



Item #7

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

DATE: January 31, 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 February 06, 2003.

Attached are copies of plan drawings for Items #07, #08, #09, #10. These subdivision items are scheduled for Planning Board consideration on February 06, 2003. The items are further identified as follows:

Agenda Item #07 - Preliminary Plan 1-02072
Oak Hills Estates

Agenda Item #08 - Preliminary Plan 1-02074
Sunnymeade

Agenda Item #09 - Pre-Preliminary Plan 7-03018
Brooke Manor Farms

Agenda Item #10 - Subdivision Regulation Waiver SRW-03001
Silver Crest

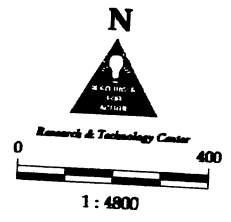
Attachment

VICINITY MAP FOR
OAK HILLS ESTATES (1-02072)

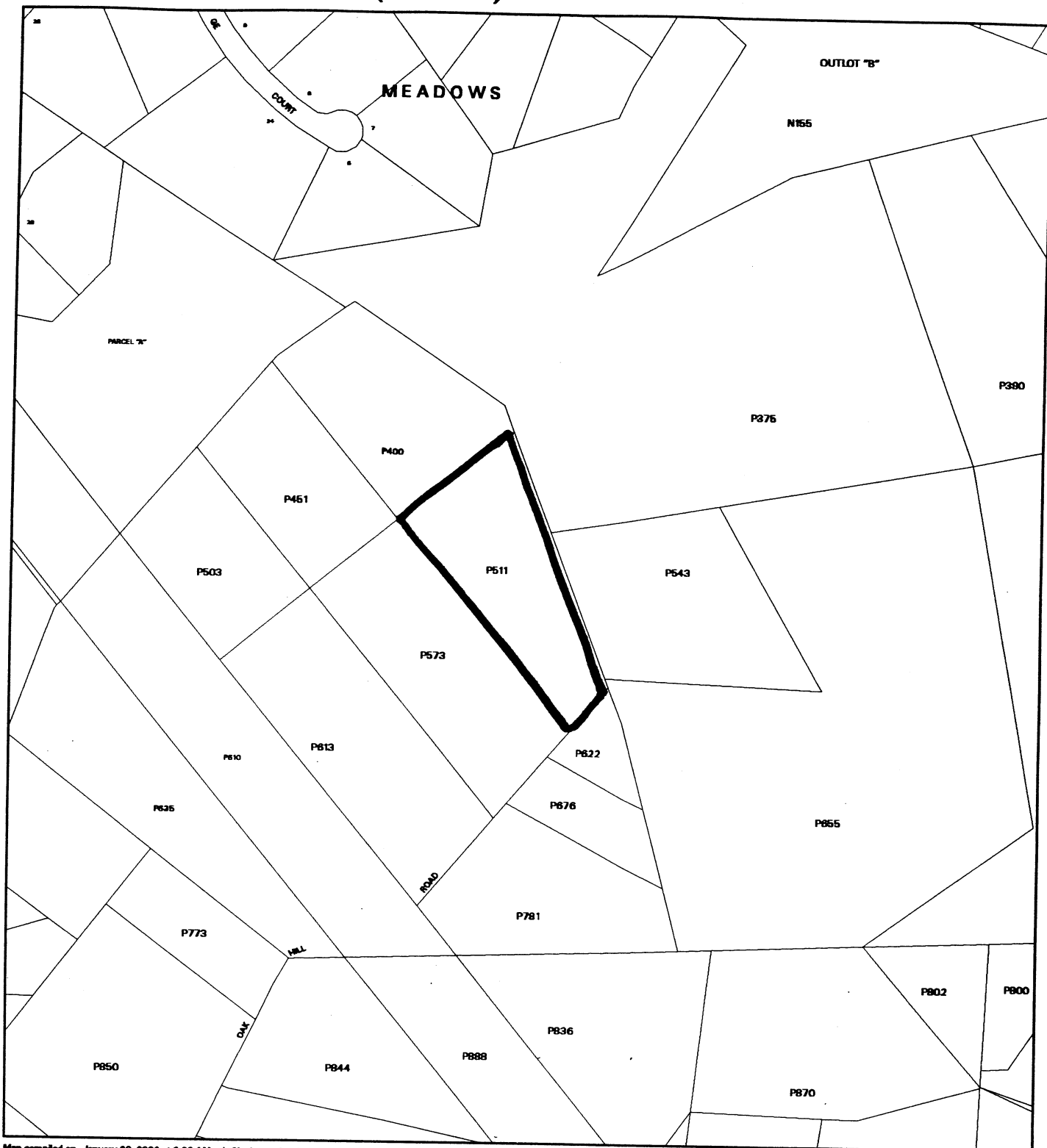


Map compiled on January 30, 2002 at 12:45 PM | Site located on base shoot no - 223NE02

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VICINITY MAP FOR
OAK HILLS ESTATES (1-02072)



Map compiled on January 29, 2002 at 8:00 AM | Site located on base sheet no - 223NE02

NOTICE

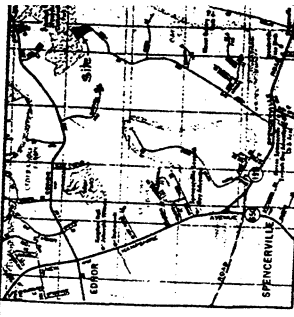
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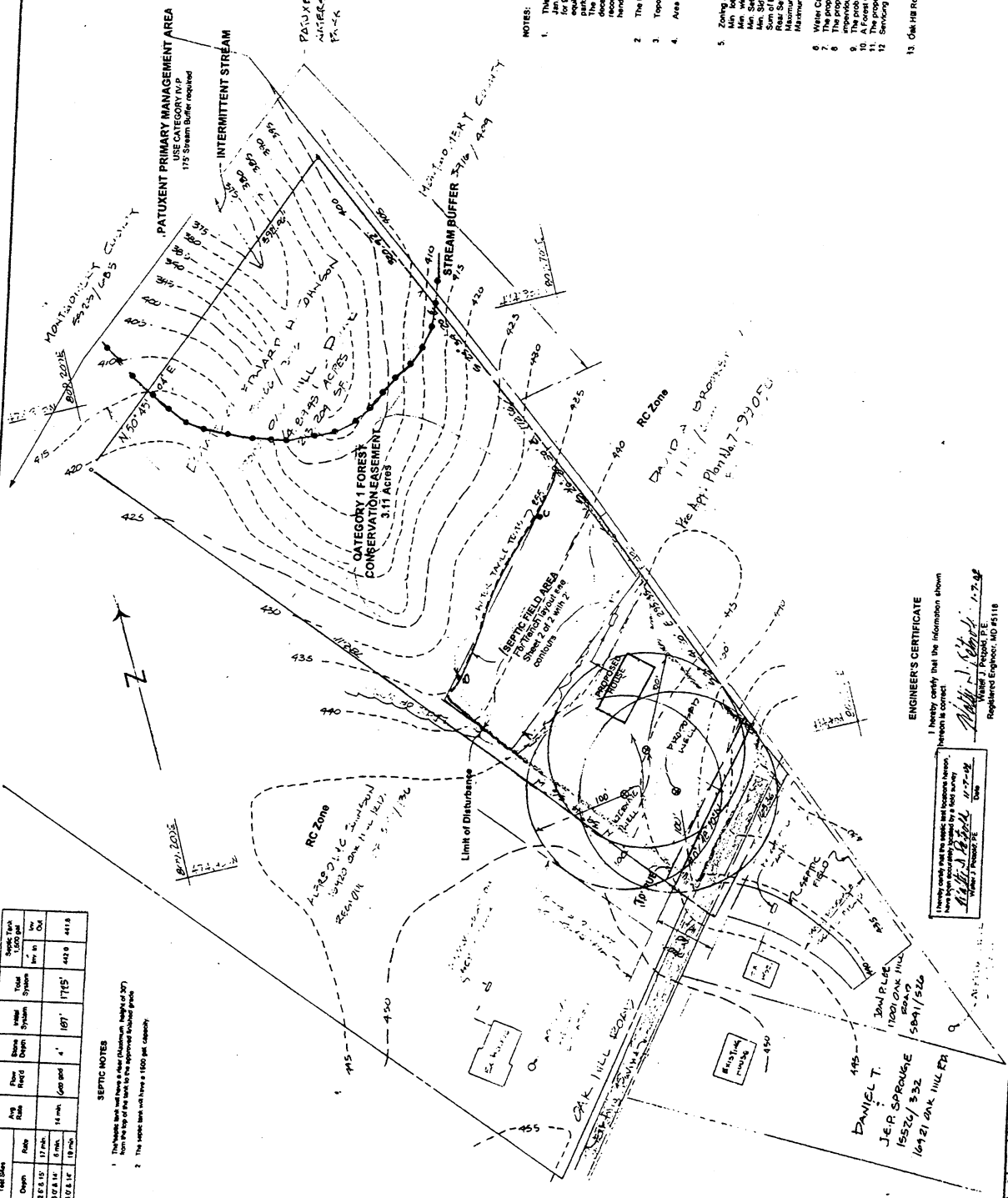
1:4800



PRELIMINARY PLAN PROPOSED LOT 18 OAK HILL ESTATES MONTGOMERY COUNTY, MARYLAND

VICINITY MAP
SCALE: 1" = 500'

PAUSEY BARK
WATER-SHED CONSERVATION
PARK



Average Storage Effort for 3 bedrooms house = 0.25 gal

Layer	Depth	Rate	Flow Rate	Shoe Drain System	Total System	Approx. Flow Rate (gpd)
A	18" to 24"	1.5 in/hr	1.5 in/hr	18"	18"	441.0
B	24" to 36"	1.5 in/hr	1.5 in/hr	18"	18"	441.0
C	36" to 48"	1.5 in/hr	1.5 in/hr	18"	18"	441.0

SEPTIC NOTES

- The septic tank will have a floor (minimum height of 30")
- The septic tank will have a 1500 gal. capacity.

NOTES:

- The parcel and adjacent parcel (P511 & P499) on Tax Map 17-127 were created by a deed dated Jan. 13, 1987 from Burke F. and Marguerite C. Mulholland to Edward H. Johnson and the estate being handled by the applicant, Michael Johnson. The parcel was subsequently divided into two parcels by a deed recorded in Liber 4509 at folio 346. The zoning at that time was RC-1. The remaining parcel (P511) was divided into two parcels by a deed recorded in Liber 4625 at folio 105. The parcel was subsequently divided into two parcels by a deed recorded in Liber 4548 at folio 458 and confirmed by a corrective deed recorded in Liber 4668 at folio 54. The parcel is currently zoned RC and the estate is being handled by the applicant, Michael Johnson.
- The boundary is as shown on a 1988 survey by Cedric B. Sarnecki, R.L.S.
- Topography is from MNCBPC photography for 222NE02.
- Area Calculations:
Total Parcel = 4.8942 acres = 213,204 square feet
Total Stream Buffer = 2.8702 acres = 125,024 square feet
TOTAL = 2.0240 acres = 88,180 square feet
- Zoning requirements:
Min. lot size: 300 sq. ft.
Min. width @ B/L: 50 ft.
Min. Street front lot: 50 ft.
Sum of both sides: 40 ft.
Near setback: 35 ft.
Rear setback: 50 ft.
Maximum Building Coverage: 10%
25%
- Water Category: V-6, Sewer Category: S-8
The property is in the Potomac Primary Management Area (Use Category IV-P) which has a 87% The minimum area cap. is 17,000 sq. ft. Oak Hill Road
A Forest Conservation Plan or On-Site Stormwater Management
The property is exempt from On-Site Stormwater Management.
Serving utilities for the site are:
Electricity: PEPCO
Water: Montgomery County
Telephone: Telephone
- Oak Hill Road is a Rurlic Road as recommended by the County Master Plan.

ENGINEER'S CERTIFICATE

I hereby certify that the information shown herein is correct.

Michael Johnson
Michael Johnson
Registered Engineer, MD #5118

Prepared for:
Mr. Michael Johnson
14316 Station Court
P.O. Box 1000
301-870-1000

OYSTER, IMUS & PETZOLD, INC.
CIVIL ENGINEERS & LAND PLANNERS
1125 CONGRESS AVE. N.W.
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PRELIMINARY PLAN

E. H. JOHNSON PROPERTY (L5465 F346)
OAK HILL ESTATES
MONTGOMERY COUNTY, MARYLAND