

Item #7



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

**DATE:** April 25, 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 April 25, 2003.

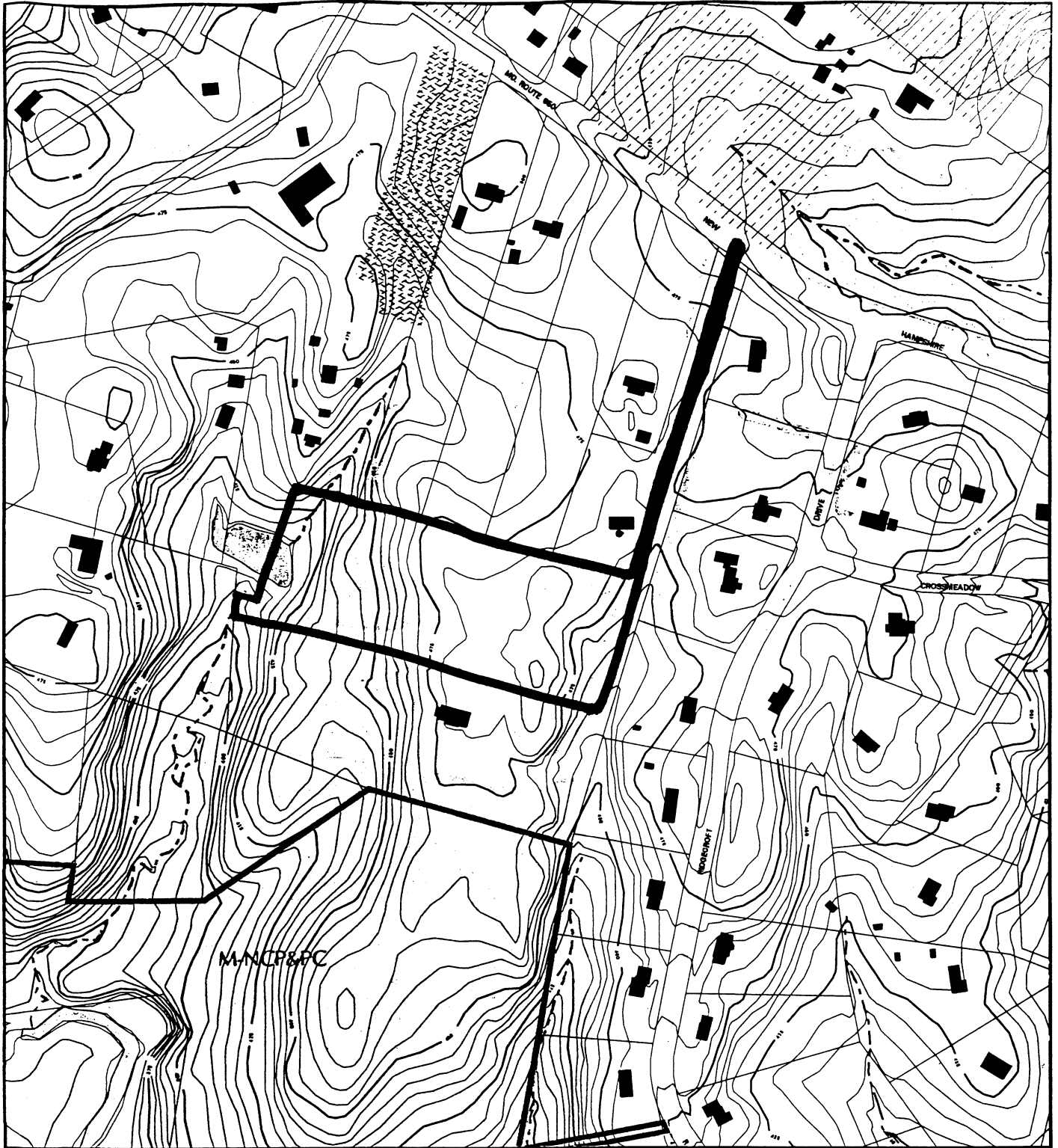
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Attached are copies of plan drawings for Items #05, #06 and #07. These subdivision items are scheduled for Planning Board consideration on April 25, 2003. The items are further identified as follows:

- Agenda Item #05 - Pre-Preliminary Plan 7-03045  
Graser Thomas Property
- Agenda Item #06 - Pre-Preliminary Plan 7-03047  
Sisters House
- Agenda Item #07 - Preliminary Plan 1-03070  
Sunshine Acres

Attachment

VICINITY MAP FOR  
**SUNSHINE ACRES (1-03070)**



Map compiled on April 08, 2003 at 2:53 PM | Site located on base sheet no - 230NW03

**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.

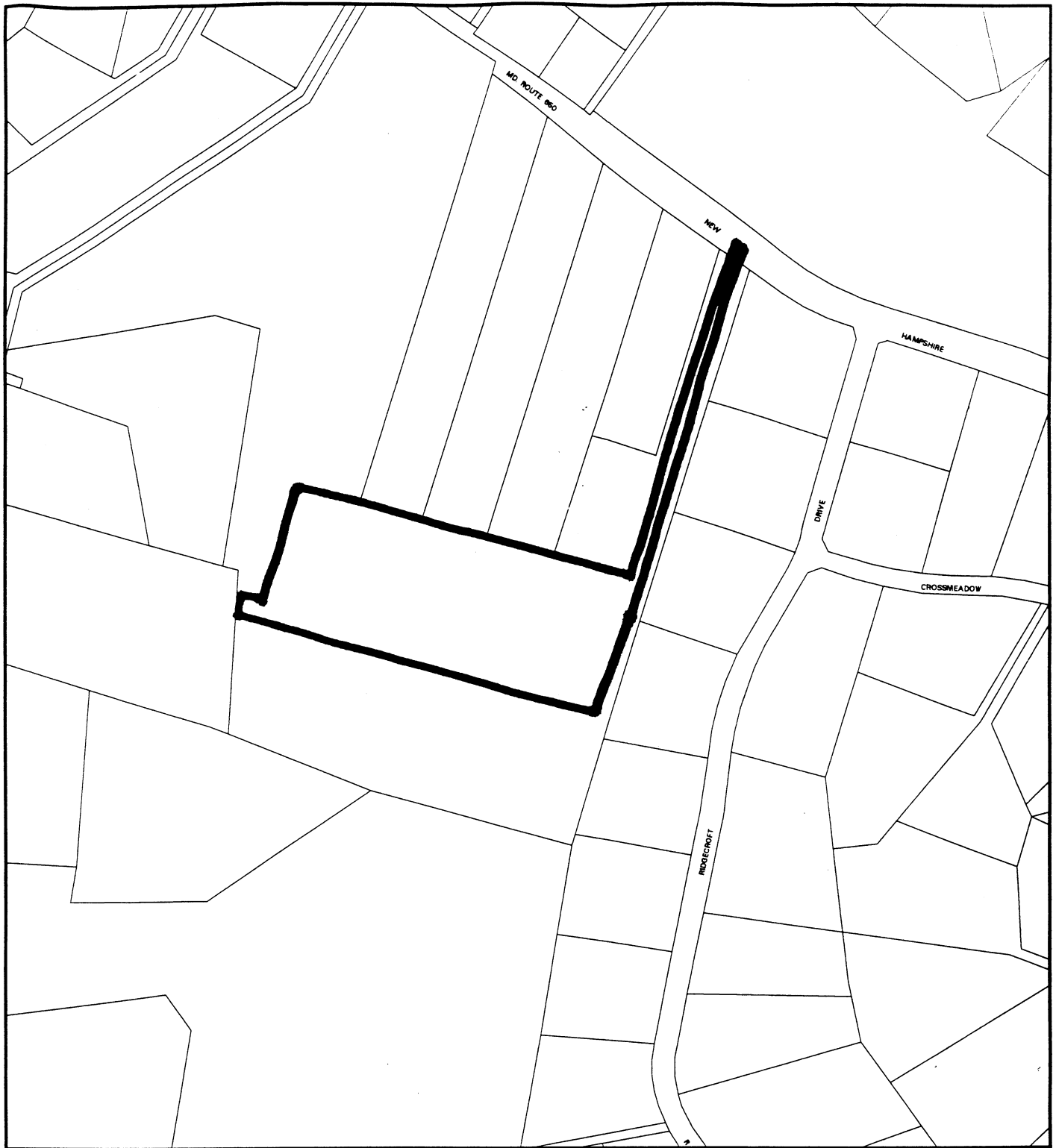
This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area 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



1 : 4800

VICINITY MAP FOR  
**SUNSHINE ACRES (1-03070)**



Map compiled on December 09, 1999 at 10:56 AM | Site located on base sheet no - 230NW03

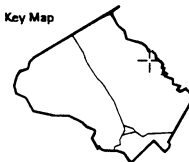
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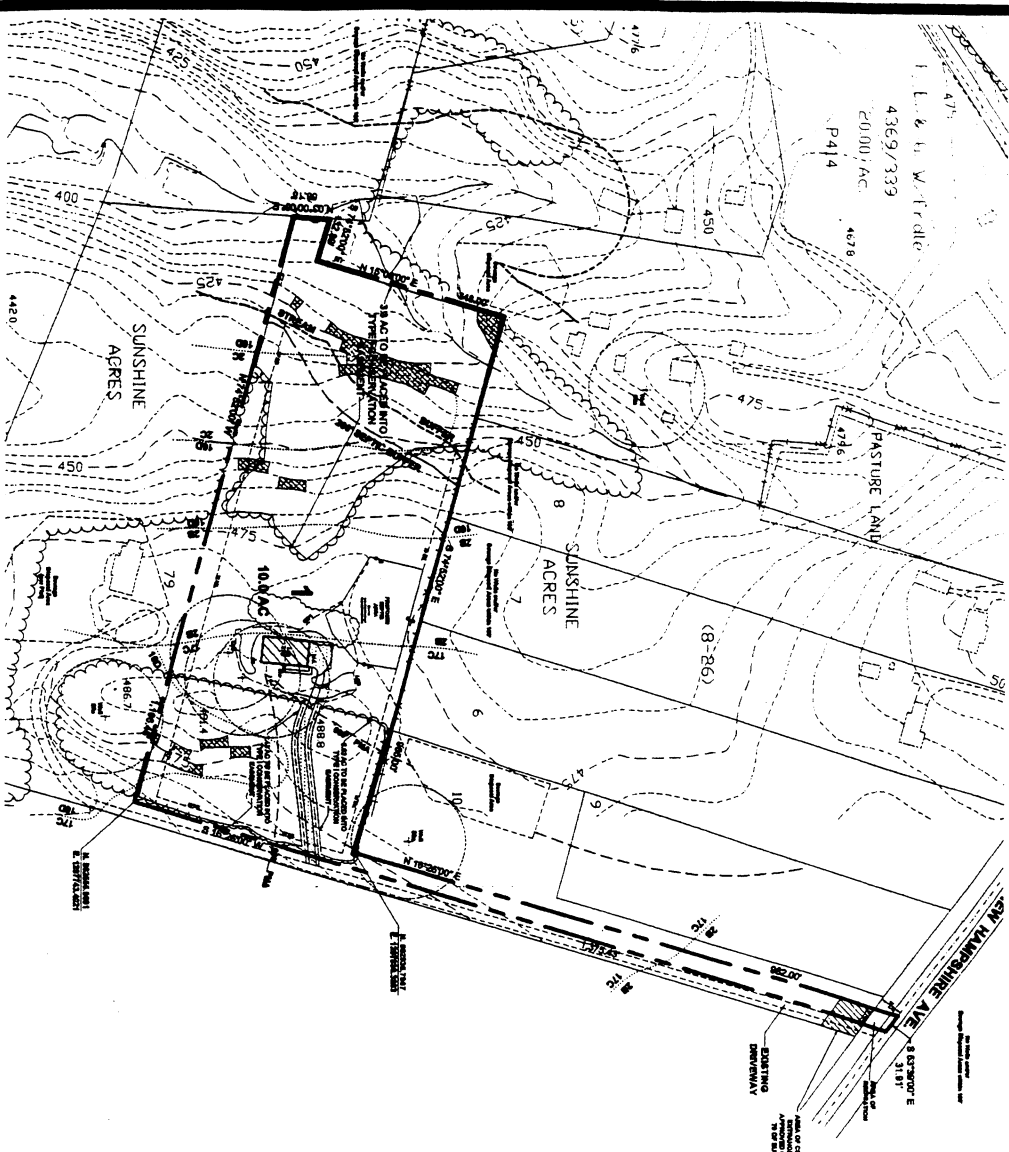
Key Map



N



1 : 4800



**CERTIFICATION OF TIER 1 SITE LOCATIONS**  
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that the above described site locations are in accordance with the provisions of the Professional Land Surveyor Act of 2002.

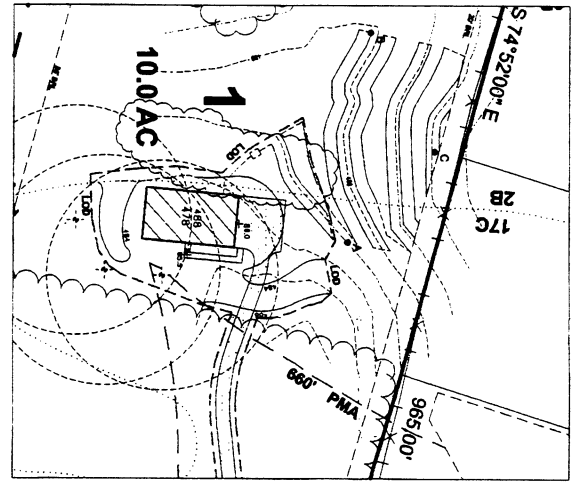
*Thomas A. Thomassen*  
 T.A. Thomassen, P.E.  
 3/16/03



**NOTICE:** Contour Interval: Topography shown by spot heights and contours. Elevation above sea level. Contours are shown per a field survey by Thomas A. Thomassen, Professional Land Surveyor, July 2002.

**SEWAGE DISPOSAL SYSTEM - DESIGN DATA:**

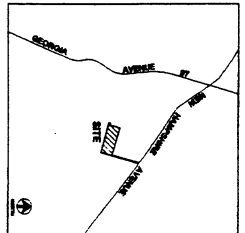
LOT	8 Spft. manhole dia. (ft.)	Time (min.)	Depth of Tank (ft.)	Inv. High (ft.)	Inv. Low (ft.)	Length of Inflow Pipe (ft.)	Depth of Stone (ft.)	Length of Outflow Pipe (ft.)
1	6	A	11	23.5	18	33.14'	9	33.14'
2	6	B	18	33.14'	24.7	80.8	90.0	80.0
3	6	C	9	33.14'	21.7	51.7	4	17.9



INSERT  
 SCALE: 1" = 40'

- NOTES:**
- AREA OF PROPERTY - 10.0 AC
  - EXISTING ZONING - RURAL CLUSTER (RC)
  - PROPERTY IS EXEMPT FROM AREA, DIMENSION, AND OPEN SPACE REQUIREMENTS OF THE ZONE (PARCEL, CREATED PRIOR TO THE RURAL CLUSTER ZONING)
  - NUMBER OF LOTS PROPOSED - 1
  - NUMBER OF LOTS TO BE SERVED - 1
  - NET TRACT AREA - 10.0 AC
  - AREA OF PROPERTY LOCATED IN PRIMARY MANAGEMENT AREA - 8.04 AC
  - IMPROVED AREA PROPOSED IN PRIMARY MANAGEMENT AREA - 0.64 AC
  - NET LOT AREA - 10.0 AC
  - LOT TO BE SERVED BY INDIVIDUAL WELL & ON-SITE SEWAGE DISPOSAL SYSTEM
  - EXISTING SEWER & WATER SERVICE CATEGORIES: 2-4, W-4
  - LOCATED IN HAWKSHIRE RIVER WATERSHED (CLASS IV-P)
  - REQUIRED SETBACKS:  
 Frontyards - 50'  
 Sideyards - 20'  
 Backyards - 35'
  - SITE TO BE SERVED BY VERIZON, PEPCO & WASHINGTON GAS (IF AVAILABLE)
  - BASE INFORMATION FROM M-NCPPC SHEET 220HW03
  - SITE LOCATED ON TAX MAP HW42

**OWNER:**  
 GEORGE W. JR. & C.L. THOMASSEN  
 P.O. BOX 630  
 CHARLESTOWN, WEST VIRGINIA 26414  
 1-800-521-7891



**PRELIMINARY PLAN  
 SUNSHINE ACRES**  
 Montgomery County, Maryland

**B&A** Benning & Associates, Inc.  
 Land Planning Consultants  
 933 Shady Grove Court  
 Gaithersburg, MD 20877  
 (301)945-0240

**date:** March 2003  
**scale:** 1" = 100'

