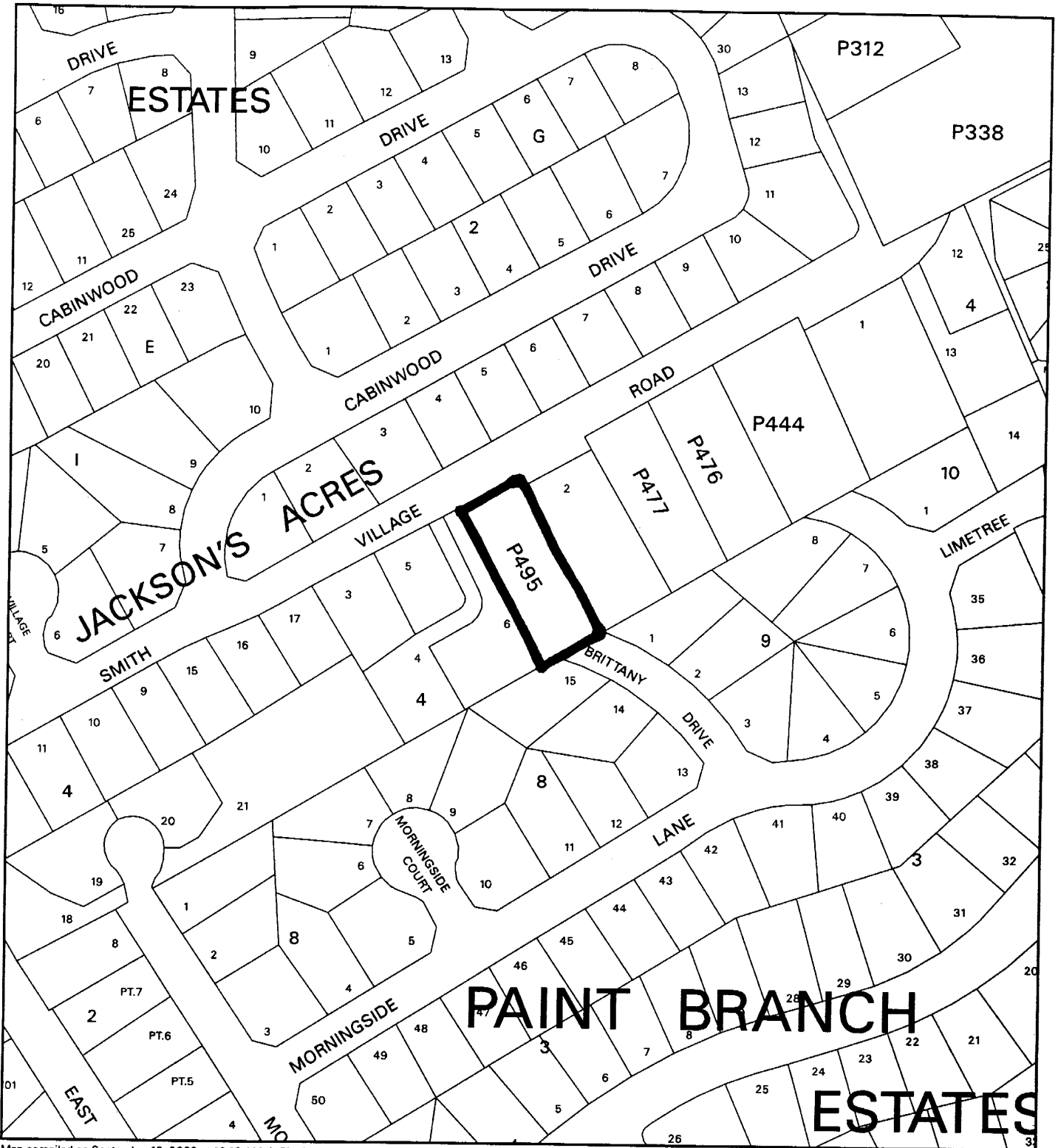


Research & Technology Center



1 : 2400

JACKSON'S ACRES (1-03032)



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

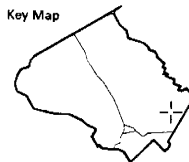
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Key Map



N



Research & Technology Center



1 : 2400

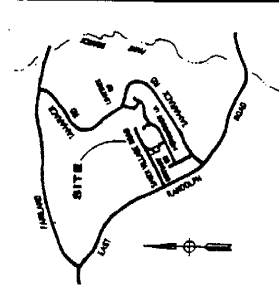
NOTES

1. Lot 2140 Folio 587 was recorded among the Land Records of Montgomery County, Maryland on November 25, 1955 from which the boundary, as shown, was graphically reproduced.
2. Topography, as shown, 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 Galia silt loam 8-15% slopes
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. 160500254188
17. Certain elements shown hereon are scaled and subject to change at time of record plat or field survey.
18. NATURAL RESOURCES INVENTORY No. 4-030466

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



MAP NO. RR 121
 COUNTY MAP
 200 SHEET 217 NE 2
 SCALE 1:2,000



PREPARED FOR
OAK HILL CONSTRUCTION
 920 OAK HILL ROAD
 SILVER SPRING MD
 20906
 301-879-0890

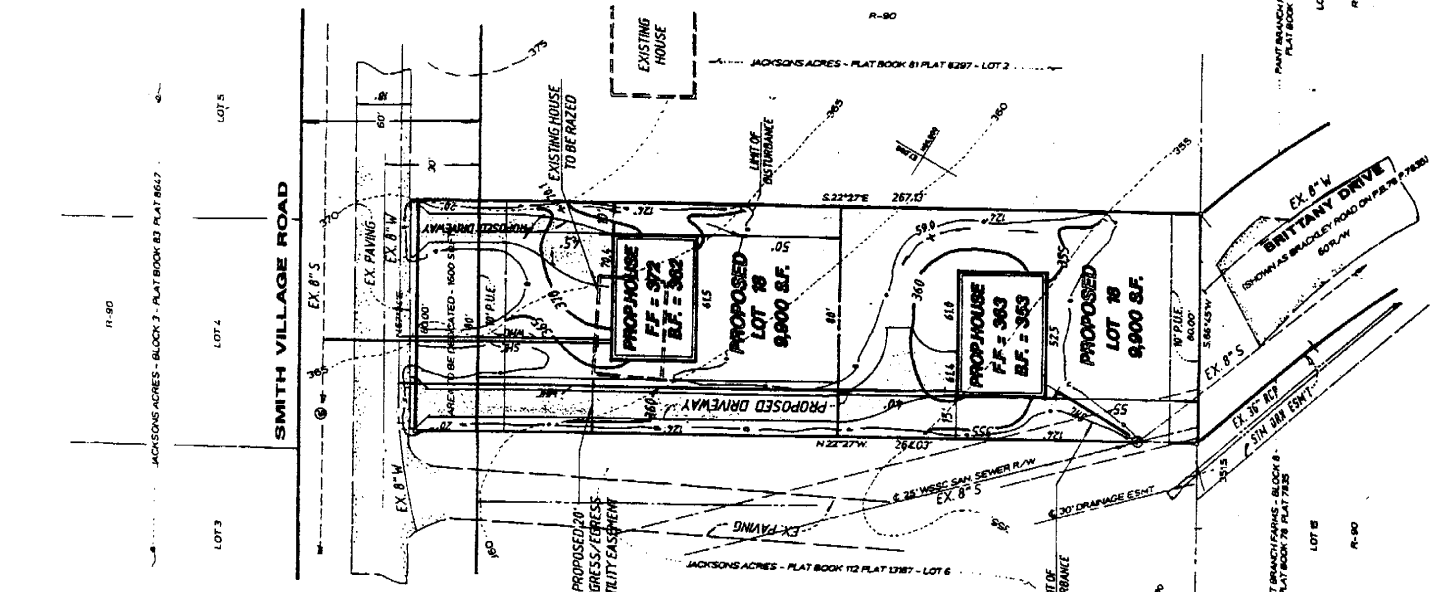
PRELIMINARY SUBDIVISION PLAN

PROPOSED LOTS 18 & 19 BLOCK 4 JACKSONS ACRES
 COLLEVILLE ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

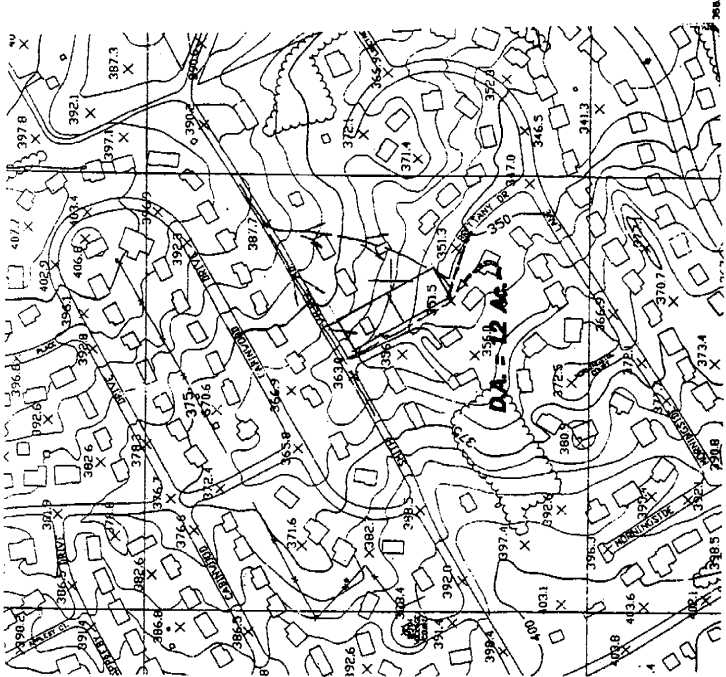


WITMER ASSOCIATES, LLC
 Land Surveying, Title Planning & Design
 114 A Longfellow Drive, Rockville, MD 20850
 Tel: (301) 984-6666 Fax: (301) 984-1011

SCALE 1" = 30'
 DATE OCT. 2002
 SHEET NO. 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.
 DATE 10/29/2002
 JOHN R. WITMER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND No. 10668

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 @ D.R.L.	75'	80'