MEMORANDUM

DATE: January 16, 2004

TO: Montgomery County Planning Board

FROM: A. Malcolm Shaneman, Supervisor  
Development Review Division  
(301) 495-4587

SUBJECT: Informational Maps for Subdivision Items on the Planning Board's  
Agenda for January 22, 2004

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Attached are copies of plan drawings for items # 1, #2, #3, #4, #5, and #6. These subdivision items are scheduled for Planning Board consideration on January 22, 2004. The items are further identified as follows:

Agenda Item #1 – Preliminary 1-85077R  
Rusty Acres

Agenda Item #2 – Preliminary Plan No. 1-99059  
Callithea Ridge

Agenda Item #3 – Preliminary Plan No. 1-04023  
Schmeisser Property

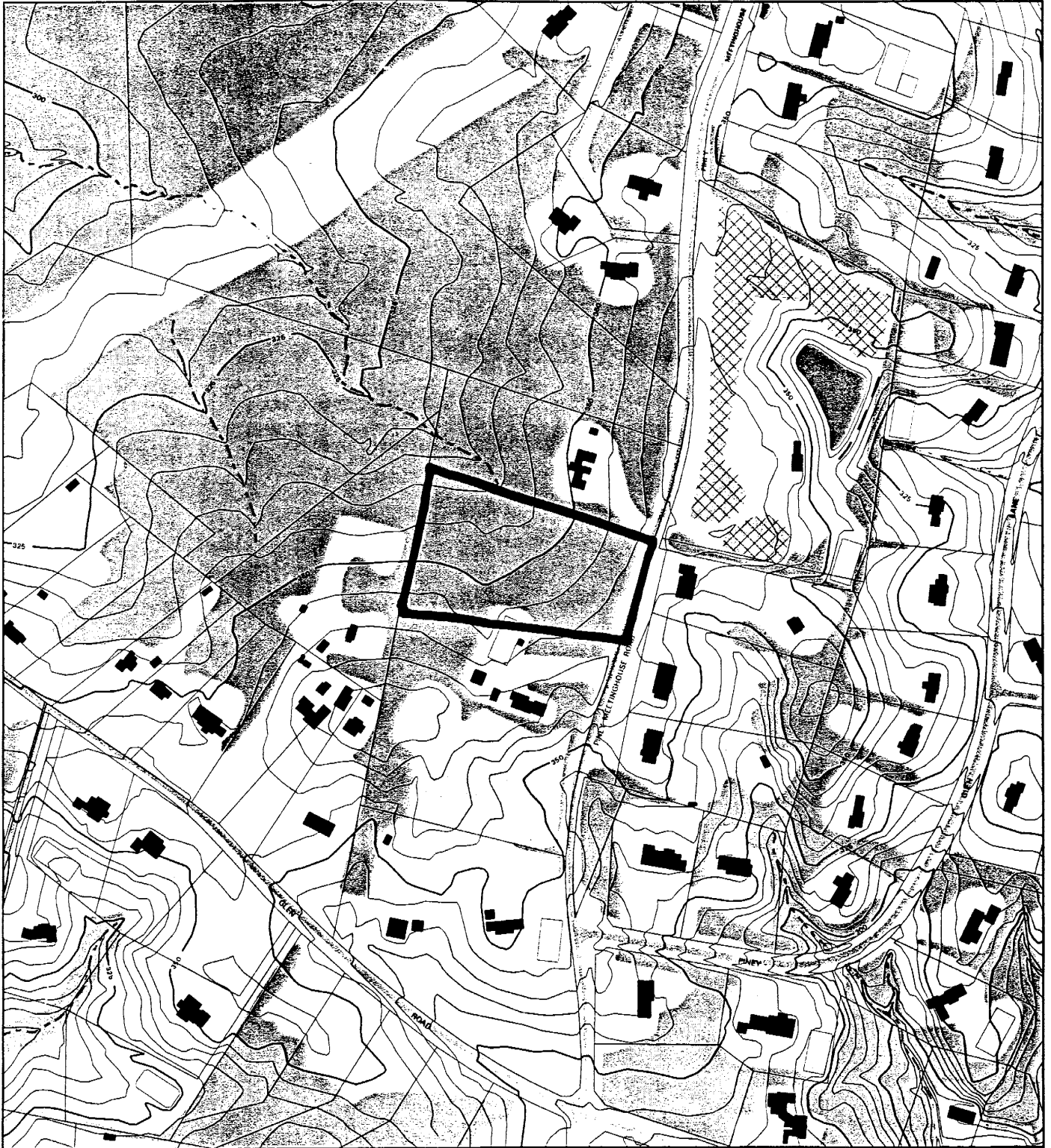
Agenda Item #4 – Preliminary Plan No. 1-03092  
Sandy Spring Friends School

Agenda Item #5 – Preliminary Plan No. 1-04001  
Edwards Property

Agenda Item #6 – Preliminary Plan No. 1-04005  
Greenacres

Attachment

# LOT 1 & OUTLOT A EDWARDS PROPERTY (1-04001)



Map compiled on January 15, 2004 at 12:47 PM | Site located on base sheet no - 215NW11

## 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

Key Map



Research & Technology Center



1 : 4800

# LOT 1 & OUTLOT A EDWARDS PROPERTY (1-04001)



Map compiled on January 15, 2004 at 12:45 PM | Site located on base sheet no - 215NW11

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Key Map



N



Research & Technology Center



1:4800

**GENERAL NOTES**

- 1) SHOWING IS FOR THE PROPOSED LOT 1, OUTLOTS A & B. THE EXISTING LOT 1, OUTLOTS A & B ARE SHOWN FOR REFERENCE ONLY.
- 2) ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE FOR INFORMATION ONLY.
- 3) PROPERTY BOUNDARIES ARE SHOWN FOR REFERENCE ONLY. THE EXACT BOUNDARIES SHALL BE DETERMINED BY A SURVEYOR.
- 4) THE PROPOSED LOT 1, OUTLOTS A & B ARE SHOWN FOR REFERENCE ONLY. THE EXACT BOUNDARIES SHALL BE DETERMINED BY A SURVEYOR.
- 5) THE PROPOSED LOT 1, OUTLOTS A & B ARE SHOWN FOR REFERENCE ONLY. THE EXACT BOUNDARIES SHALL BE DETERMINED BY A SURVEYOR.
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- 16) THE PROPOSED LOT 1, OUTLOTS A & B ARE SHOWN FOR REFERENCE ONLY. THE EXACT BOUNDARIES SHALL BE DETERMINED BY A SURVEYOR.
- 17) THE PROPOSED LOT 1, OUTLOTS A & B ARE SHOWN FOR REFERENCE ONLY. THE EXACT BOUNDARIES SHALL BE DETERMINED BY A SURVEYOR.
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**SITEZONING DATA**

NO.	DESCRIPTION	LOT 1	PROPOSED LOT 1	OUTLOT A	OUTLOT B
1	MINIMUM LOT AREA	10,000 SQ. FT.	10,000 SQ. FT.	10,000 SQ. FT.	10,000 SQ. FT.
2	MINIMUM LOT WIDTH	30 FT.	30 FT.	30 FT.	30 FT.
3	MINIMUM FRONT YARD SETBACK	10 FT.	10 FT.	10 FT.	10 FT.
4	MINIMUM SIDE YARD SETBACK	5 FT.	5 FT.	5 FT.	5 FT.
5	MINIMUM REAR YARD SETBACK	10 FT.	10 FT.	10 FT.	10 FT.
6	MINIMUM FRONT SETBACK FROM ADJACENT STREET	10 FT.	10 FT.	10 FT.	10 FT.
7	MINIMUM SIDE SETBACK FROM ADJACENT STREET	5 FT.	5 FT.	5 FT.	5 FT.
8	MINIMUM REAR SETBACK FROM ADJACENT STREET	10 FT.	10 FT.	10 FT.	10 FT.
9	MINIMUM SETBACK FROM ADJACENT LOT	5 FT.	5 FT.	5 FT.	5 FT.
10	MINIMUM SETBACK FROM ADJACENT LOT	5 FT.	5 FT.	5 FT.	5 FT.
11	MINIMUM SETBACK FROM ADJACENT LOT	5 FT.	5 FT.	5 FT.	5 FT.
12	MINIMUM SETBACK FROM ADJACENT LOT	5 FT.	5 FT.	5 FT.	5 FT.
13	MINIMUM SETBACK FROM ADJACENT LOT	5 FT.	5 FT.	5 FT.	5 FT.
14	MINIMUM SETBACK FROM ADJACENT LOT	5 FT.	5 FT.	5 FT.	5 FT.
15	MINIMUM SETBACK FROM ADJACENT LOT	5 FT.	5 FT.	5 FT.	5 FT.
16	MINIMUM SETBACK FROM ADJACENT LOT	5 FT.	5 FT.	5 FT.	5 FT.
17	MINIMUM SETBACK FROM ADJACENT LOT	5 FT.	5 FT.	5 FT.	5 FT.
18	MINIMUM SETBACK FROM ADJACENT LOT	5 FT.	5 FT.	5 FT.	5 FT.
19	MINIMUM SETBACK FROM ADJACENT LOT	5 FT.	5 FT.	5 FT.	5 FT.
20	MINIMUM SETBACK FROM ADJACENT LOT	5 FT.	5 FT.	5 FT.	5 FT.

**LEGEND**

- 1. LOTS
- 2. LOTS TO BE REVOKED
- 3. LOTS TO BE SAVED
- 4. LOTS TO BE SAVED
- 5. LOTS TO BE SAVED
- 6. LOTS TO BE SAVED
- 7. LOTS TO BE SAVED
- 8. LOTS TO BE SAVED
- 9. LOTS TO BE SAVED
- 10. LOTS TO BE SAVED
- 11. LOTS TO BE SAVED
- 12. LOTS TO BE SAVED
- 13. LOTS TO BE SAVED
- 14. LOTS TO BE SAVED
- 15. LOTS TO BE SAVED
- 16. LOTS TO BE SAVED
- 17. LOTS TO BE SAVED
- 18. LOTS TO BE SAVED
- 19. LOTS TO BE SAVED
- 20. LOTS TO BE SAVED

**TREE SCHEDULE**

THIS SCHEDULE IS FOR THE PROPOSED LOT 1, OUTLOTS A & B. THE EXISTING TREES ARE SHOWN FOR REFERENCE ONLY. THE EXACT BOUNDARIES SHALL BE DETERMINED BY A SURVEYOR.

NO.	DESCRIPTION	LOT 1	PROPOSED LOT 1	OUTLOT A	OUTLOT B
1	MINIMUM LOT AREA	10,000 SQ. FT.	10,000 SQ. FT.	10,000 SQ. FT.	10,000 SQ. FT.
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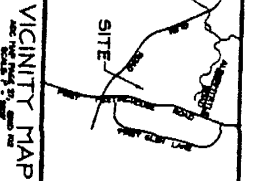
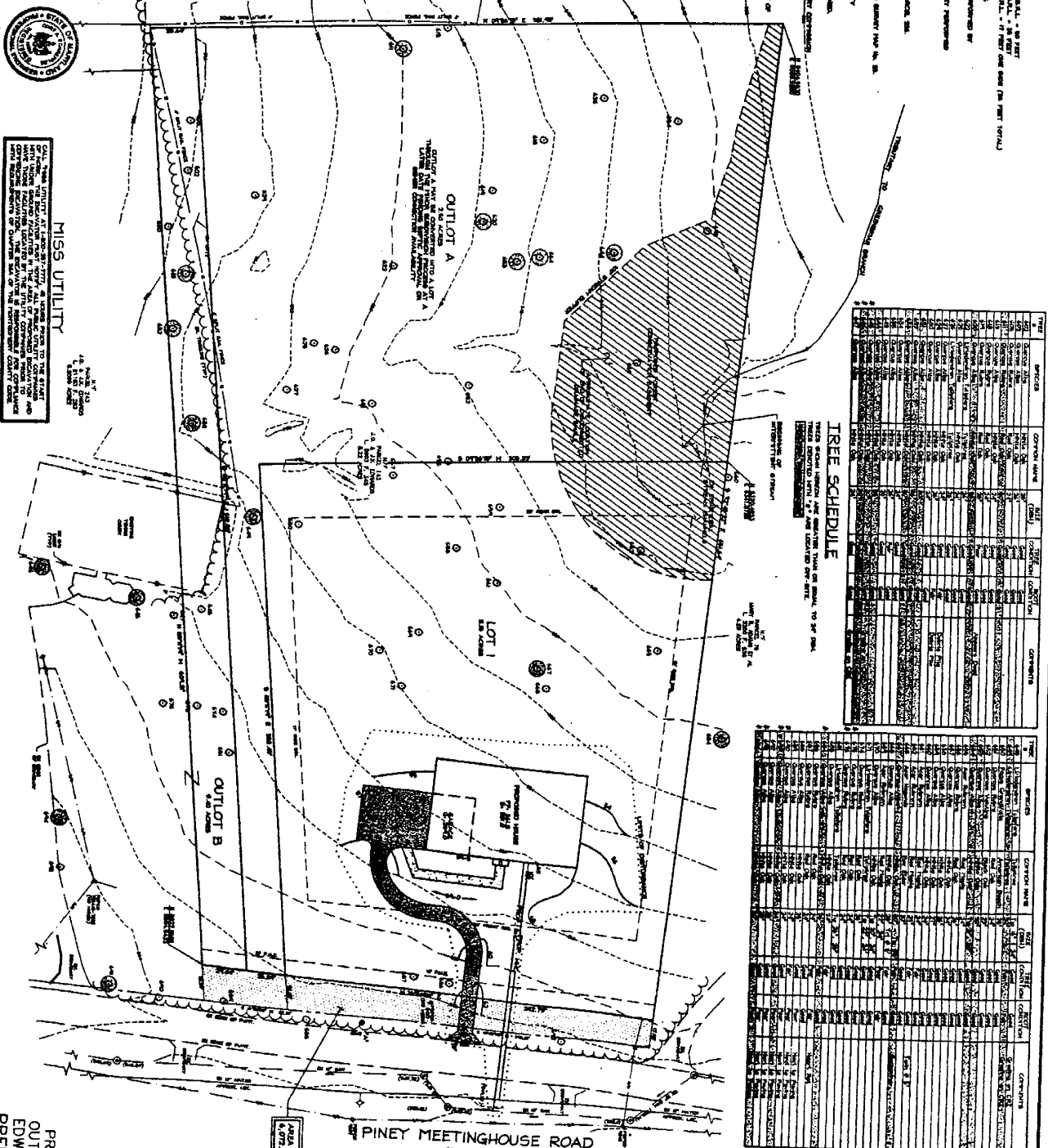
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20	MINIMUM SETBACK FROM ADJACENT LOT	5 FT.	5 FT.	5 FT.	5 FT.

**ENGINEER'S CERTIFICATE**

I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the owner.

**CAS ENGINEERING**

108 West Republic Blvd., Suite 100, Mount Airy, MD 21779  
 DC Metro (301) 807-8031 FAX (301) 807-8045



**OWNER**

PROPOSED LOT 1, OUTLOTS A & B, EDWARDS PROPERTY PRELIMINARY PLAN

**CAS ENGINEERING**

CIVIL - SURVEYING - LAND PLANNING  
 A DIVISION OF CAS ENTERPRISES, INC.

108 West Republic Blvd., Suite 100, Mount Airy, MD 21779  
 DC Metro (301) 807-8031 FAX (301) 807-8045

L 5928 F. 346

**EDWARDS PROPERTY**

DARNESTOWN (6TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

**PRELIMINARY PLAN**

DATE	BY	REVISION	PROJECT	DATE
01-13-01	JAR	REVISED FOR SUBMITTAL TO F-3000	01-132	06/2003
01-13-01	JAR	REVISED FOR SHORT DISTANCE EVALUATION	EPT	JAR
01-13-01	JAR	REVISED FOR MIN. LOT COMPARISON	SOLE	JAR
			1" = 30'	