

Item #8



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: October 18, 2002

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 25, 2002.

Attached are copies of plan drawings for Items #03, #08, #10, #11, #12. These subdivision items are scheduled for Planning Board consideration on October 25, 2002. The items are further identified as follows:

Agenda Item #03 - Preliminary Plan 1-98048A
Cross Creek Club

Agenda Item #08 - Preliminary Plan 1-02094
Green Hills Subdivision

Agenda Item #10 - Pre-Preliminary Plan 7-02018
Fawsett Farm

Agenda Item #11 - Preliminary Plan 1-97036E
Wheel of Fortune

Agenda Item #12 - Preliminary Plan 1-02111
Four Chimney Estates

Attachment

VICINITY MAP FOR
GREEN HILLS SUBDIVISION (1-02094)



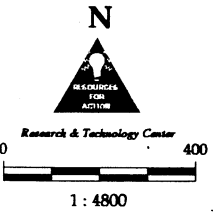
Map compiled on October 02, 2002 at 7:06 AM | Site located on base sheet no - 235NW10

NOTICE

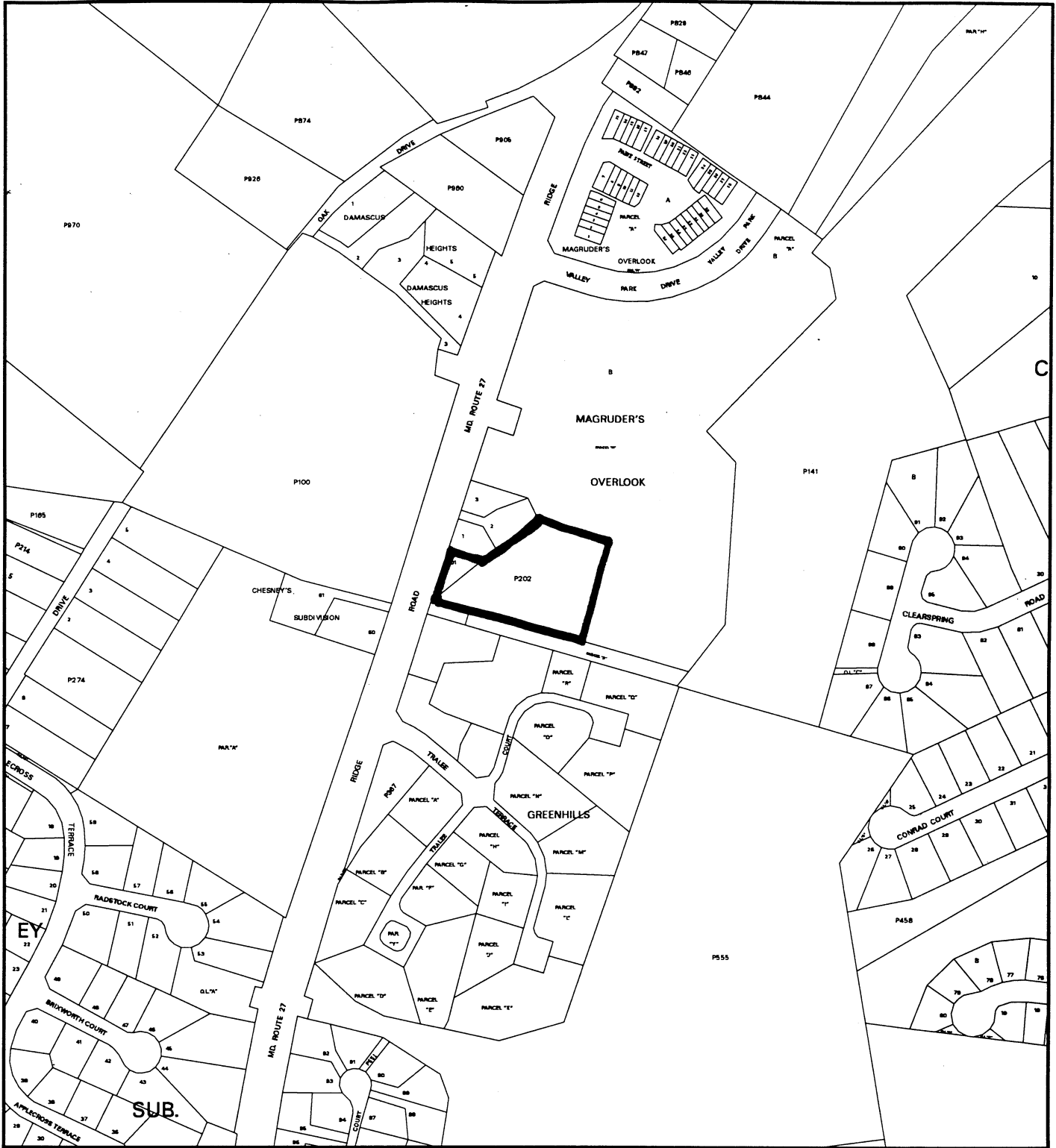
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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric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



VICINITY MAP FOR
GREEN HILLS SUBDIVISION (1-02094)



Map compiled on October 17, 2002 at 10:48 AM | Site located on base sheet no - 235NW10

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Key Map



Research & Technology Center



1 : 4800

PERRINE PLANNING & ZONING INC.
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PREPARED FOR:
 P.G. ASSOCIATES, INC.
 354-A HUNGERFORD DRIVE
 ROCKVILLE, MARYLAND 20850
 (301) 916-2922

BOUNDARY & TOPOGRAPHIC INFORMATION BY FIELD SURVEY, P.G. ASSOCIATES, INC.

ENGINEER'S CERTIFICATE
 I hereby certify that the boundary and topographic information shown hereon is correct, based upon the common record books.

[Signature]
 DATE: 08/27/02
 P.G. ASSOCIATES, INC.
 Maryland No. 16311

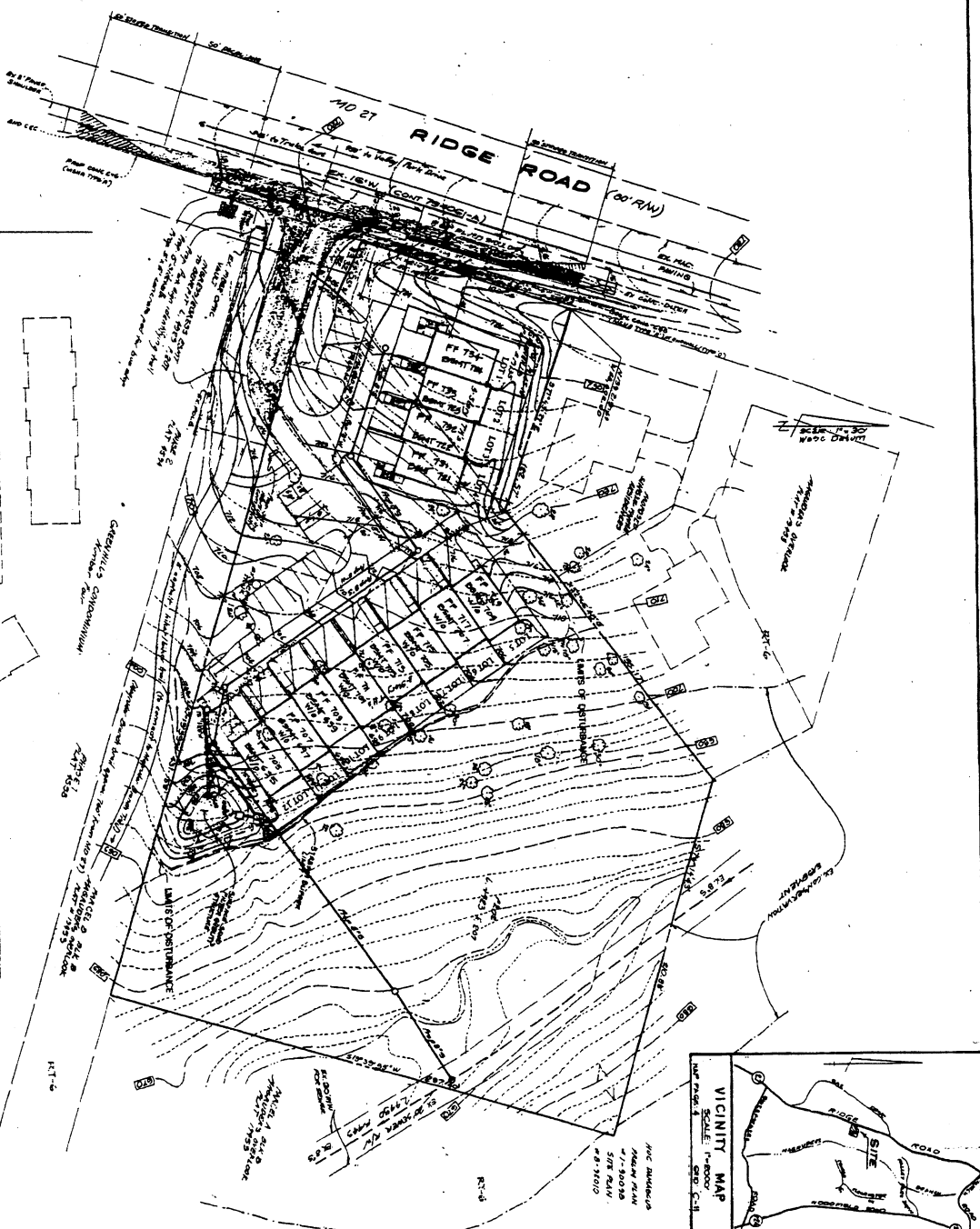
GENERAL NOTES

Owner: First Avenue
 Project: 2.51 Acres (gross site)
 Parcel A: 2.51 Ac
 Parcel B: 0.10 Ac (Common ownership)
 Building Zoning: RT-4 (Residential Medium Density)
 Proposed Use: 17 Units (Townhomes, Detach)
 Proposed Yield: 17 Units
 Lot Size: 1.2 Ac @ 7.25
 Lot 1: 1.1778 Ac @ 7.25
 Lot 2: 0.0222 Ac @ 7.25
 Plat 18453 (Common ownership)

1. The site is located in the Grand Station Creek watershed. Clean 15-P program.
2. There are no existing easements, utility easements or other encumbrances on the site.
3. All data is to be provided by public records and surveys provided by WNSC.
4. The site is to be provided by a plat of subdivision.
5. There is no proposed by a plat of subdivision.
6. All easements are to be provided by a plat of subdivision.
7. All easements are to be provided by a plat of subdivision.
8. All easements are to be provided by a plat of subdivision.

PROPOSED DEVELOPMENT

Item	Quantity	Area
Lot Area	2.61	2.61 Acres
Building Footprint	6,400	6,400 sq. ft.
Impervious Surface	3,200	3,200 sq. ft.
Open Space	3,200	3,200 sq. ft.
Stormwater Runoff	2.1	2.1 cfs
Stormwater Storage	2.1	2.1 cfs
Stormwater Treatment	2.1	2.1 cfs



NO.	DATE	BY	DESCRIPTION
1	08/27/02	[Signature]	PRELIMINARY PLAN / SITE PLAN

PRELIMINARY PLAN / SITE PLAN
 LOT 101 PLAT 13 GREEN HILLS, PARCEL 202 PT LOOKOUT,
 & PARCEL B BLOCK B MAGNIFER'S OVERLOOK
GREEN HILLS
 DAMASCUS ELECTION DISTRICT 12
 MONTGOMERY COUNTY, MARYLAND

P.G. ASSOCIATES, INC.
 CIVIL ENGINEERS * SURVEYORS * LAND PLANNERS
 354-A HUNGERFORD DRIVE
 ROCKVILLE - MARYLAND 20850
 PHONE (301) 309-1361

NO.	DATE	BY	DESCRIPTION
1	08/27/02	[Signature]	PRELIMINARY PLAN / SITE PLAN