



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
County Executive

Robert Sutton  
Chairman

Date: October 20, 2023

### MEMORANDUM

TO: Rabbiah Sabbakhan  
Department of Permitting Services

FROM: Michael Kyne  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #: 1007629: Comprehensive building rehabilitation, hardscape alterations, fenestration alterations, installation of a new roof, and other alterations.

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with five (5) conditions** at the October 26, 2022 HPC meeting.

- 1. The final window schedule detailing each existing window and door, including its condition, details, and hardware components, and each window and door's proposed replacement shall be submitted to staff for final review and approval prior to issuance of the HAWP. The final window schedule shall show the comparative details between the existing and proposed fenestration.**
- 2. The railing on the historic north porch shall be traditionally detailed with wood railings and balusters, with final review of compatibility and detailing delegated to staff.**
- 3. The original fenestration pattern on the south elevation will be retained and shown on the permit level drawings.**
- 4. Final specifications of the new metal roof and details on the installation methods shall be submitted to staff for final review and approval prior to issuance of the HAWP.**
- 5. Final approval of the mortar mix for all masonry repair, and a detailed drawing of the chimney proposed for reconstruction shall be submitted to staff for final review and approval prior to issuance of the HAWP.**

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Duanne Epperly (Miche Booz, Architect)  
Address: 2240 Brighton Dam Road, Brookeville





## HISTORIC PRESERVATION COMMISSION

**Marc Elrich**  
*County Executive*

**Robert Sutton**  
*Chairman*

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.



**REVIEWED**

By Michael Kyne at 12:01 pm, Oct 20, 2023

APPROVED

Montgomery County

Historic Preservation Commission



# House permit questions

Total square feet of land to be disturbed by the proposed construction activities?

We are remodeling within the same footprint as the current structure and will be moving less than 500 sqft.

Total cubic yards of earth that will be moved during construction?

We are remodeling within the same footprint as the current structure and will be moving less than 10 cubic yards.

Total square feet of proposed new building footprint?

We are remodeling within the same footprint as the current structure and will be adding 0 Square feet to the proposed footprint.

Total square feet of new floor space?

We are converting a loft area to a bathroom, this is the only change in the floor plan but as it's a lot and was usable space we are adding no additional square feet to the home.

## Narrative

The proposed construction activities will focus on a remodeling project which will maintain the existing structure's footprint. The overall disturbance to the land will be minimal, with less than 500 square feet of land expected to be affected.

In terms of earth movement, the project is designed to be non-intrusive, with less than 10 cubic yards of earth planned to be relocated during construction. This approach ensures that the environmental impact of the project is kept to a minimum.

The project will not increase the existing building's footprint, as the construction activities are confined within the current structure. The total square feet of the proposed new building footprint will remain unchanged, reinforcing our commitment to sustainable and responsible construction practices.

In terms of new floor space, we are utilizing the existing loft area to create a new bathroom. This innovative use of space means that we are not adding any additional square feet to the home. Instead, we are maximizing the current space's utility and functionality, enhancing the property's value and livability while maintaining its original size.



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Rabbiah Sabbakhan  
Director

**BUILDING RESIDENTIAL PERMIT APPLICATION**

Application Date: 8/18/2023

Application No: 1041307  
AP Type: BUILDING  
Customer No: 1472658

**Comments**

Historic work per HAWP 1007629; reconstruct screen porch at remnants, demo 1st + 2nd floor bathrooms and replace w/ patio-1st + larger dormer-2nd, demo attached garage + replace w/ deck over patio, replace all siding + metal roofs, reconfig walls for bathrooms, repair/supplement struct, elect + plum

**Affidavit Acknowledgement**

This application does not violate any covenants and deed restrictions

**Primary Applicant Information**

Location 1811 BRIGHTON DAM RD 208 MARKET ST BROOKEVILLE, MD 20833  
Homeowner EPPERLY (Primary)  
Othercontact BOOZ

**Building Residential Permit Details**

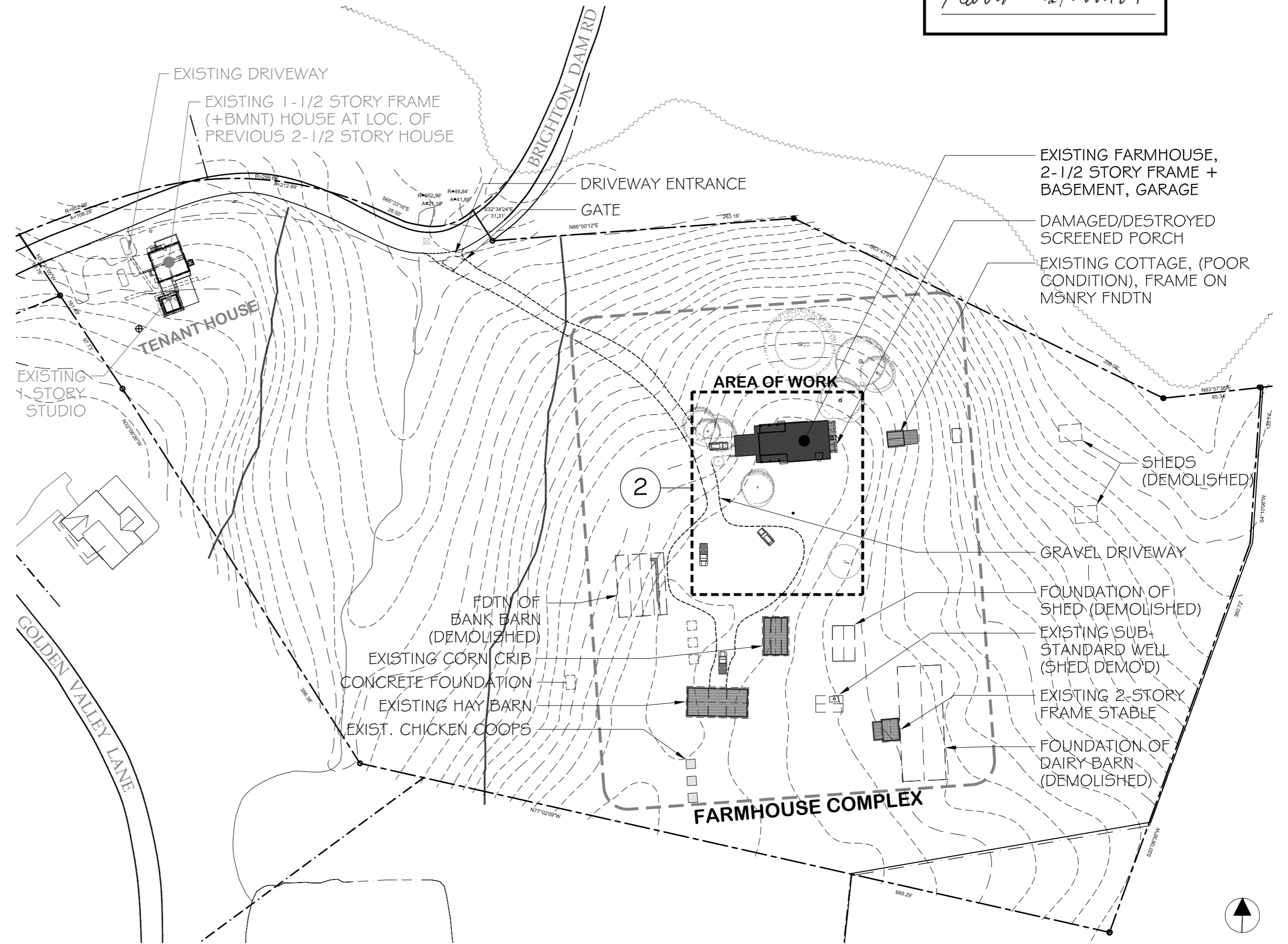
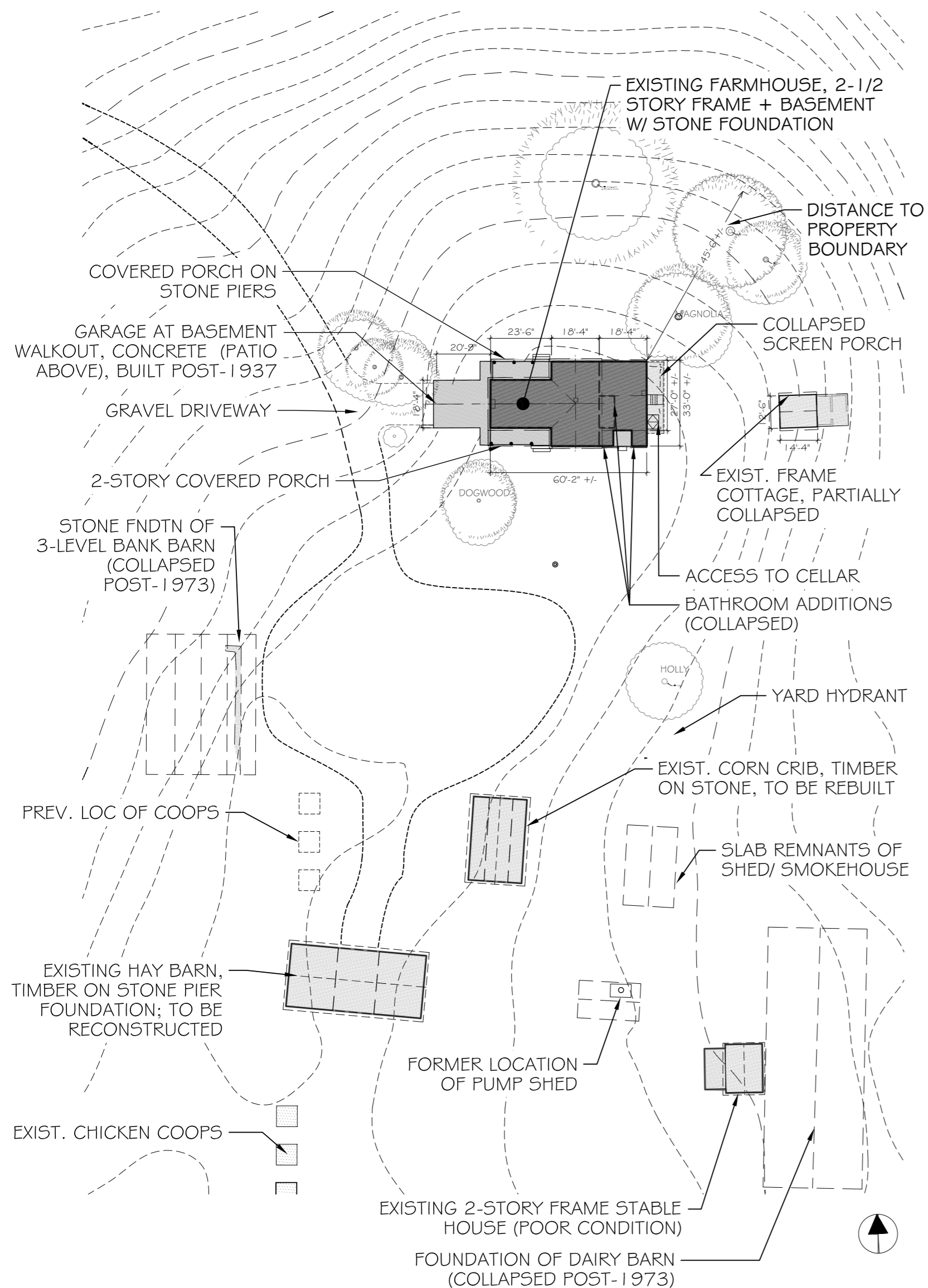
Use Code SFD  
Work Type ALTER  
Disturbed Area 2400  
Work Area 4000  
Estimated Cost \$ 300000  
Scope of Work Restore/renovate mid-1800's farmhouse; replace envelope + select windows, screen porch, deck/patios.  
Type of Water Supply On Well  
Sewage Disposal On Septic  
DFL Log Type DFLFUND

**REVIEWED**  
By Michael Kyne at 12:01 pm, Oct 20, 2023

APPROVED  
Montgomery County  
Historic Preservation Commission

**REVIEWED**  
By Michael Kyne at 12:01 pm, Oct 20, 2023

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*



2 FARMHOUSE COMPLEX SITE PLAN  
SCALE: 1" = 40'

DocuSigned by:

1 SUNNYMEADE FARM PROPERTY PLAN  
SCALE: 1" = 80'

MICHE BOOZ

ARCHITECT

15 High St +  
208 Market St  
Brookeville  
Maryland 20833  
301 774 6911

PROJECT



**FARMHOUSE RENOVATION**

Grafton Holland "Sunnymeade" Farm  
2240 Brighton Dam Road, Brookeville, MD 20833  
Montgomery County MHT Inventory M:23/82

OWNERS  
Duane & Rachel Epperly  
2240 Brighton Dam Road, Brookeville, MD 20833

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland. License Number: 10084, Expiration Date: 09/09/2024



SET

PERMIT SET  
8/18/2023

HAWP 1007629 BLDG 1041307

ISSUE



SCALE AS NOTED

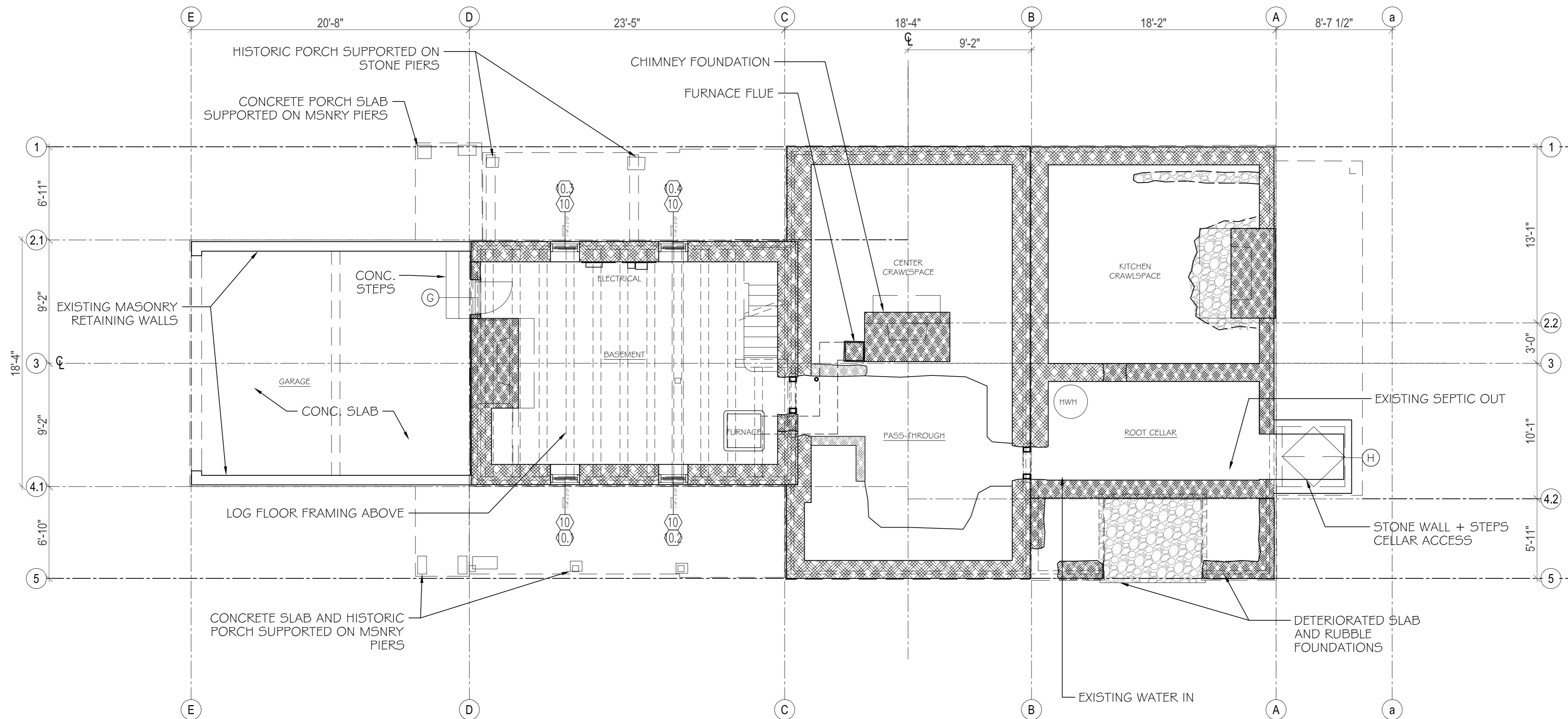
TITLE  
EXISTING SITE PLAN

SHEET

G001

**REVIEWED**  
By Michael Kyne at 12:01 pm, Oct 20, 2023

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*



DocuSigned by:

**MICHE BOOZ**  
ARCHITECT  
15 High St +  
208 Market St  
Brookeville  
Maryland 20833  
301 774 6911

PROJECT



**FARMHOUSE RENOVATION**  
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Montgomery County MHT Inventory M:23/82  
OWNERS  
Duane & Rachel Epperly  
2240 Brighton Dam Road, Brookeville, MD 20833



SET

PERMIT SET  
8/18/2023

ISSUE


N  
▲

SCALE 3/16" = 1'  
0 6

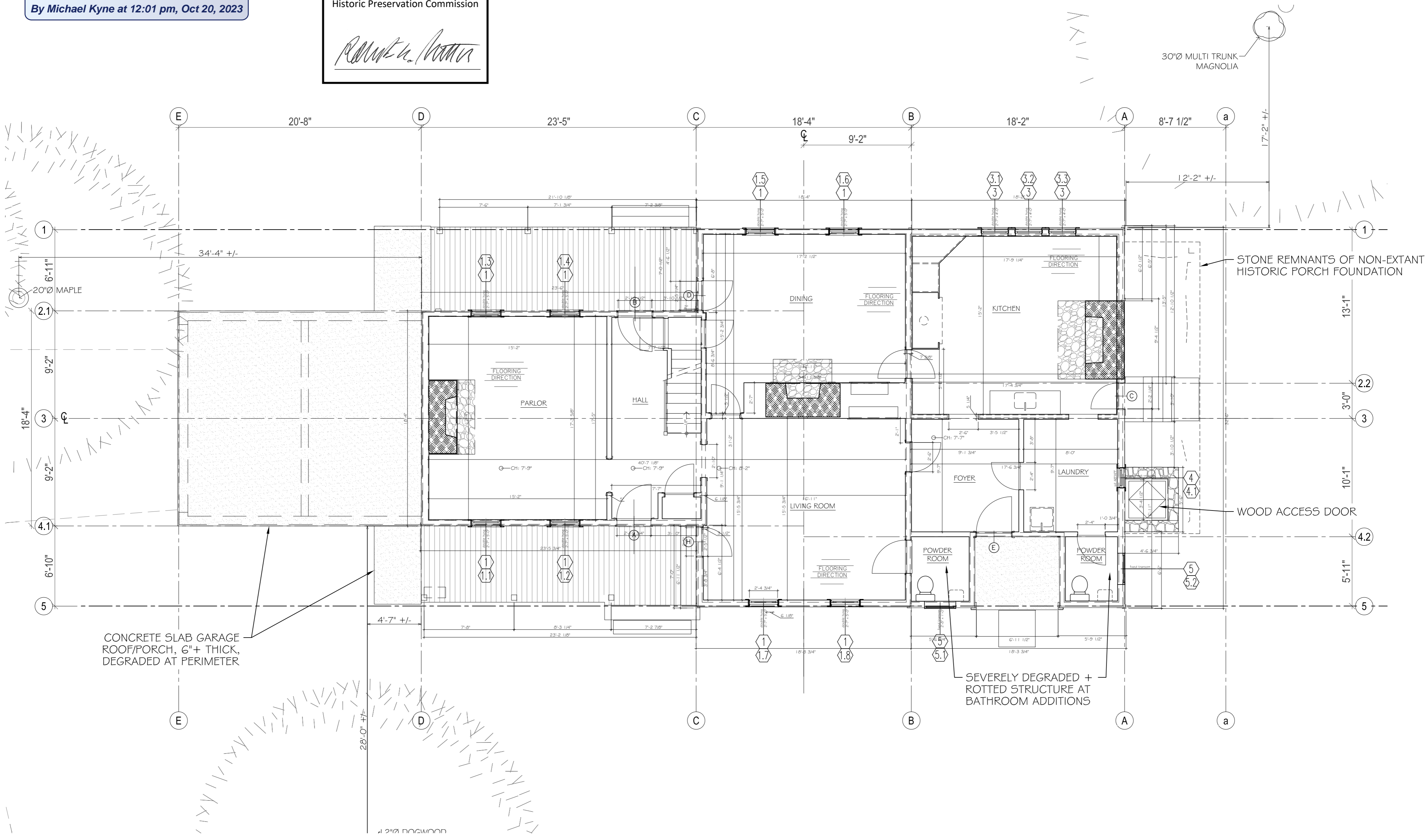
TITLE  
**EXISTING + DEMO  
BASEMENT PLAN**

SHEET

**G100**

**REVIEWED**  
By Michael Kyne at 12:01 pm, Oct 20, 2023

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*



DocuSigned by:

**MICHE BOOZ**  
ARCHITECT  
15 High St +  
208 Market St  
Brookeville  
Maryland 20833  
301 774 6911

PROJECT



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SET

PERMIT SET  
8/18/2023

ISSUE



SCALE 3/16" = 1'  
0 6

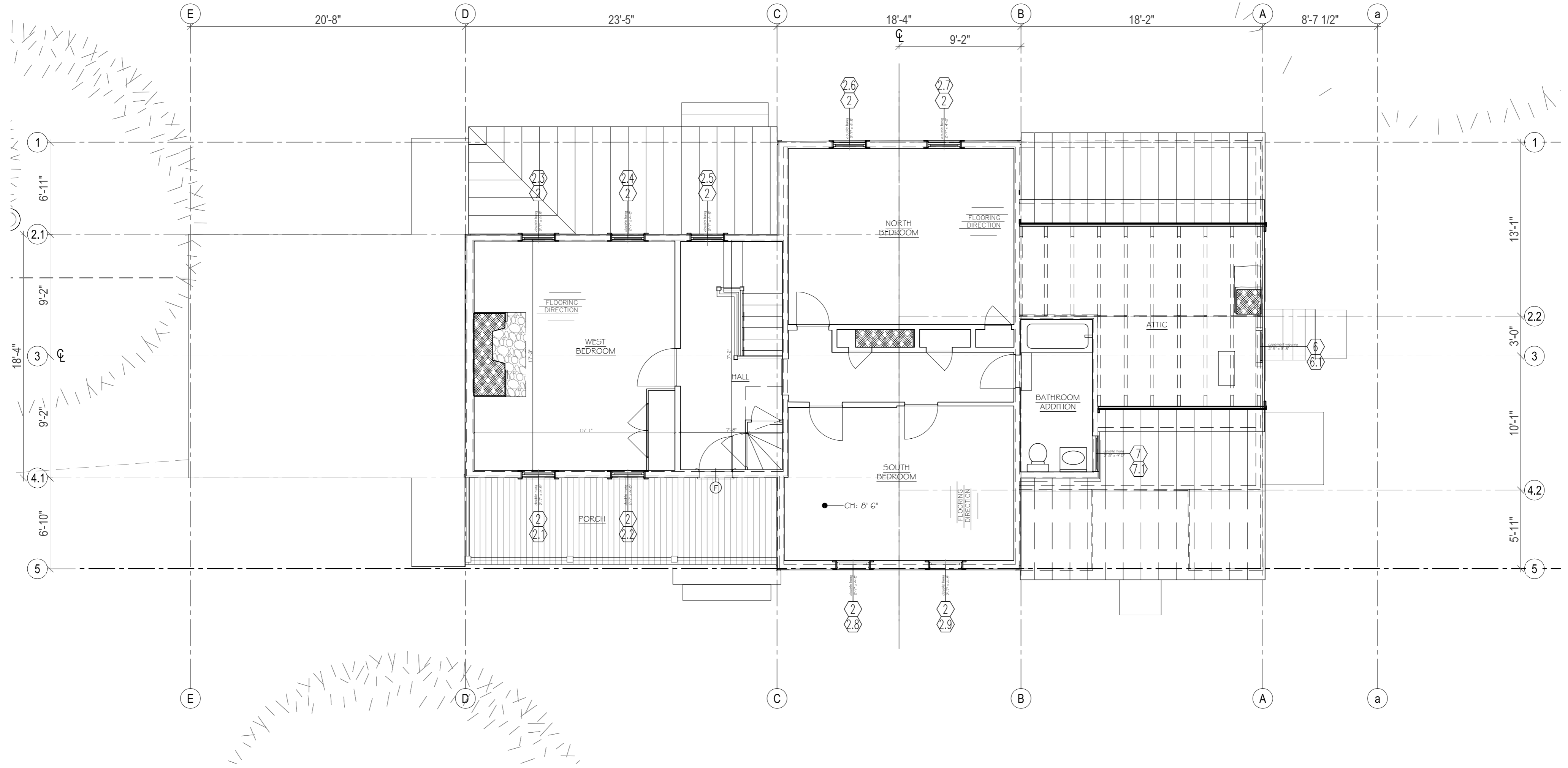
TITLE  
EXISTING + DEMO  
FIRST FLOOR PLAN

SHEET

G101

**REVIEWED**  
By Michael Kyne at 12:02 pm, Oct 20, 2023

APPROVED  
Montgomery County  
Historic Preservation Commission



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**MICHE BOOZ**  
ARCHITECT  
15 High St +  
208 Market St  
Brookeville  
Maryland 20833  
301 774 6911

PROJECT  
  
**FARMHOUSE RENOVATION**  
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OWNERS  
Duane & Rachel Epperly  
2240 Brighton Dam Road, Brookeville, MD 20833

SET	PERMIT SET 8/18/2023
ISSUE	

SCALE 3/16" = 1'

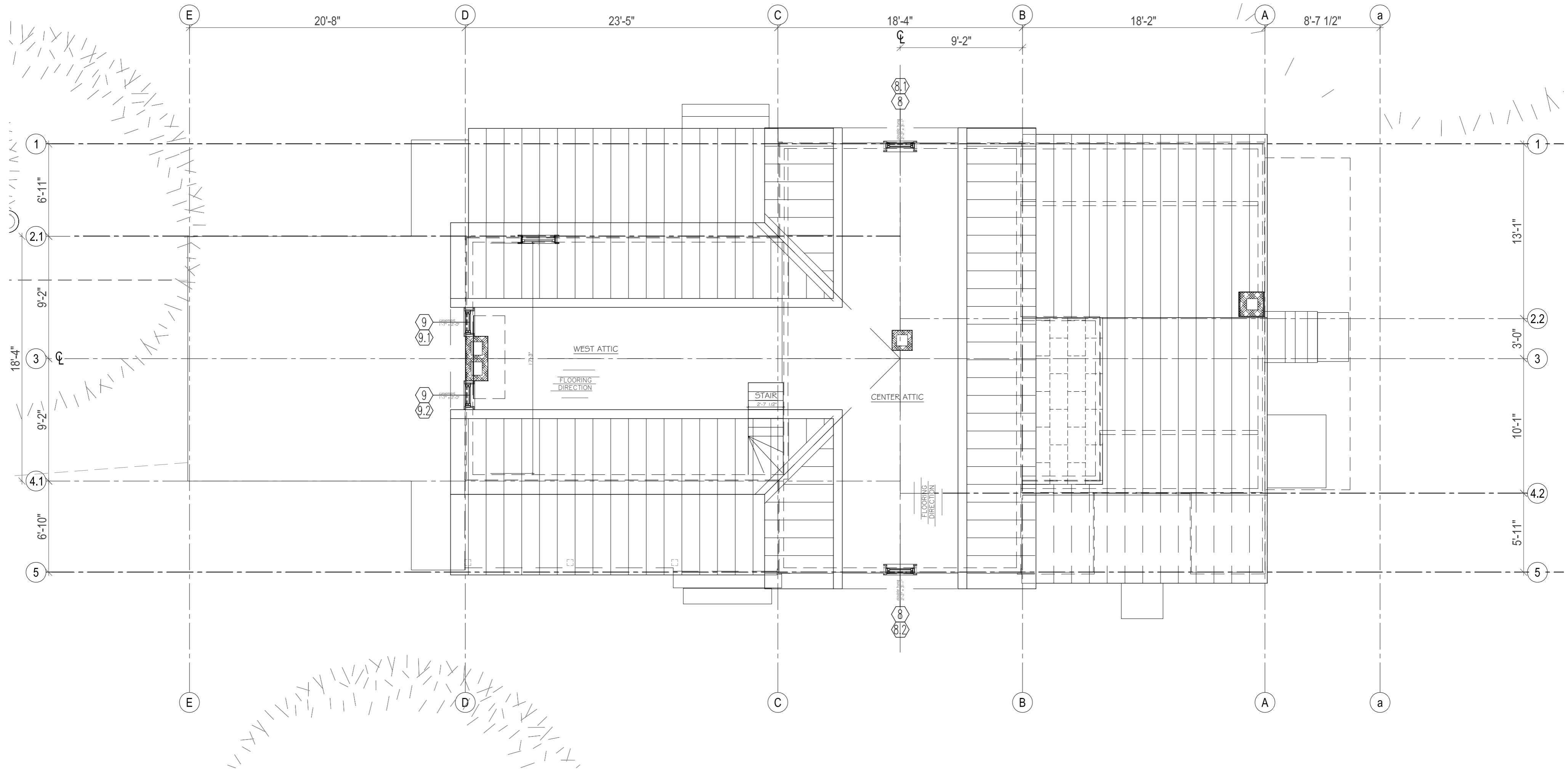
TITLE  
EXISTING SECOND FLOOR PLAN

SHEET  
**G102**



**REVIEWED**  
By Michael Kyne at 12:01 pm, Oct 20, 2023

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*



DocuSigned by:

**MICHE BOOZ**

ARCHITECT

15 High St +  
208 Market St  
Brookeville  
Maryland 20833  
301 774 6911

PROJECT



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2240 Brighton Dam Road, Brookeville, MD 20833  
Montgomery County MHT Inventory M:23/82

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SET

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8/18/2023

ISSUE



SCALE 3/16" = 1'  
0 6

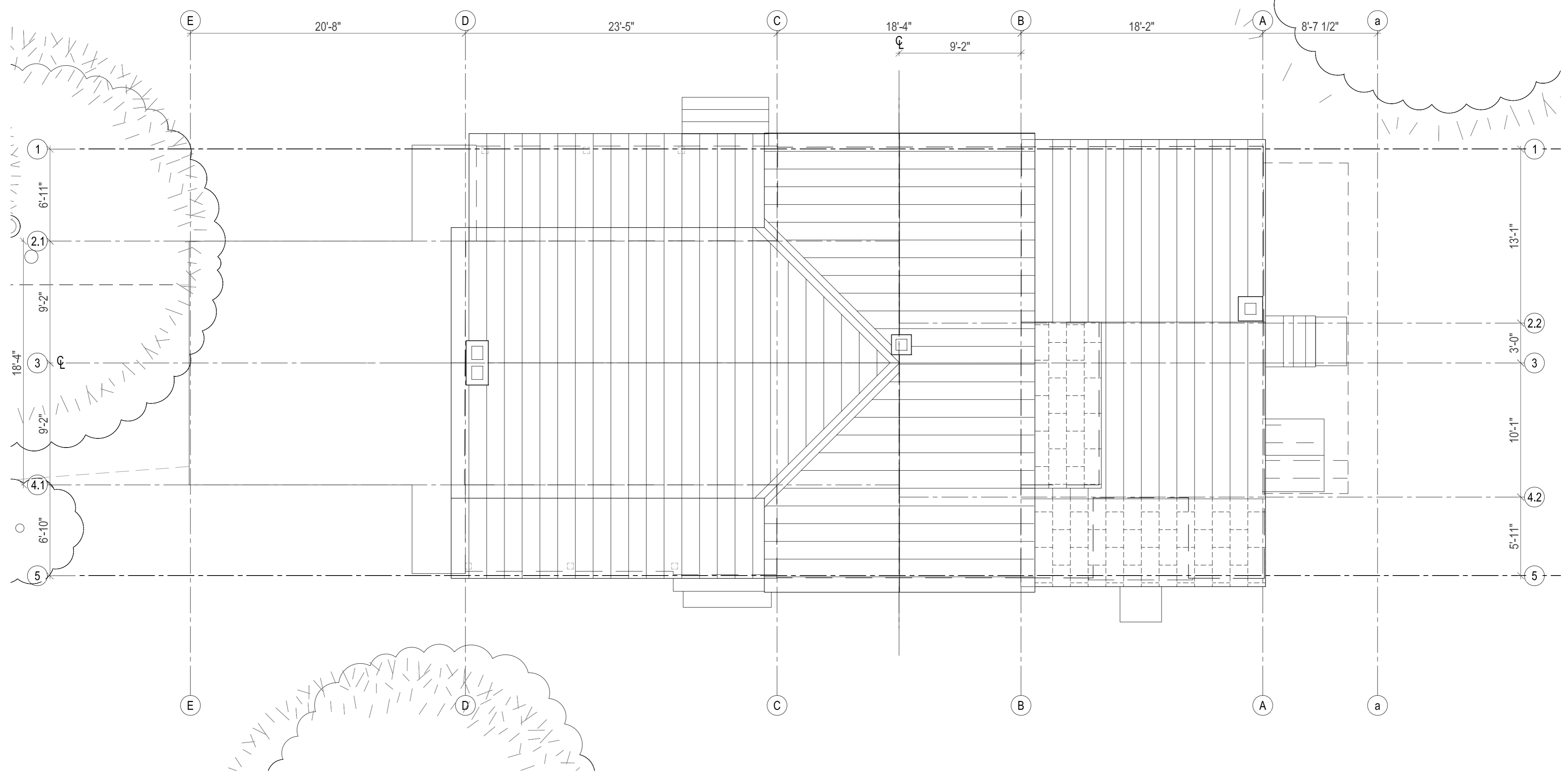
TITLE  
EXISTING ATTIC  
FLOOR PLAN

SHEET

G103

**REVIEWED**  
By Michael Kyne at 12:01 pm, Oct 20, 2023

APPROVED  
Montgomery County  
Historic Preservation Commission  
*R. W. ...*



DocuSigned by:

**MICHE BOOZ**  
ARCHITECT  
15 High St +  
208 Market St  
Brookeville  
Maryland 20833  
301 774 6911

PROJECT  
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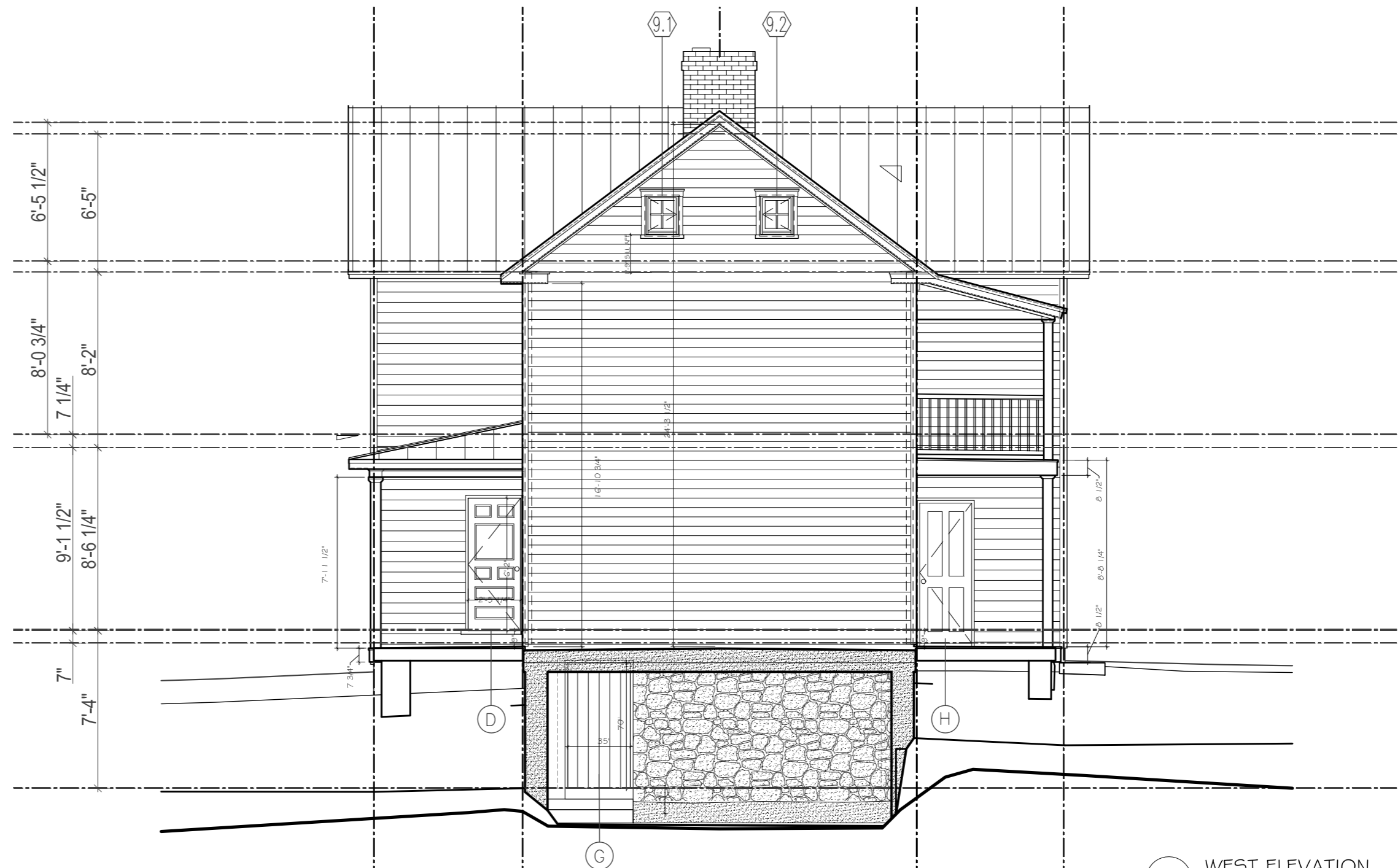
SET	PERMIT SET 8/18/2023
ISSUE	

N  
  
SCALE 3/16" = 1'

TITLE  
**EXISTING + DEMO  
ROOF PLAN**  
SHEET  
**G104**

**REVIEWED**  
By Michael Kyne at 12:01 pm, Oct 20, 2023

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Robert A. Kyne*



2 WEST ELEVATION



1 NORTH ELEVATION

DocuSigned by:

**MICHE BOOZ**  
ARCHITECT  
15 High St +  
208 Market St  
Brookeville  
Maryland 20833  
301 774 6911

PROJECT



**FARMHOUSE RENOVATION**  
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OWNERS  
Duane & Rachel Epperly  
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SET

PERMIT SET  
8/18/2023

ISSUE  
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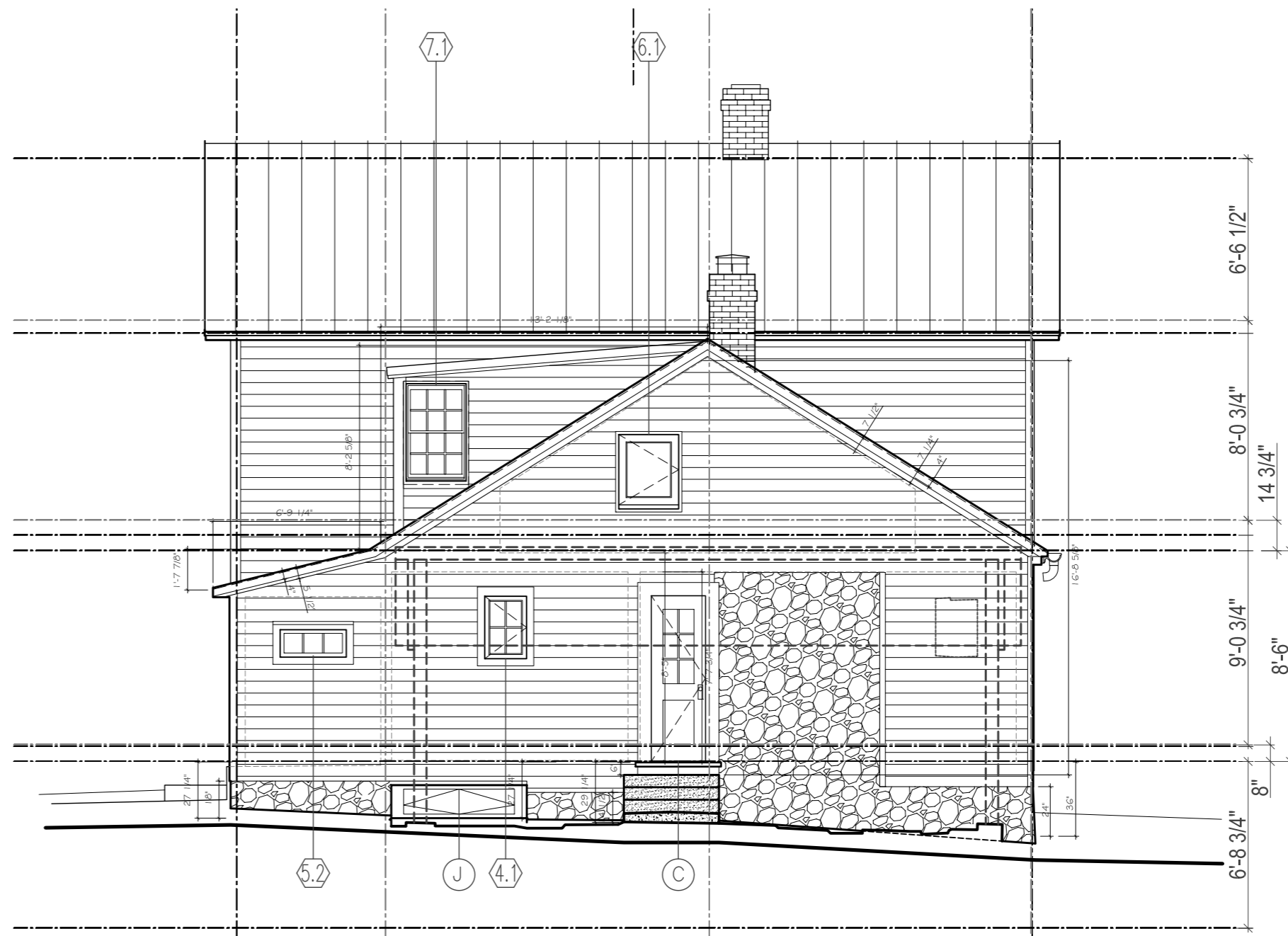
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TITLE  
EXISTING + DEMO  
EXTERIOR  
ELEVATIONS

SHEET  
G200

**REVIEWED**  
By Michael Kyne at 12:01 pm, Oct 20, 2023

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Robert A. ...*



2 EAST ELEVATION



1 SOUTH ELEVATION

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ARCHITECT  
15 High St +  
208 Market St  
Brookeville  
Maryland 20833  
301 774 6911

PROJECT



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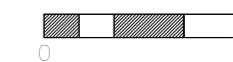
SET

PERMIT SET  
8/18/2023

ISSUE



SCALE 3/16" = 1'



TITLE  
EXISTING + DEMO  
EXTERIOR  
ELEVATIONS

SHEET

G201

### EXISTING WINDOW SCHEDULE

SYMBOL	TYPE	MANUF.	DESCRIPTION	DIM. (W x H)	STYLE	GLAZING	HARDWARE	QTY	NOTES
①	DOUBLE HUNG	EXISTING	1ST FLR TYP (CENTER, WEST)	RO: 2'-8" x 5'-0" (VIF) FS: 2'-7 1/2" x 4'-11 1/2" (VIF)	9/6 DL	SINGLE PANE, CLR, REPLACEMENT	THUMB LATCH	8	
②	DOUBLE HUNG	EXISTING	2ND FLR TYP (CENTER, WEST)	RO: 2'-8" x 4'-3" (VIF) FS: 2'-7 1/2" x 4'-2" (VIF)	6/6 DL	SINGLE PANE, CLEAR, REPLACEMENT	THUMB LATCH	9	
③	DOUBLE HUNG	EXISTING	1ST FLR EAST, TRIPLE MULLED	RO: 2'-6" x 4'-0" (VIF) FS: 2'-5 1/2" x 3'-11 1/2" (VIF)	4/4 DL	SINGLE PANE, CLEAR, REPLACEMENT	THUMB LATCH	3	
④	CASEMENT INSWING	EXISTING	1ST FLR EAST, HINGED	RO: 1'-10" x 2'-8" (VIF) FS: 1'-9 1/2" x 2'-7 1/2" (VIF)	2/2 DL	SINGLE PANE, CLEAR, REPLACEMENT	THUMB LATCH	1	
⑤	FIXED TRANSOM	EXISTING	1ST FLR EAST, POWDER RMS	RO: 2'-9" x 1'-3" (VIF) FS: 2'-8" x 1'-2" (VIF)	3/1 DL	SINGLE PANE, CLEAR, REPLACEMENT	-	2	
⑥	CASEMENT INSWING	EXISTING	2ND FLR EAST, HINGED	RO: 2'-8" x 3'-6" (VIF) FS: 2'-7 1/2" x 3'-5 1/2" (VIF)	SNGLE PANE	SINGLE PANE, CLEAR, REPLACEMENT	THUMB LATCH	1	
⑦	DOUBLE HUNG	EXISTING	2ND FLR, BATHROOM	RO: 2'-8" x 4'-0" (VIF) FS: 2'-7 1/2" x 3'-11 1/2" (VIF)	6/6 DL	SINGLE PANE, FROSTED, REPLACEMENT	THUMB LATCH	1	
⑧	DOUBLE HUNG	EXISTING	ATTIC CENTER	RO: 2'-8" x 3'-6" (VIF) FS: 2'-7 1/2" x 3'-5 1/2" (VIF)	6/3 DL	SINGLE PANE, CLEAR, REPLACEMENT	THUMB LATCH	2	
⑨	CASEMENT INSWING	EXISTING	ATTIC WEST, HINGED	RO: 1'-8" x 2'-0" (VIF) FS: 1'-7" x 1'-11 1/2" (VIF)	2/2 DL	SINGLE PANE, CLEAR, REPLACEMENT	THUMB LATCH	2	
⑩	AWNING INSWING	EXISTING	BASEMENT WEST, HINGED	RO: 2'-0" x 1'-6" (VIF) FS: 1'-8" x 1'-2" (VIF)	3/1 DL	SINGLE PANE, CLEAR, REPLACEMENT	THUMB LATCH	4	

**REVIEWED**  
By Michael Kyne at 12:01 pm, Oct 20, 2023

APPROVED  
Montgomery County  
Historic Preservation Commission  


### EXISTING EXTERIOR DOOR SCHEDULE

NO.	MODEL / DESCRIPTION	LOCATION	OPERATION (FROM EXTERIOR)	MATERIAL	ROUGH OPENING (W x H)	STYLE	HARDWARE	INT. FINISH	EXT. FINISH	NOTES
A	ORIGINAL; PTD	FIRST FLOOR SOUTH (MAIN FRONT DOOR)	INSWING-HINGE-R	REDWOOD	DOOR: 35-1/2 X 85-1/2	6 PANEL 2 LITE	MORTISE LOCK, GLASS KNOB, DEADBOLT CYLINDER	TRIM FAIR	TRIM FAIR	BOTTOM 2 PANELS MISSING (WOOD). ORIGINAL GLASS MISSING 1/8"
B	ORIGINAL; FAIR	FIRST FLOOR NORTH	INSWING-HINGE-L	WOOD	DOOR: 35-1/2 X 73-1/2	6 PANEL 2 LITE	SURFACE LOCK, ORIGINAL KNOB	TRIM FAIR		PANELS, LITES ORIGINAL; ALUMINUM STORM
C	NOT ORIGINAL, POOR	FIRST FLOOR EAST	INSWING-HINGE-L	PINE	26-1/2 X 80	1 PANEL 1/2 LITE				
D	ORIGINAL; FAIR	FIRST FLOOR PORCH	INSWING-HINGE-L	WOOD, PTD	29-1/2 X 77	8 PANEL CTR LITE	ORIGINAL KNOB	TRIM FAIR		ALUMINUM STORM
E	REMOVED	FIRST FLOOR SOUTH	INSWING-HINGE-R		37-3/4 X 81-1/2					
F	ORIGINAL; FAIR	SECOND FLOOR SOUTH (PORCH)	INSWING-HINGE-R	WOOD	RO: 32-1/2 X 82 (TO SILL), 29-3/4 X 80-3/4	BOARD AND BATTEN; 1-IN BOARDS	THUMB LATCH AND METAL SEAL	1-1/2 IN TRIM	1-3/4	
G	NOT ORIGINAL	BASEMENT WEST	INSWING-HINGE-L	WOOD, METAL-CLAD	RO: 37-3/4 X 78, 34 X 71					
H	REMOVED	FIRST FLOOR, SOUTH (PORCH)	INSWING-HINGE-R	WOOD	29-1/2 X 77					
J	NOT ORIGINAL, POOR	FIRST FLOOR, EAST (TO ROOT CELLAR)	OUTSWING-HINGE-L & R	WOOD	40-1/2 X 44-1/8					

DocuSigned by:

MICHE BOOZ

ARCHITECT

15 High St +  
208 Market St  
Brookeville  
Maryland 20833  
301 774 6911

PROJECT



**FARMHOUSE RENOVATION**

Grafton Holland "Sunnymeade" Farm

2240 Brighton Dam Road, Brookeville, MD 20833

Montgomery County MHT Inventory M:23/82

OWNERS

Duane & Rachel Epperly  
2240 Brighton Dam Road, Brookeville, MD 20833

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SET

PERMIT SET  
8/18/2023

ISSUE

SCALE

TITLE

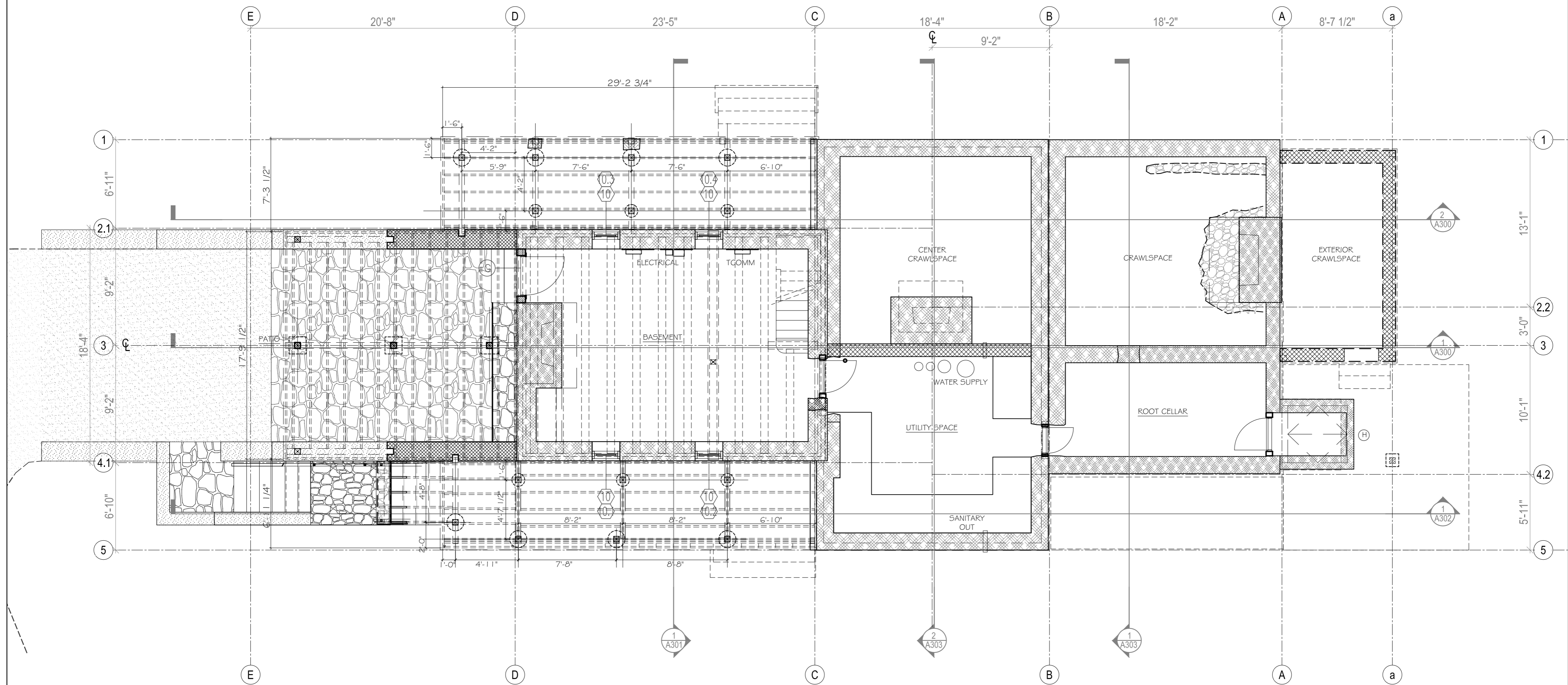
EXISTING  
WINDOW & DOOR  
SCHEDULE

SHEET

G600

**REVIEWED**  
By Michael Kyne at 12:01 pm, Oct 20, 2023

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*



DocuSigned by:

**MICHE BOOZ**  
ARCHITECT  
15 High St +  
208 Market St  
Brookeville  
Maryland 20833  
301 774 6911

PROJECT  
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SET	PERMIT SET 8/18/2023
ISSUE	

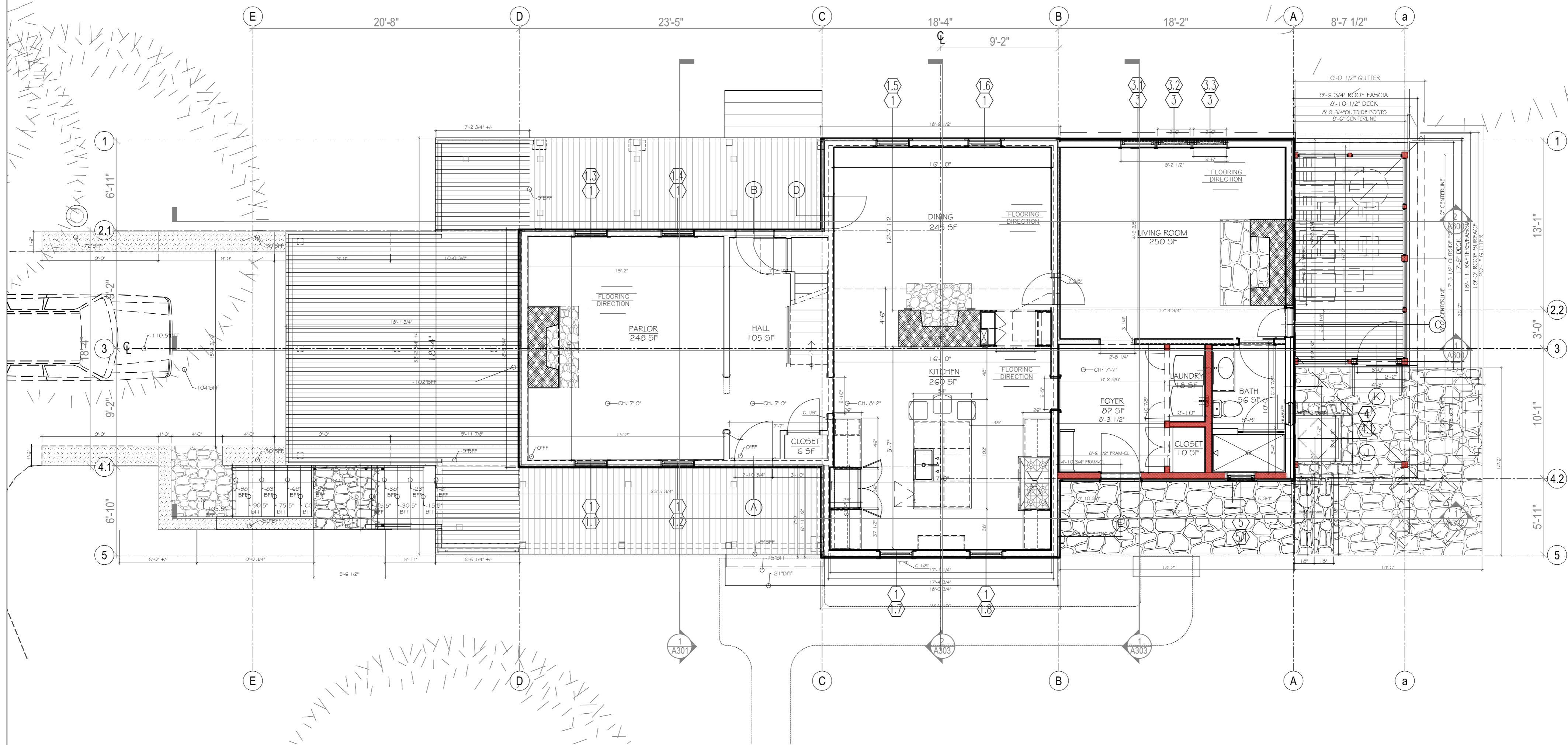
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SCALE 3/16" = 1'  
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TITLE  
**BASEMENT FLOOR PLAN**

SHEET  
**A100**

**REVIEWED**  
By Michael Kyne at 12:01 pm, Oct 20, 2023

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Rachel Epperly*



DocuSigned by:

**MICHE BOOZ**  
ARCHITECT  
15 High St +  
208 Market St  
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Maryland 20833  
301 774 6911

PROJECT



**FARMHOUSE RENOVATION**  
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8/18/2023

ISSUE



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0 6

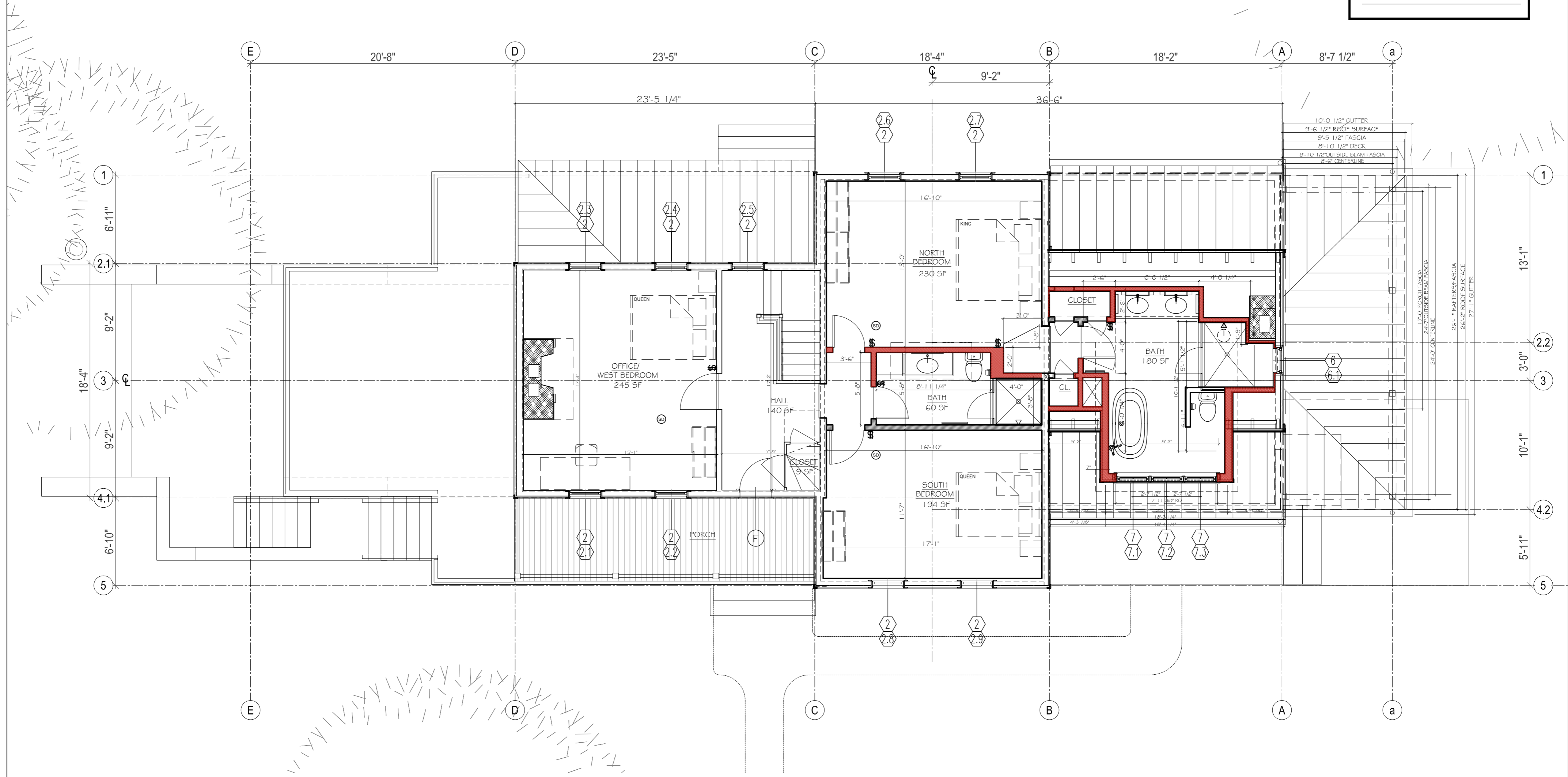
TITLE  
FIRST FLOOR PLAN

SHEET

A101

**REVIEWED**  
By Michael Kyne at 12:01 pm, Oct 20, 2023

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Ronald H. ...*



DocuSigned by:

**MICHE BOOZ**  
ARCHITECT  
15 High St +  
208 Market St  
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301 774 6911

PROJECT



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SET

PERMIT SET  
8/18/2023

ISSUE



SCALE 3/16" = 1'  
0 6

TITLE  
SECOND FLOOR  
PLAN

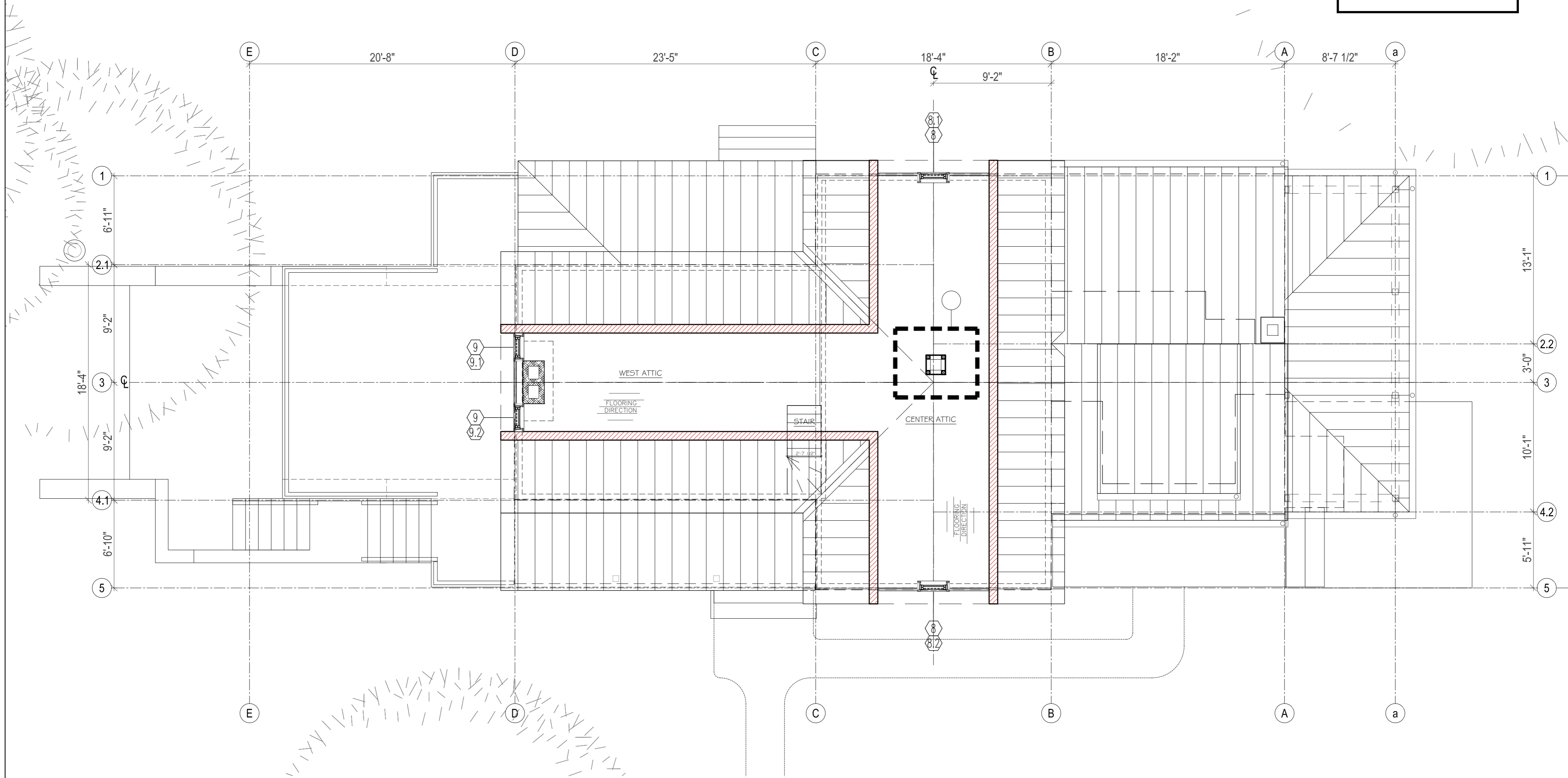
SHEET

A102



**REVIEWED**  
By Michael Kyne at 12:01 pm, Oct 20, 2023

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Ronald H. ...*



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MICHE BOOZ

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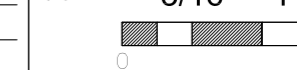
SET

PERMIT SET  
8/18/2023

ISSUE



SCALE 3/16" = 1'



TITLE

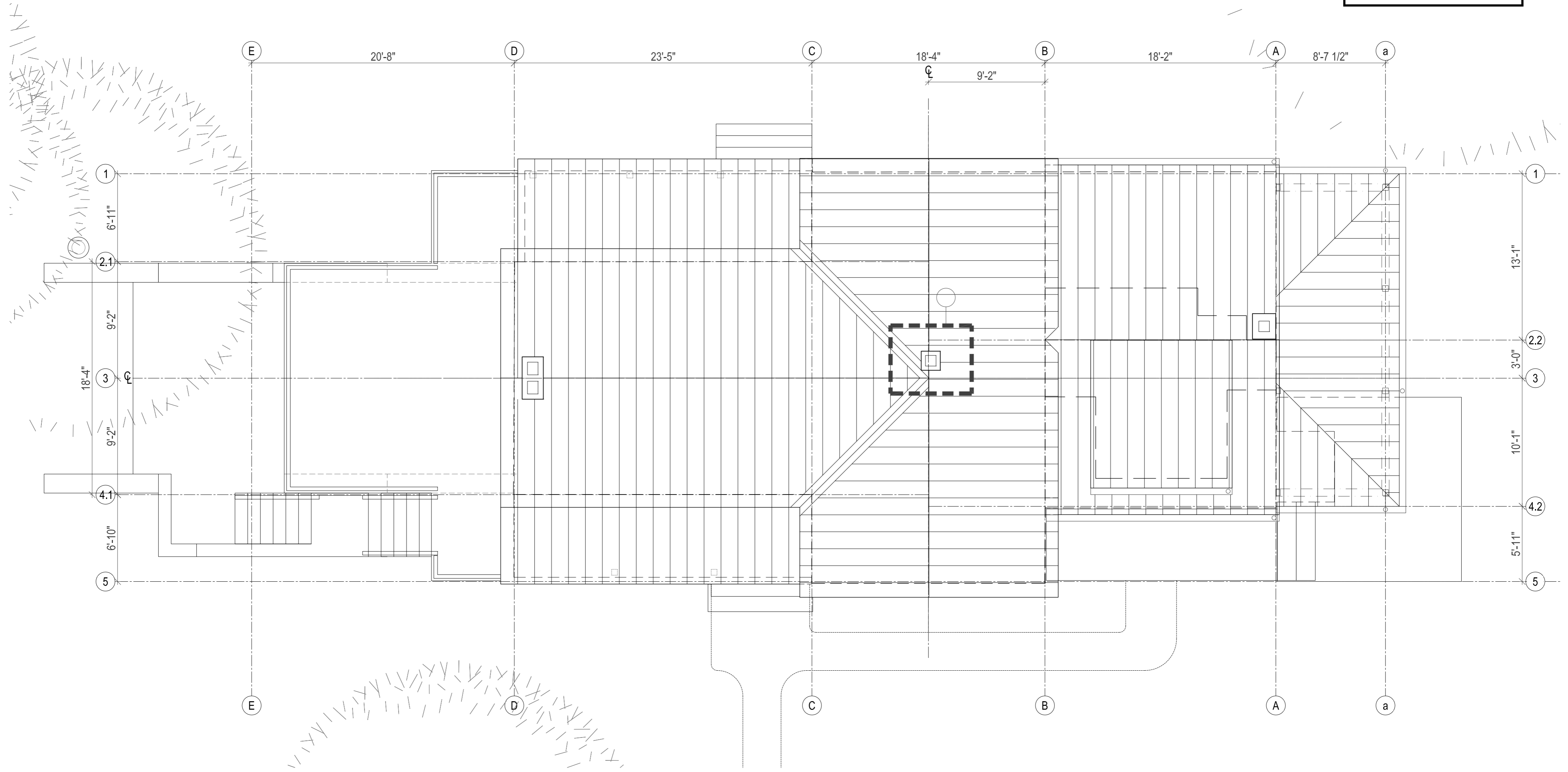
ATTIC PLAN

SHEET

A103

**REVIEWED**  
By Michael Kyne at 12:01 pm, Oct 20, 2023

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Robert A. Adams*



DocuSigned by:

MICHE BOOZ

ARCHITECT

15 High St +  
208 Market St  
Brookeville  
Maryland 20833  
301 774 6911

PROJECT



**FARMHOUSE RENOVATION**

Grafton Holland "Sunnymeade" Farm  
2240 Brighton Dam Road, Brookeville, MD 20833

Montgomery County MHT Inventory M:23/82

OWNERS  
Duane & Rachel Epperly  
2240 Brighton Dam Road, Brookeville, MD 20833

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland. License Number: 10024. Expiration Date: 09/09/2024



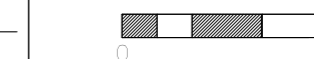
SET

PERMIT SET  
8/18/2023

ISSUE



SCALE 3/16" = 1'



TITLE

ROOF PLAN

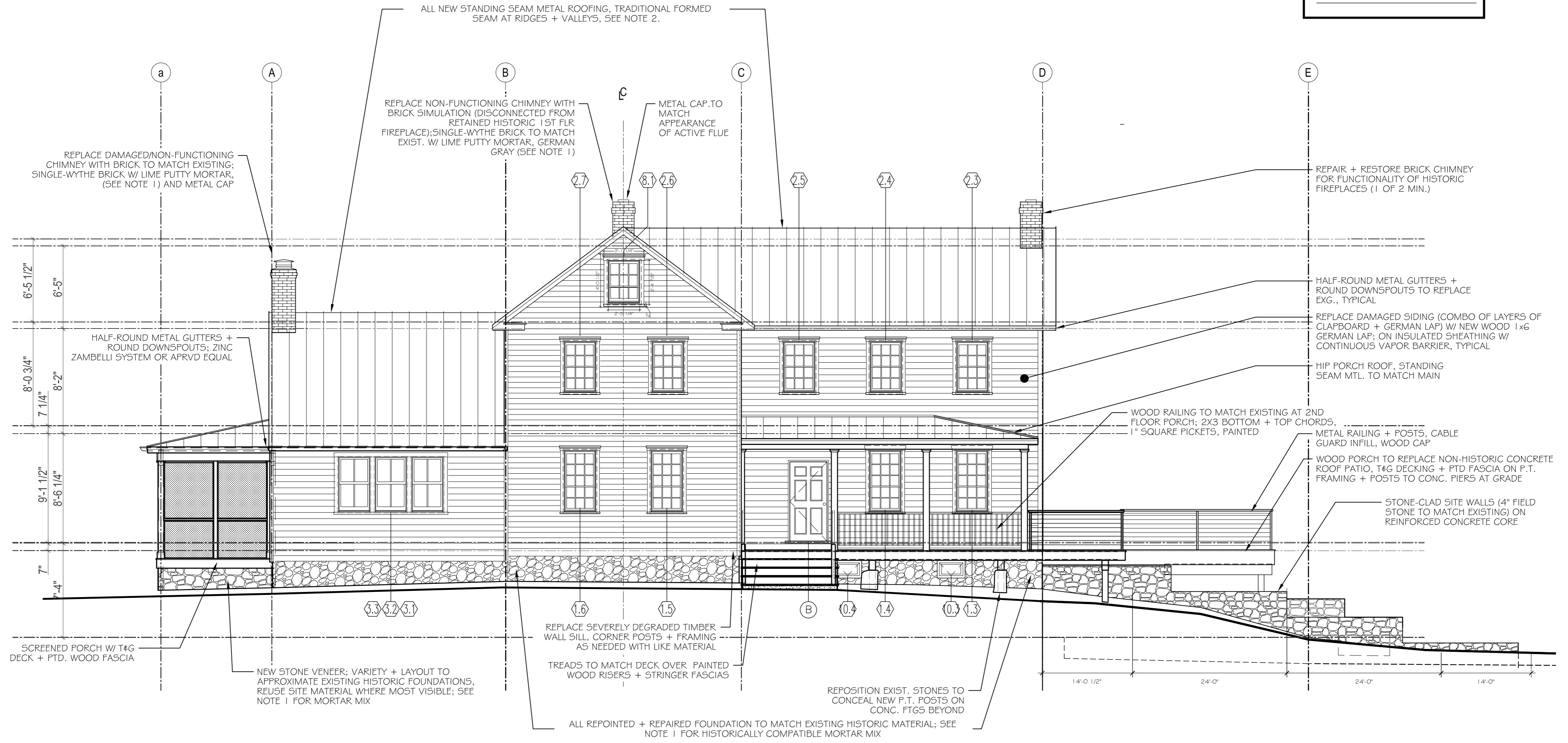
SHEET

A104

NOTES:  
 1. MORTAR MIX TO BE LIME PUTTY MORTAR, NON HYDRAULIC, PRE-MIXED UTILIZING NATURAL LIME BINDER, SAND, GERMAN GRAY PIGMENT, BY LANCASTER LIME WORKS  
 2. METAL ROOF TO BE TRADITIONAL STANDING SEAM; 24 GAUGE STEEL, GALVALUME FACTORY-FINISHED, ON SITE CUSTOM ROLL-FORMED WITH DOUBLE-LOCK 1" SEAMS, TRADITIONAL SEAMED TERMINATIONS AT RIDGES, HIP AND VALLEYS (NO CAPS); OVER FULL SELF-ADHERED ICE + WATER SHIELD MEMBRANE ON 5/8" OSB SHEATHING.

**REVIEWED**  
 By Michael Kyne at 12:01 pm, Oct 20, 2023


APPROVED  
 Montgomery County  
 Historic Preservation Commission  

DocuSigned by:

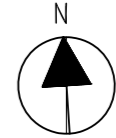
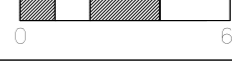
1 NORTH ELEVATION

**MICHE BOOZ**  
 ARCHITECT  
 15 High St +  
 208 Market St  
 Brookeville  
 Maryland 20833  
 301 774 6911

PROJECT  
  
**FARMHOUSE RENOVATION**  
 Grafton Holland "Sunnymeade" Farm  
 2240 Brighton Dam Road, Brookeville, MD 20833  
 Montgomery County MHT Inventory M:23/82  
 OWNERS  
 Duane & Rachel Epperly  
 2240 Brighton Dam Road, Brookeville, MD 20833

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland. License Number 10884, Expiration Date 09/09/2024  


SET	PERMIT SET 8/18/2023
ISSUE	

N  
  
 SCALE 3/16" = 1'  


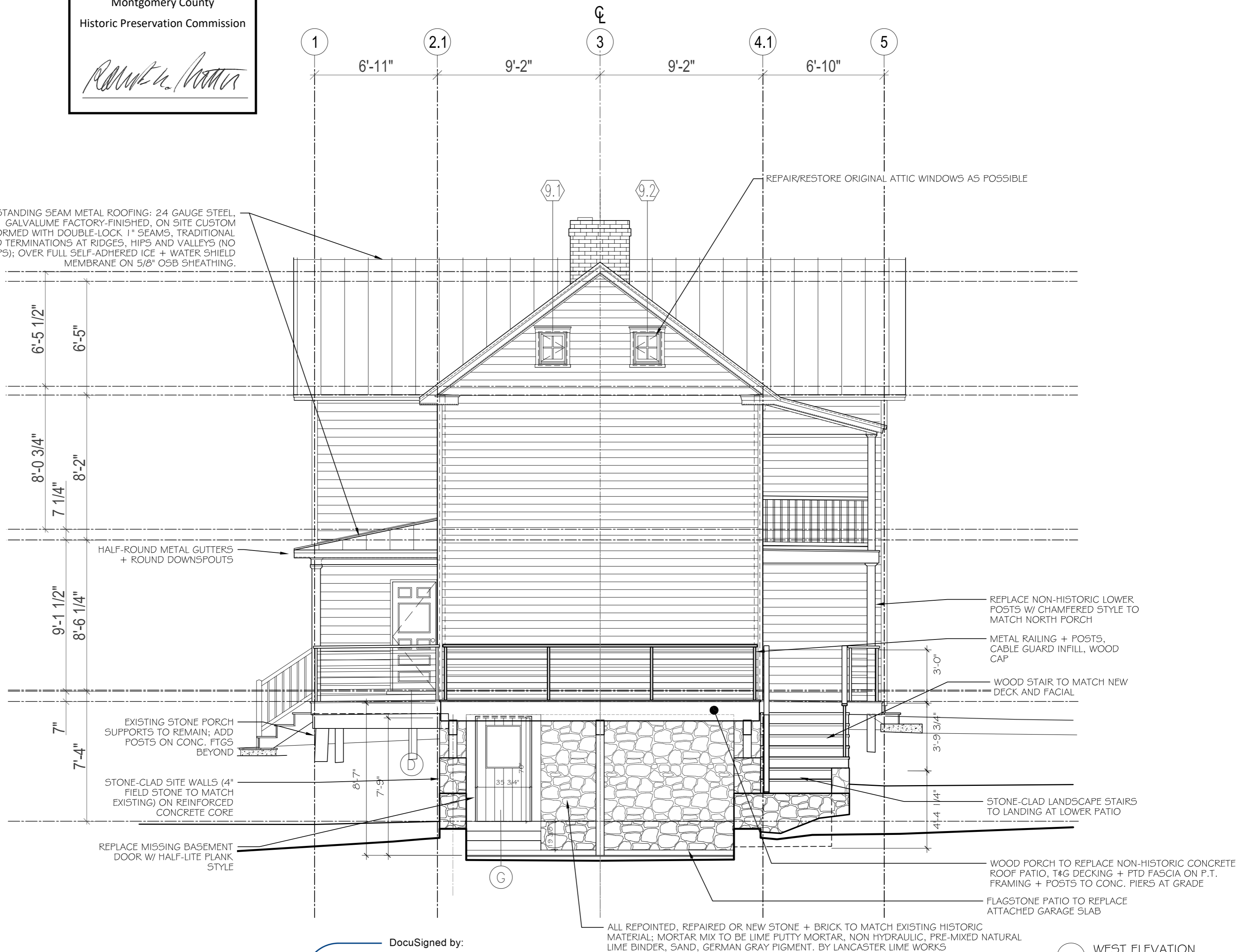
TITLE  
**EXTERIOR ELEVATIONS**  
 SHEET  
**A200**

**REVIEWED**  
By Michael Kyne at 12:01 pm, Oct 20, 2023

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*

NOTES:  
1. MORTAR MIX TO BE LIME PUTTY MORTAR, NON HYDRAULIC, PRE-MIXED UTILIZING NATURAL LIME BINDER, SAND, GERMAN GRAY PIGMENT, BY LANCASTER LIME WORKS  
2. METAL ROOF TO BE TRADITIONAL STANDING SEAM; 24 GAUGE STEEL, GALVALUME FACTORY-FINISHED, ON SITE CUSTOM ROLL-FORMED WITH DOUBLE-LOCK 1" SEAMS, TRADITIONAL SEAMED TERMINATIONS AT RIDGES, HIP AND VALLEYS (NO CAPS); OVER FULL SELF-ADHERED ICE + WATER SHIELD MEMBRANE ON 5/8" OSB SHEATHING.

ALL NEW STANDING SEAM METAL ROOFING: 24 GAUGE STEEL, GALVALUME FACTORY-FINISHED, ON SITE CUSTOM ROLL-FORMED WITH DOUBLE-LOCK 1" SEAMS, TRADITIONAL SEAMED TERMINATIONS AT RIDGES, HIP AND VALLEYS (NO CAPS); OVER FULL SELF-ADHERED ICE + WATER SHIELD MEMBRANE ON 5/8" OSB SHEATHING.



DocuSigned by:

WEST ELEVATION

MICHE BOOZ

ARCHITECT

15 High St +  
208 Market St  
Brookeville  
Maryland 20833  
301 774 6911

PROJECT



**FARMHOUSE RENOVATION**

Grafton Holland "Sunnymeade" Farm

2240 Brighton Dam Road, Brookeville, MD 20833

Montgomery County MHT Inventory M23/82

OWNERS  
Duane & Rachel Epperly

2240 Brighton Dam Road, Brookeville, MD 20833

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland. License Number: 10084, Expiration Date: 09/09/2024



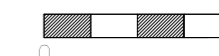
SET

PERMIT SET  
8/18/2023

ISSUE



SCALE 1/4" = 1'



TITLE  
WEST EXTERIOR  
ELEVATIONS

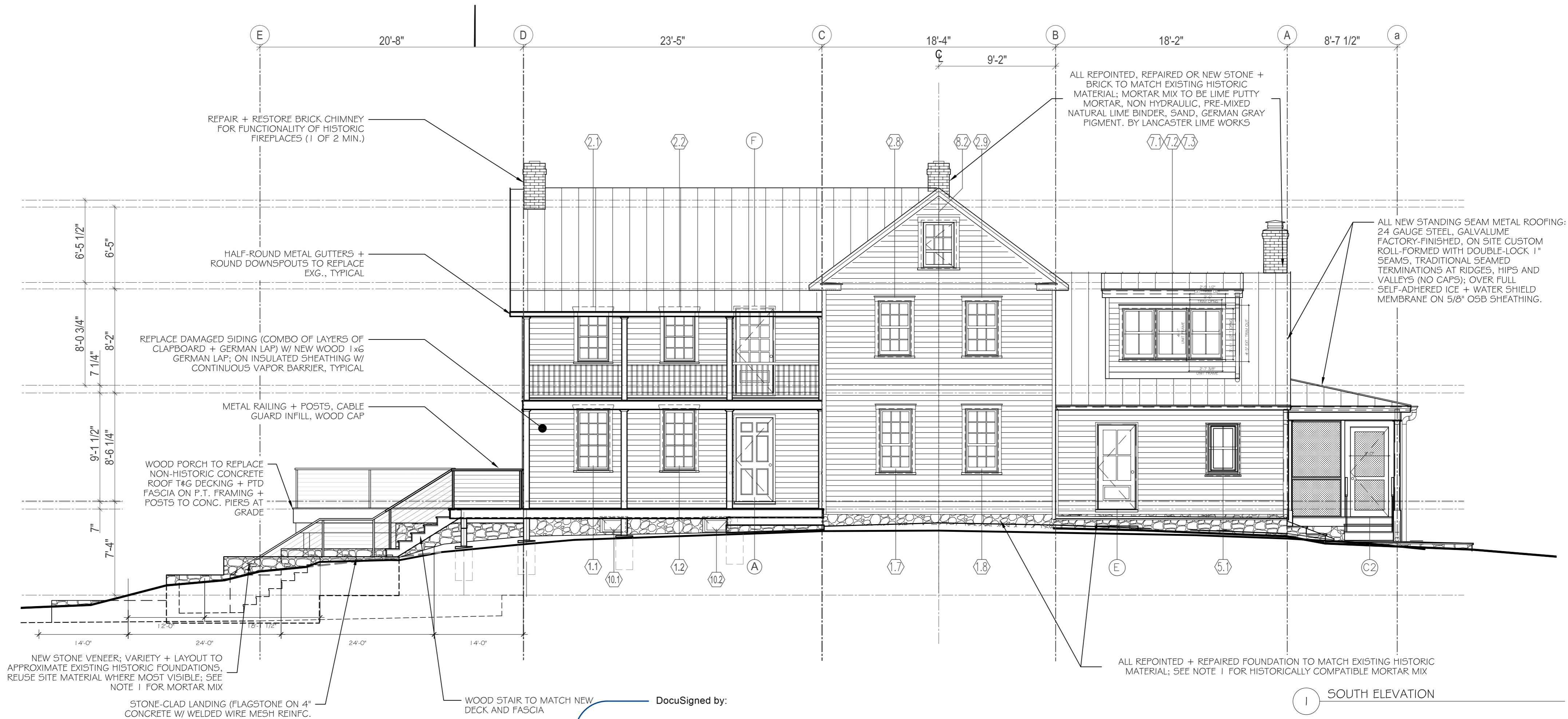
SHEET

A201

NOTES:  
 1. MORTAR MIX TO BE LIME PUTTY MORTAR, NON HYDRAULIC, PRE-MIXED UTILIZING NATURAL LIME BINDER, SAND, GERMAN GRAY PIGMENT. BY LANCASTER LIME WORKS  
 2. METAL ROOF TO BE TRADITIONAL STANDING SEAM; 24 GAUGE STEEL, GALVALUME FACTORY-FINISHED, ON SITE CUSTOM ROLL-FORMED WITH DOUBLE-LOCK 1" SEAMS. TRADITIONAL SEAMED TERMINATIONS AT RIDGES, HIP5 AND VALLEYS (NO CAPS); OVER FULL SELF-ADHERED ICE + WATER SHIELD MEMBRANE ON 5/8" OSB SHEATHING.

**REVIEWED**  
 By Michael Kyne at 12:01 pm, Oct 20, 2023

APPROVED  
 Montgomery County  
 Historic Preservation Commission  

DocuSigned by:

1 SOUTH ELEVATION

MICHE BOOZ  
 ARCHITECT  
 15 High St +  
 208 Market St  
 Brookeville  
 Maryland 20833  
 301 774 6911



PROJECT  
**FARMHOUSE RENOVATION**  
 Grafton Holland "Sunnymeade" Farm  
 2240 Brighton Dam Road, Brookeville, MD 20833  
 Montgomery County MHT Inventory M:23/82  
 OWNERS  
 Duane & Rachel Epperly  
 2240 Brighton Dam Road, Brookeville, MD 20833



SET	PERMIT SET 8/18/2023	TITLE	SOUTH EXTERIOR ELEVATION
ISSUE	△	SCALE	3/16" = 1' 0 6
		SHEET	A202

**REVIEWED**

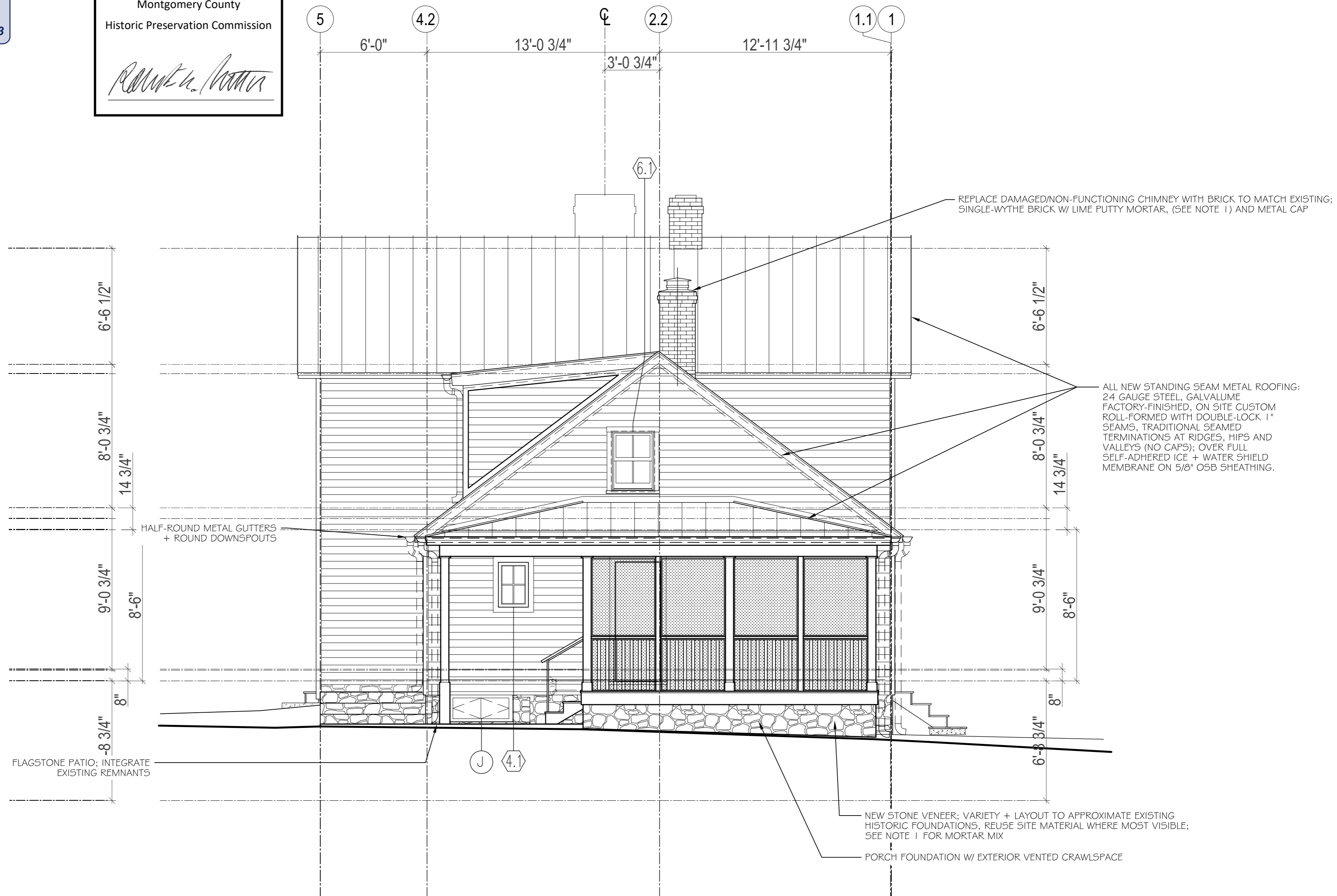
By Michael Kyne at 12:01 pm, Oct 20, 2023

APPROVED  
Montgomery County  
Historic Preservation Commission



NOTES:

1. MORTAR MIX TO BE LIME PUTTY MORTAR, NON HYDRAULIC, PRE-MIXED UTILIZING NATURAL LIME BINDER, SAND, GERMAN GRAY PIGMENT, BY LANCASTER LIME WORKS
2. METAL ROOF TO BE TRADITIONAL STANDING SEAM; 24 GAUGE STEEL, GALVALUME FACTORY-FINISHED, ON SITE CUSTOM ROLL-FORMED WITH DOUBLE-LOCK 1" SEAMS, TRADITIONAL SEAMED TERMINATIONS AT RIDGES, HIP'S AND VALLEYS (NO CAPS); OVER FULL SELF-ADHERED ICE + WATER SHIELD MEMBRANE ON 5/8" OSB SHEATHING.



DocuSigned by:

WEST ELEVATION

MICHE BOOZ

ARCHITECT

15 High St +  
208 Market St  
Brookeville  
Maryland 20833  
301 774 6911

PROJECT



**FARMHOUSE RENOVATION**  
Grafton Holland "Sunnymeade" Farm  
2240 Brighton Dam Road, Brookeville, MD 20833  
Montgomery County MHT Inventory M:23/82

OWNERS  
Duane & Rachel Epperly  
2240 Brighton Dam Road, Brookeville, MD 20833

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SET

PERMIT SET  
8/18/2023

ISSUE

SCALE 1/4" = 1'



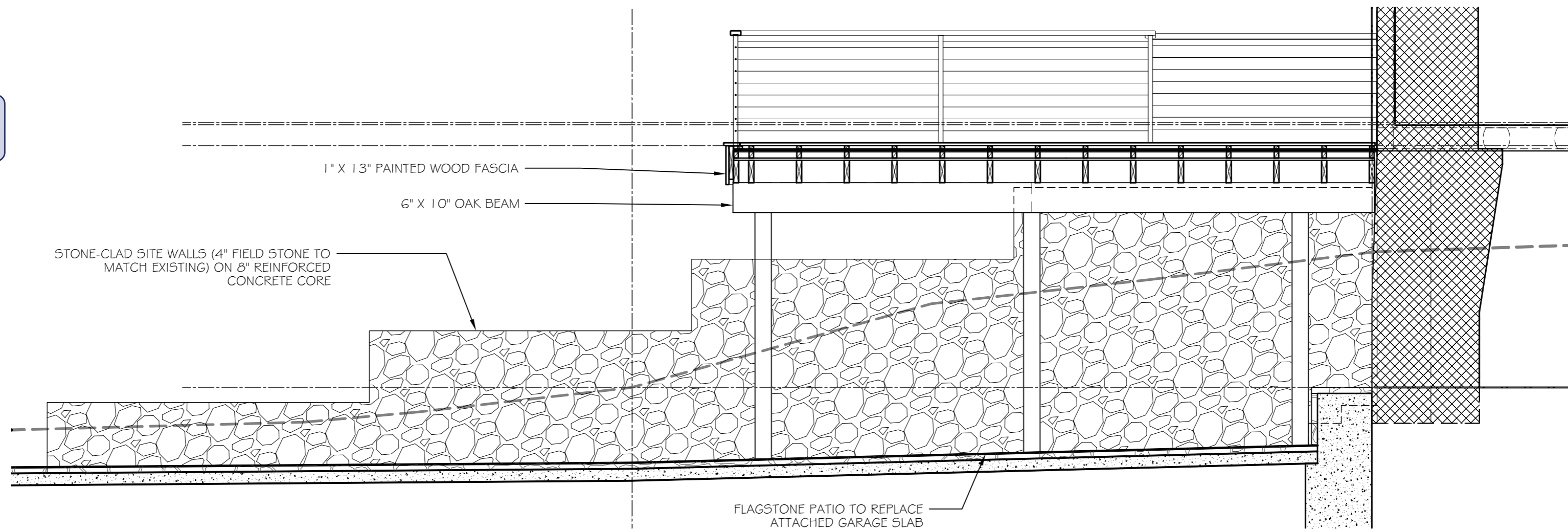
TITLE  
EAST EXTERIOR  
ELEVATION

SHEET

A203

**REVIEWED**  
By Michael Kyne at 12:01 pm, Oct 20, 2023

APPROVED  
Montgomery County  
Historic Preservation Commission

2 SECTION

STANDING SEAM METAL ROOF, 16" PANS W/ 1" SEAMS, TRADITIONAL VALLEYS + RIDGES

HALF-ROUND METAL GUTTERS + ROUND DOWNSPOUTS TO REPLACE EXG., TYPICAL

METAL RAILING + POSTS, CABLE GUARD INFILL AT STEPS + WEST + SOUTH EDGES OF PORCH

PTD. WOOD POSTS ON CONC. PIERS AT GRADE SUPPORTING WOOD PORCH TO REPLACE CONCRETE ROOF PATIO

RESTORE 2-STORY PORCH; RETAIN ORIGINAL UPPER POSTS, REPLACE HANDRAIL + PICKETS AS NECESSARY, REPLACE DEGRADED T&G DECK

METAL RAILING + POSTS, WOOD CAP, CABLE GUARD INFILL AT STEPS + WEST + SOUTH EDGES OF PORCH

ALL REPOINTED, REPAIRED OR NEW STONE TO MATCH EXISTING HISTORIC MATERIAL; MORTAR MIX TO BE LIME PUTTY MORTAR

REPLACE MISSING BASEMENT DOOR W/ HALF-LITE PLANK STYLE

FLAGSTONE PATIO TO REPLACE ATTACHED GARAGE SLAB

DocuSigned by:

1 WEST ELEVATION

MICHE BOOZ

ARCHITECT

15 High St +  
208 Market St  
Brookeville  
Maryland 20833  
301 774 6911

PROJECT



**FARMHOUSE RENOVATION**  
Grafton Holland "Sunnymeade" Farm  
2240 Brighton Dam Road, Brookeville, MD 20833  
Montgomery County MHT Inventory M:23/82

OWNERS  
Duane & Rachel Epperly  
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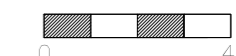
SET

PERMIT SET  
8/18/2023

ISSUE

△	

SCALE 1/4" = 1'



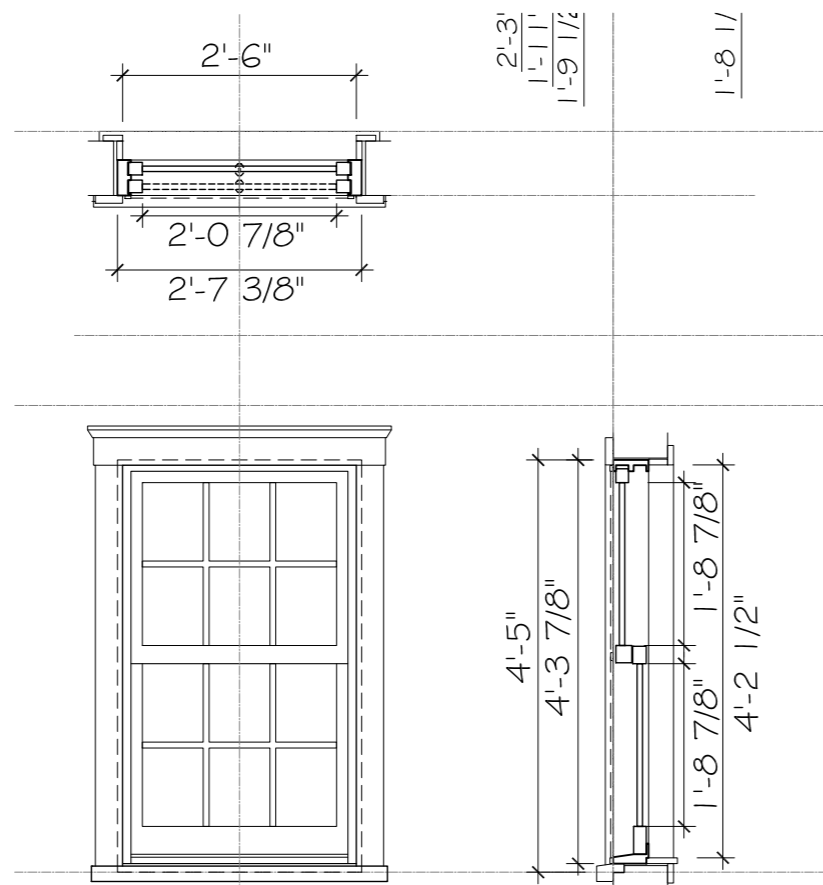
TITLE  
WEST EXTERIOR ELEVATIONS

SHEET

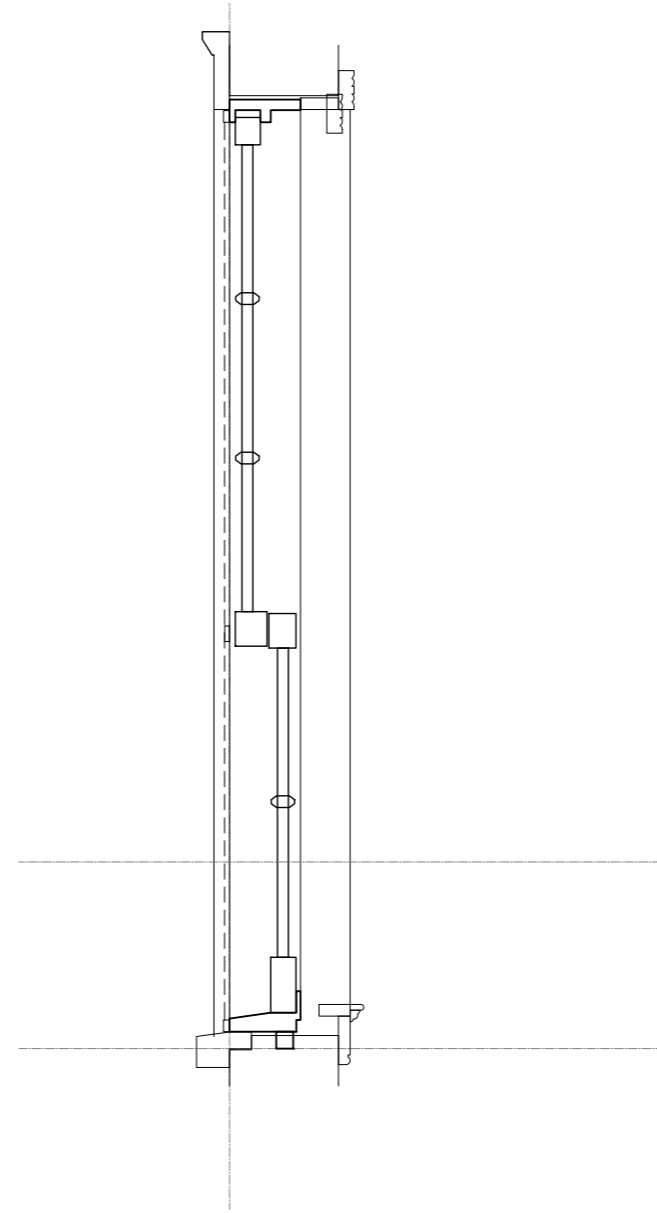
A241

**REVIEWED**  
By Michael Kyne at 12:01 pm, Oct 20, 2023

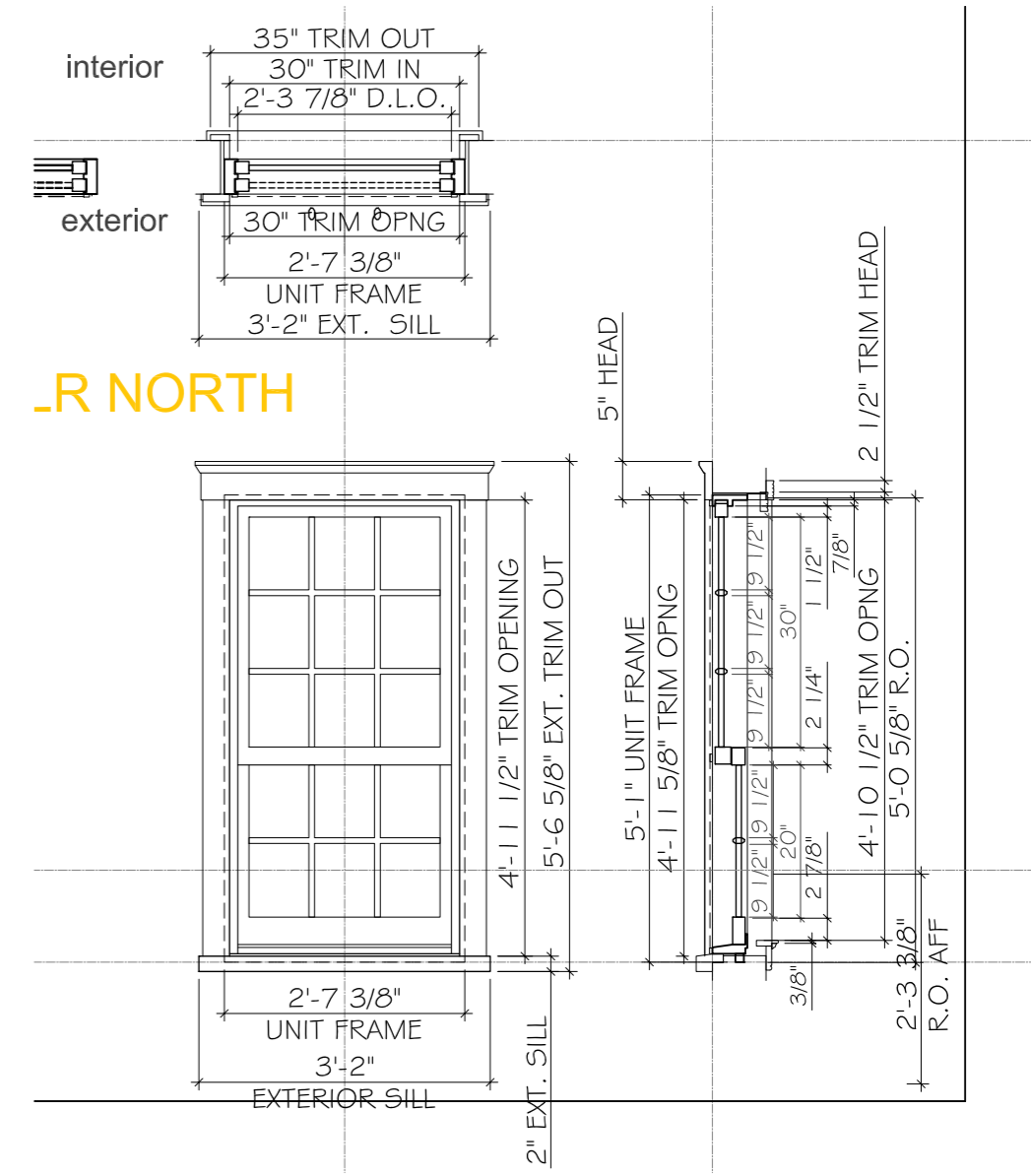
APPROVED  
Montgomery County  
Historic Preservation Commission

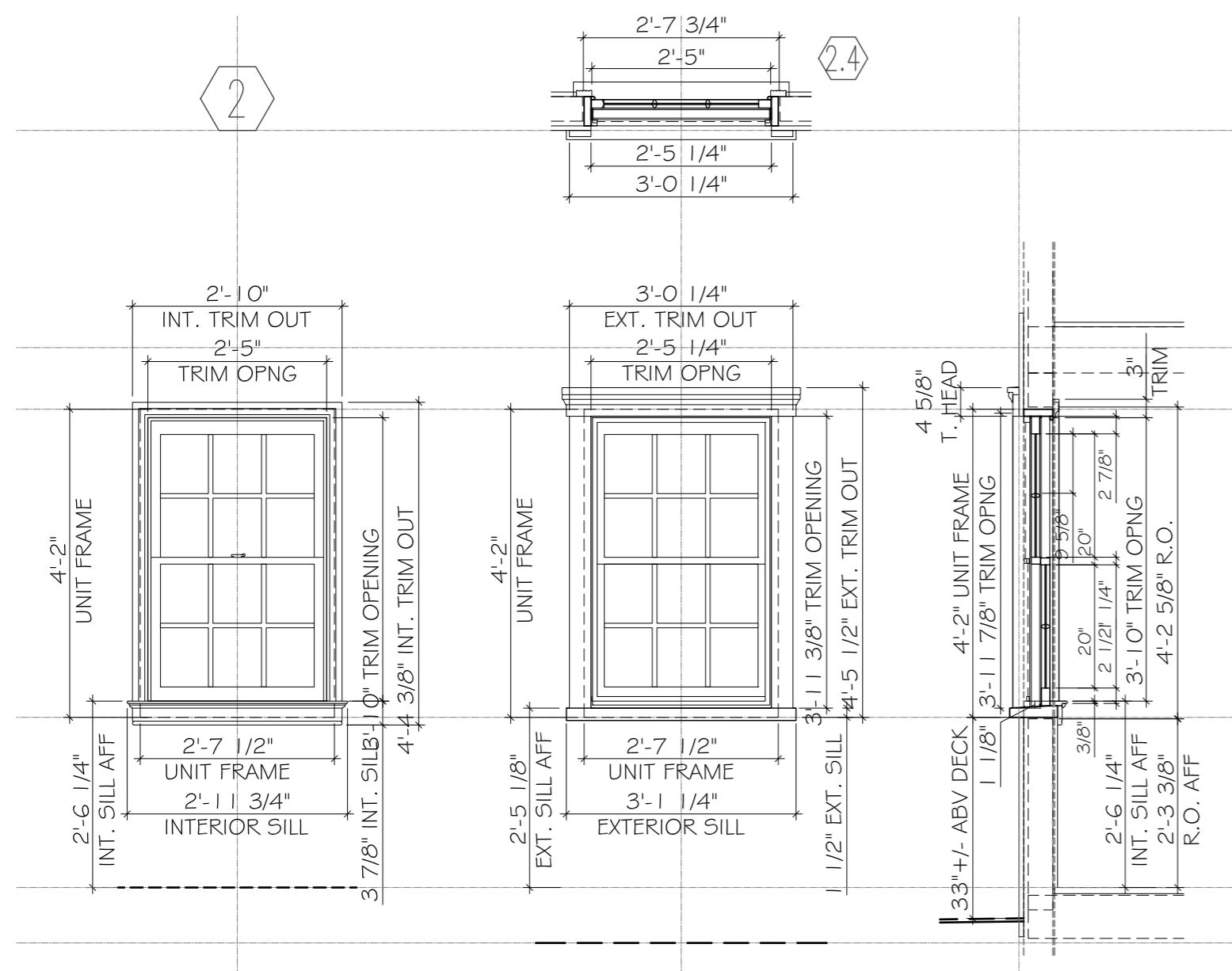
1 REPLACEMENT WINDOW TYPE [2]



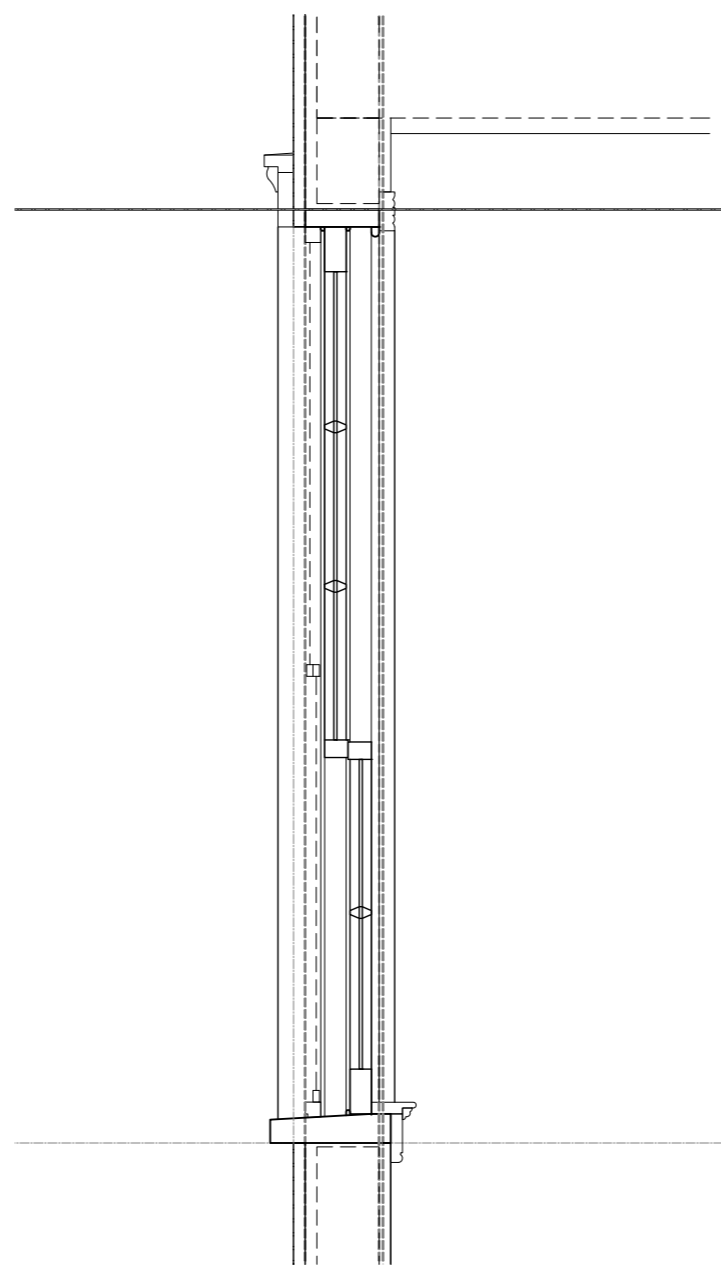
2 REPLACEMENT TYPE [1] DETAIL SECTION  
SCALE: 1" = 1'-0"



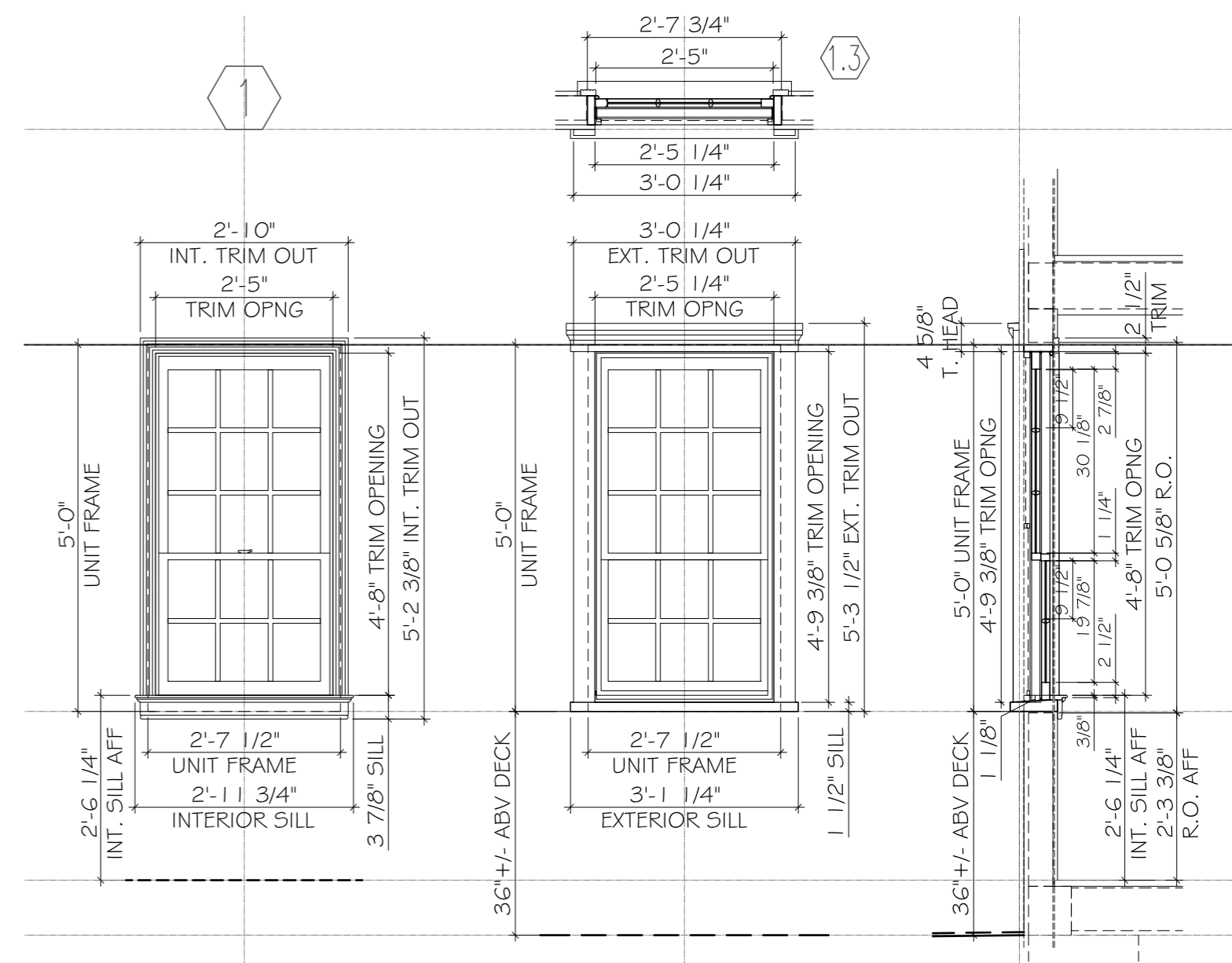
1 REPLACEMENT WINDOW TYPE [1]



2 EXISTING WINDOW TYPE [2]



DocuSigned by 2 EXISTING TYPE [1] DETAIL SECTION  
SCALE: 1" = 1'-0"



1 EXISTING WINDOW TYPE [1]

MICHE BOOZ  
ARCHITECT  
15 High St +  
208 Market St  
Brookeville  
Maryland 20833  
301 774 6911

PROJECT



**FARMHOUSE RENOVATION**  
Grafton Holland "Sunnymeade" Farm  
2240 Brighton Dam Road, Brookeville, MD 20833  
Montgomery County MHT Inventory M:23/82  
OWNERS  
Duane & Rachel Epperly  
2240 Brighton Dam Road, Brookeville, MD 20833



SET

PERMIT SET  
8/18/2023

ISSUE



SCALE 1/2" = 1'  
0 1 2

TITLE  
WINDOW DETAILS

SHEET

A560



PROPOSED WINDOW SCHEDULE												
SYMBOL	TYPE	MANUF.	DESCRIPTION [BASIS OF DESIGN]	DIM. (W x H)	STYLE	GLAZING	U - VALUE	SHGC	VT	HARDWARE	QTY	NOTES
①	DOUBLE HUNG 1ST FLR TYP	MARVIN	SIGNATURE ULTIMATE WOOD INSERT [UWDH2626]	RO: 2'-8 3/8" x 5'-1 1/2" (VIF) FS: 2'-7 3/8" x 5'-1"	9/6 SDL	INSULATED, LOW E2, ARGON	0.29	0.29	0.51	THUMB LATCH	6	
②	DOUBLE HUNG 2ND FLR TYP	MARVIN	SIGNATURE ULTIMATE WOOD INSERT [UWDH26custom]	RO: 2'-8 3/8" x 4'-3" (VIF) FS: 2'-7 3/8" x 4'-2" (VIF)	6/6 DL	INSULATED, LOW E2, ARGON	0.29	0.29	0.51	THUMB LATCH	4	
<del>③</del>	CASEMENT 2ND FLR EGRESS	MARVIN	ULTIMATE WOOD CASEMENT PUSH OUT [UWCPO3254]	RO: 2'-8 3/8" x 4'-6 5/8" (VIF) FS: 2'-8 1/8" x 4'-6 1/8" (VIF)	3X4 DL	INSULATED, LOW E2, ARGON	0.29	0.29	0.51	HANDLE LATCH	5	7.5 SF CLEAR EGRESS (5.7 MIN REQ.)
③	DOUBLE HUNG 1ST FLR EAST TRIPLE	MARVIN	SIGNATURE ULTIMATE WOOD INSERT [UWDH2622]	RO: 2'-8 3/8" x 4'-5 1/2" (VIF) FS: 2'-7 3/8" x 4'-5"	4/4 DL	INSULATED, LOW E2, ARGON	0.29	0.29	0.51	THUMB LATCH	6	
④	DOUBLE HUNG 1ST FLR EAST	MARVIN	SIGNATURE ULTIMATE WOOD INSERT [UWDH1612]	RO: 1'-10 3/8" x 2'-9 1/2" (VIF) FS: 1'-9 3/8" x 2'-9"	2/2 SDL	INSULATED, LOW E2, ARGON	0.29	0.29	0.51	THUMB LATCH	3	
⑤	DOUBLE HUNG 1ST FLR EAST	MARVIN	SIGNATURE ULTIMATE WOOD INSERT [UWDH2014]	RO: 2'-2 3/8" x 3'-1 1/2" (VIF) FS: 2'-1 3/8" x 3'-1"	2/2 SDL	INSULATED, LOW E2, ARGON	0.29	0.29	0.51	-	1	
⑥	DOUBLE HUNG 2ND FLR EAST	MARVIN	SIGNATURE ULTIMATE WOOD INSERT [UWDH2416]	RO: 2'-6 3/8" x 3'-5 1/2" (VIF) FS: 2'-5 3/8" x 3'-5" (VIF)	2/2 SDL	INSULATED, LOW E2, ARGON	0.29	0.29	0.51	THUMB LATCH	1	
⑦	DOUBLE HUNG 2ND FLR SE TRIPLE	MARVIN	SIGNATURE ULTIMATE WOOD INSERT [UWDH2416]	RO: 7'-11 3/8" x 4'-1 1/2", 2'-7 1/2" x 4'-1 1/2" (VIF) FS: 2'-7 3/8" x 4'-1" (VIF)	2/2 SDL	INSULATED, LOW E2, ARGON	0.29	0.29	0.51	THUMB LATCH	3	
⑧	DOUBLE HUNG ATTIC CENTER	MARVIN	SIGNATURE ULTIMATE WOOD INSERT [UWDH2418]	RO: 2'-6 3/8" x 3'-9 1/2" (VIF) FS: 2'-5 3/8" x 3'-9"	2/2 SDL	INSULATED, LOW E2, ARGON	0.29	0.29	0.51	THUMB LATCH	2	
⑨	CASEMENT INSWING	EXISTING	ATTIC WEST, HINGED	RO: 1'-8" x 2'-0" (VIF) FS: 1'-7" x 1'-11 1/2" (VIF)	2/2 DL	SINGLE PANE, CLEAR, REPLACEMENT	-	-	-	THUMB LATCH	2	
⑩	AWNING INSWING	EXISTING	BASEMENT WEST, HINGED	RO: 2'-0" x 1'-6" (VIF) FS: 1'-8" x 1'-2" (VIF)	3X1 DL	SINGLE PANE, CLEAR, REPLACEMENT	-	-	-	THUMB LATCH	4	

**REVIEWED**  
By Michael Kyne at 12:01 pm, Oct 20, 2023

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*

PROPOSED EXTERIOR DOOR SCHEDULE										
NO.	MODEL / DESCRIPTION	LOCATION	OPERATION (FROM EXTERIOR)	MATERIAL	ROUGH OPENING (W x H)	STYLE	HARDWARE	INT. FINISH	EXT. FINISH	NOTES
A	ORIGINAL; PTD	FIRST FLOOR SOUTH (MAIN FRONT DOOR)	INSWING-HINGE-R	REDWOOD	DOOR: 35-1/2 X 85-1/2	6 PANEL 2 LITE	MORTISE LOCK, GLASS KNOB, DEADBOLT CYLINDER	TRIM FAIR	TRIM FAIR	BOTTOM 2 PANELS MISSING (WOOD), ORIGINAL GLASS MISSING 1/6
B	ORIGINAL; FAIR	FIRST FLOOR NORTH	INSWING-HINGE-L	WOOD	DOOR: 35-1/2 X 73-1/2	6 PANEL 2 LITE	SURFACE LOCK, ORIGINAL KNOB	TRIM FAIR		PANELS, LITES ORIGINAL; ALUMINUM STORM
C	NOT ORIGINAL, POOR	FIRST FLOOR EAST	INSWING-HINGE-L	PINE	26-1/2 X 80	1 PANEL 1/2 LITE				
D	ORIGINAL; FAIR	FIRST FLOOR PORCH	INSWING-HINGE-L	WOOD, PTD	29-1/2 X 77	8 PANEL CTR LITE	ORIGINAL KNOB	TRIM FAIR		ALUMINUM STORM
E	REMOVED	FIRST FLOOR SOUTH	INSWING-HINGE-L		38-1/2 X 81-1/2					
F	ORIGINAL; FAIR	SECOND FLOOR SOUTH (PORCH)	INSWING-HINGE-R	WOOD	RO: 32-1/2 X 82 (TO SILL), 29-3/4 X 80-3/4	BOARD AND BATTEN; 1-IN BOARDS	THUMB LATCH AND METAL SEAL	1-1/2 IN TRIM	1-3/4	
G	NOT ORIGINAL	BASEMENT WEST	INSWING-HINGE-L	WOOD, METAL-CLAD	RO: 37-3/4 X 78, 34 X 71					
H	REMOVED									
J	NOT ORIGINAL, POOR	FIRST FLOOR, EAST (TO ROOT CELLAR)	OUTSWING-HINGE-L & R	WOOD	40-1/2 X 44-1/8					
K	NEW SCREEN DOOR	FIRST FLOOR, EAST (SCREENED PORCH)	INSWING-HINGE-R		38 X 85-3/4					

DocuSigned by:

**MICHE BOOZ**  
ARCHITECT  
15 High St +  
208 Market St  
Brookeville  
Maryland 20833  
301 774 6911

PROJECT  
**FARMHOUSE RENOVATION**  
Grafton Holland "Sunnymeade" Farm  
2240 Brighton Dam Road, Brookeville, MD 20833  
Monglomey County MHT Inventory M:23/82  
OWNERS  
Duane & Rachel Epperly  
2240 Brighton Dam Road, Brookeville, MD 20833



I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland. License Number: 10084, Expiration Date: 09/09/2024



SET	PERMIT SET 8/18/2023	TITLE	WINDOW & DOOR SCHEDULE
ISSUE		SCALE	SHEET
			<b>A600</b>

**REVIEWED**

By Michael Kyne at 12:01 pm, Oct 20, 2023

**ROBERT A. MADDOX**  
PROFESSIONAL LAND SURVEYOR

Registered to Practice:  
Maryland  
Virginia  
District of Columbia

APPROVED  
Montgomery County  
Historic Preservation Commission



10/5/2021

**Description for part of the residue of the land described in a deed from Gertrude A. Doyle to Joseph A. Solem dated March 30, 1953 and recorded in Liber 1782 at Folio 511 and also the land in the second description in This Deed of Exchange by and between Joseph A. Solem and Land Development Associates dated October 19, 1979 and recorded in Liber 5463 at Folio 453, all among the land records of Montgomery County, Maryland and more particularly described as follows:**

Beginning for the same at a rebar set on the east side Brighton Dam Road said point being at the end of the 8<sup>th</sup> Line of the 2<sup>nd</sup> description for PARCEL 36 in a Deed from Joseph A. Solem to Montgomery County, Maryland dated April 24, 1979, and recorded in Liber 5318 at Folio 690 among the aforementioned land records, thence with said 8<sup>th</sup>, 7<sup>th</sup>, and part of the 6<sup>th</sup> lines,

- 1) N86° 00' 12"E - 263.17 feet to rebar set; thence
- 2) S63° 47' 51"E - 358.04 feet to rebar set; thence
- 3) N83° 57' 38"E - 85.34 feet to rebar found at the northwest corner of "Sunnymeade", Lot 26 as shown on Plat 13193; thence with outline of Lot 26, and "Sunnymeade", Outlot D and Lot 19 as shown on Plat 13049
- 4) S04° 10' 06"W - 135.74 feet to rebar found; thence
- 5) S20° 06' 38"W - 360.72 feet to rebar found; thence
- 6) N77° 02' 09"W - 669.29 feet to rebar found; thence  
; thence
- 7) N32° 06' 26"W - 386.38 feet to rebar found; thence
- 8) N33° 31' 05"W - 97.73 feet to rebar found at the northeast corner of "Sunnymeade", Lot 19 as shown on Plat 13049 thence
- 9) N33° 31' 05"W - 63.76 feet to a point on the north line of Brighton Dam Road and also on the south line of "Hawlings River Stream Valley Park", Parcel 36-C; thence with the outline of Parcel 36-C and the north line of Brighton Dam Road,
- 10) along the arc of a curve to the right having a radius of 952.98 feet for an arc length of 108.28 feet, said curve having a chord bearing and distance of N70° 27' 56"E - 108.22 feet; thence

- 11) along the arc of a curve to the right having a radius of 299.66 feet for an arc length of 64.09 feet, said curve having a chord bearing and distance of N79° 50' 54"E - 63.97 feet; thence
- 12) along the arc of a curve to the right having a radius of 299.66 feet for an arc length of 148.90 feet, said curve having a chord bearing and distance of S79° 47' 22"E - 147.37 feet; thence
- 13) S65° 33' 16"E - 28.50 feet; thence
- 14) along the arc of a curve to the left having a radius of 49.84 feet for an arc length of 41.85 feet, said curve having a chord bearing and distance of S89° 36' 28"E - 40.63 feet; thence
- 15) along the arc of a curve to the left having a radius of 135.63 feet for an arc length of 21.10 feet, said curve having a chord bearing of N61° 52' 58"E - 21.08 feet, thence departing the north side and crossing Brighton Dam Road
- 16) S32° 34' 24"E - 31.31 feet to the point of beginning containing an area of 452,643 SqFt or 10.391 Acres more or less.

**TAX ID 08 – 00719470**

**Address: 2240 Brighton Dam Road, Brookeville, MD 20833**

**Surveyor’s Certification**

I hereby certify that I was in responsible charge over the preparation of this metes and bounds description in compliance with requirements set forth in 09.13.06.09 of the COMAR Regulations.




Thomas A. Maddox – Professional Land Surveyor Md. 10850 - EXPIRES 04/03/2022

**REVIEWED**  
 By Michael Kyne at 12:01 pm, Oct 20, 2023

APPROVED  
 Montgomery County  
 Historic Preservation Commission





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Rabbiah Sabbakhan  
Director

WELL LOCATION PERMIT

Issue Date: 8/30/2023

Permit No: 1039103  
Expires: 08/30/2024  
ID: 1471090

This is to certify that: DUANE & RACHEL EPPERLY  
22600 FITZGERALD DR  
GAITHERSBURG, MD 20882

has permission to drill a water-supply (well) system to serve a residential dwelling. The conditions specified below are part of this permit. Any changes in the terms of the permit or in the use of the building shall be by written approval of the Approving Authority only.

**Limits of the well location:** (see also the attached site plan)  
137 feet from the 358.05 lot line and 255 feet from the 263.16 lot line.

**Special Conditions:**

This permit is for a replacement well. The existing well must be properly abandoned according to COMAR 26.04.04.34,35, and 36. Well to be surveyed by a licensed surveyor as per Exec. Reg. 28-93AM. Any location change from the primary well site must have written approval by this department prior to drilling. Well to be at least 100 feet from any septic system. Well to be pre-drilled and log submitted to this office prior to issuance of building permit. Septic System Permit application required prior to issuance of building permit. House must be a minimum of 30 feet from approved well site(s).

No building shall be occupied until a Certificate of Potability has been issued by the Department of Permitting Services for the water supply system.

**Premise address:** 2240 BRIGHTON DAM RD  
BROOKEVILLE, MD 20833

**REVIEWED**  
By Michael Kyne at 12:01 pm, Oct 20, 2023

APPROVED  
Montgomery County  
Historic Preservation Commission

Lot - Block: N/A - N/A Zone:  
Bond No.: Bond Type:  
Permit Fee \$ 160.00 Subdivison: OLNEY OUT RES (3

The permit fee is calculated based on the approved Executive Regulations multiplied by the Enterprise Fund Stabilization Factor for the current fiscal year.

Director, Department of Permitting Services



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Rabbiah Sabbakhan  
Director

WELL LOCATION PERMIT

Issue Date: 8/30/2023

Permit No: 1039107  
Expires: 08/30/2024  
ID: 1471090

This is to certify that: DUANE & RACHEL EPPERLY  
22600 FITZGERALD DR  
GAITHERSBURG, MD 20882

has permission to drill a water-supply (well) system to serve a residential dwelling. The conditions specified below are part of this permit. Any changes in the terms of the permit or in the use of the building shall be by written approval of the Approving Authority only.

**Limits of the well location:** (see also the attached site plan)  
70 feet from the 263.16 lot line and 98 feet from the 34.24 lot line.

**Special Conditions:**

This permit is for a replacement well. The existing well must be properly abandoned according to COMAR 26.04.04.34,35, and 36. Well to be surveyed by a licensed surveyor as per Exec. Reg. 28-93AM. Any location change from the primary well site must have written approval by this department prior to drilling. Well to be at least 100 feet from any septic system. Well to be pre-drilled and log submitted to this office prior to issuance of building permit. Septic System Permit application required prior to issuance of building permit. House must be a minimum of 30 feet from approved well site(s).

No building shall be occupied until a Certificate of Potability has been issued by the Department of Permitting Services for the water supply system.

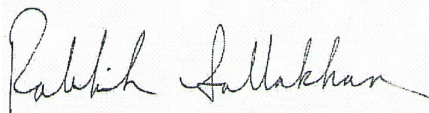
**Premise address:** 2240 BRIGHTON DAM RD  
BROOKEVILLE, MD 20833

**REVIEWED**  
By Michael Kyne at 12:01 pm, Oct 20, 2023

APPROVED  
Montgomery County  
Historic Preservation Commission  


Lot - Block: N/A - N/A Zone:  
Bond No.: Bond Type:  
Permit Fee \$ 160.00 Subdivision: OLNEY OUT RE

The permit fee is calculated based on the approved Executive Regulations mul for the current fiscal year.

  
Director, Department of Permitting Services

REVIEWED  
By Michael Kyne at 12:01 pm, Oct 20, 2023

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Robert A. Hunter*

MONTGOMERY COUNTY  
EOB 101 MONROE ST  
ROCKVILLE MD 20850  
L. 5366 F. 51  
BRIGHTON DAM RD  
PLAT 12325  
PAR 36C HAWLINGS RIVER  
STR VALLEY PK  
N267

MONTGOMERY COUNTY  
EOB 101 MONROE ST  
ROCKVILLE MD 20850  
L. 5318 F. 690  
GITTINGS HA HA  
PARCEL P200

MONTGOMERY COUNTY  
EOB 101 MONROE ST  
ROCKVILLE MD 20850  
L. 5318 F. 690  
BRIGHTON DAM RD  
GITTINGS HA HA  
PARCEL P200

R=952.98'  
A=108.28'  
N33°10'5"W  
63.76'  
REBAR FOUND  
161.49'  
97.73'  
REBAR FOUND  
N32°06'26"W  
386.38'

R=299.66'  
A=212.99'  
R=135.63'  
A=21.10' R=49.84'  
A=41.85'  
S65°33'16"E  
28.50'  
S32°34'24"E  
31.31'  
N86°00'12"E  
263.16'  
IRON PIPE FOUND  
S63°47'51"E  
358.05'

PRAKASH JOHN & ELIZABETH LIV TR  
19737 GOLDEN VALLEY LN  
BROOKEVILLE MD 20833-2121  
L. 58230 F. 64  
19737 GOLDEN VALLEY LN  
BROOKEVILLE 20833-2121  
SUNNYMEADE  
PLAT 13049  
LOT 19

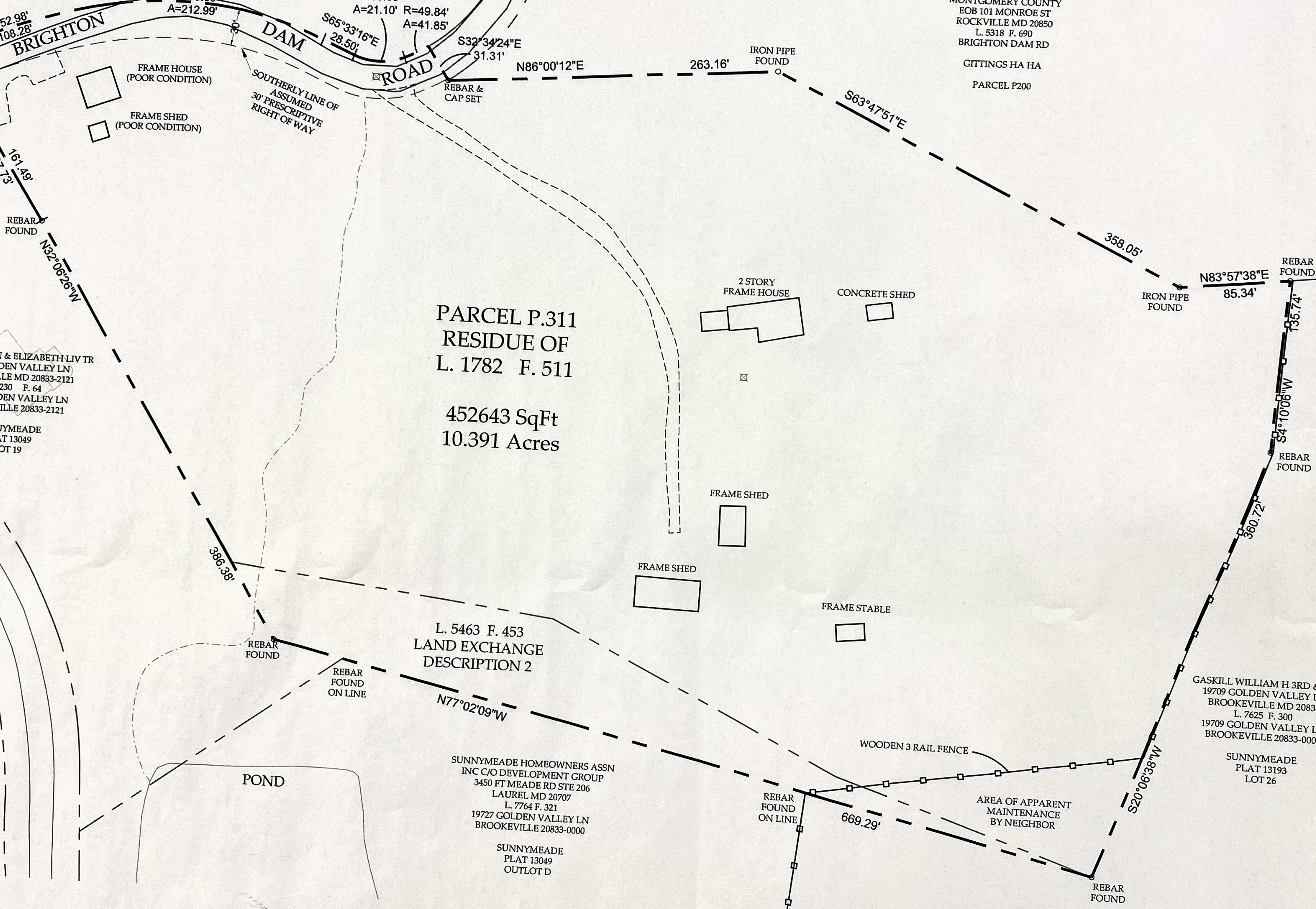
PARCEL P.311  
RESIDUE OF  
L. 1782 F. 511  
452643 SqFt  
10.391 Acres

L. 5463 F. 453  
LAND EXCHANGE  
DESCRIPTION 2  
N77°02'09"W

SUNNYMEADE HOMEOWNERS ASSN  
INC C/O DEVELOPMENT GROUP  
3450 FT MEADE RD STE 206  
LAUREL MD 20707  
L. 7764 F. 321  
19727 GOLDEN VALLEY LN  
BROOKEVILLE 20833-0000  
SUNNYMEADE  
PLAT 13049  
OUTLOT D

GASKILL WILLIAM H 3RD & K T  
19709 GOLDEN VALLEY LA  
BROOKEVILLE MD 20833  
L. 7625 F. 300  
19709 GOLDEN VALLEY LN  
BROOKEVILLE 20833-0000  
SUNNYMEADE  
PLAT 13193  
LOT 26

GOLDEN VALLEY LANE

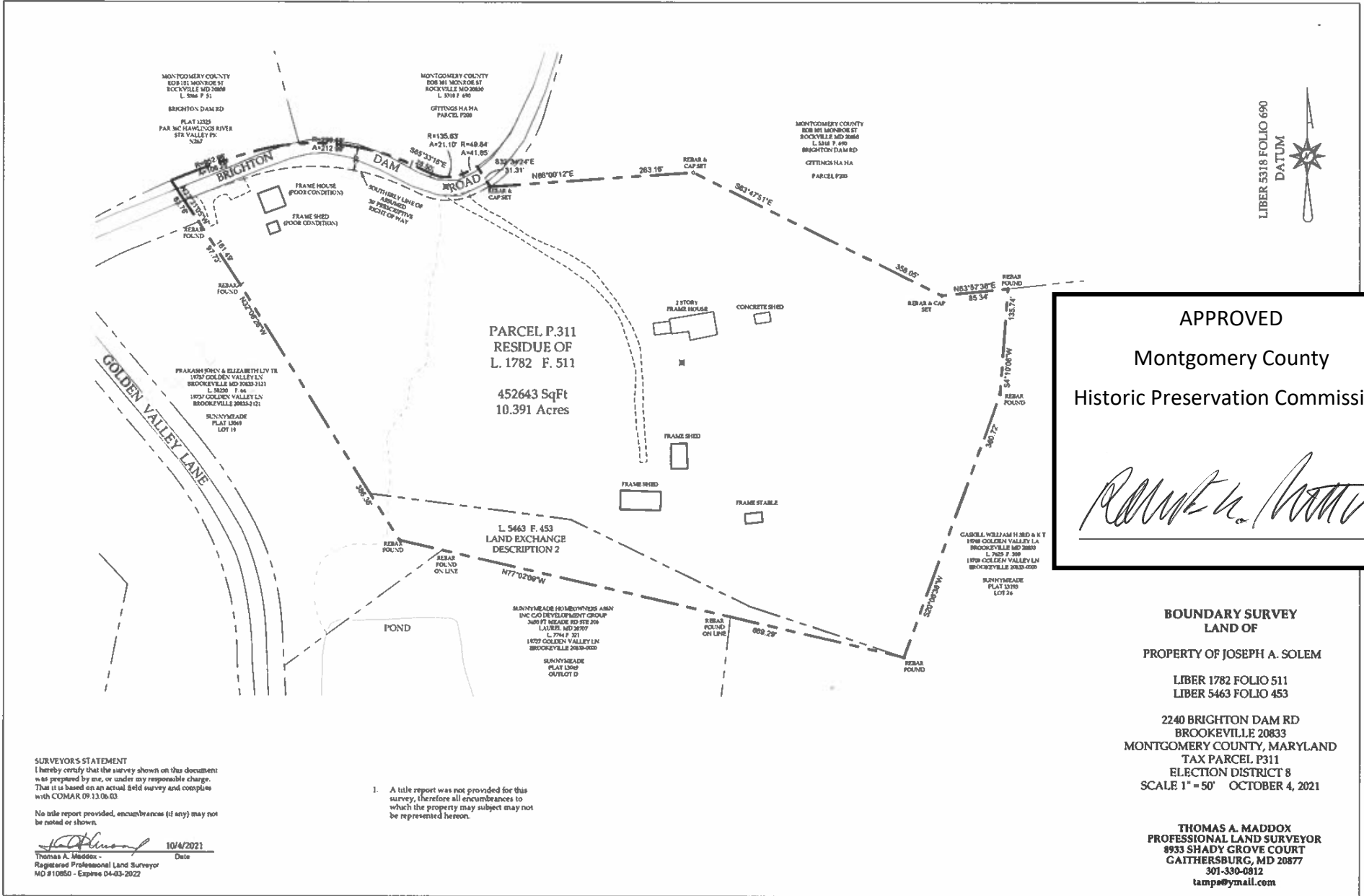


JT  
urvey shown on this document  
nder my responsible charge.  
al field survey and complies



**REVIEWED**

By Michael Kyne at 12:05 pm, Oct 20, 2023



APPROVED  
Montgomery County  
Historic Preservation Commission

*Robert A. Maddox*

**BOUNDARY SURVEY  
LAND OF**

PROPERTY OF JOSEPH A. SOLEM

LIBER 1782 FOLIO 511  
LIBER 5463 FOLIO 453

2240 BRIGHTON DAM RD  
BROOKVILLE 20833  
MONTGOMERY COUNTY, MARYLAND  
TAX PARCEL P311  
ELECTION DISTRICT 8  
SCALE 1" = 50' OCTOBER 4, 2021

**THOMAS A. MADDOX**  
PROFESSIONAL LAND SURVEYOR  
8933 SHADY GROVE COURT  
GAITHERSBURG, MD 20877  
301-330-0812  
tamp@ymail.com

**SURVEYOR'S STATEMENT**  
I hereby certify that the survey shown on this document was prepared by me, or under my responsible charge. That it is based on an actual field survey and complies with COMAR 09.13.06.03.

No title report provided, encumbrances (if any) may not be noted or shown.

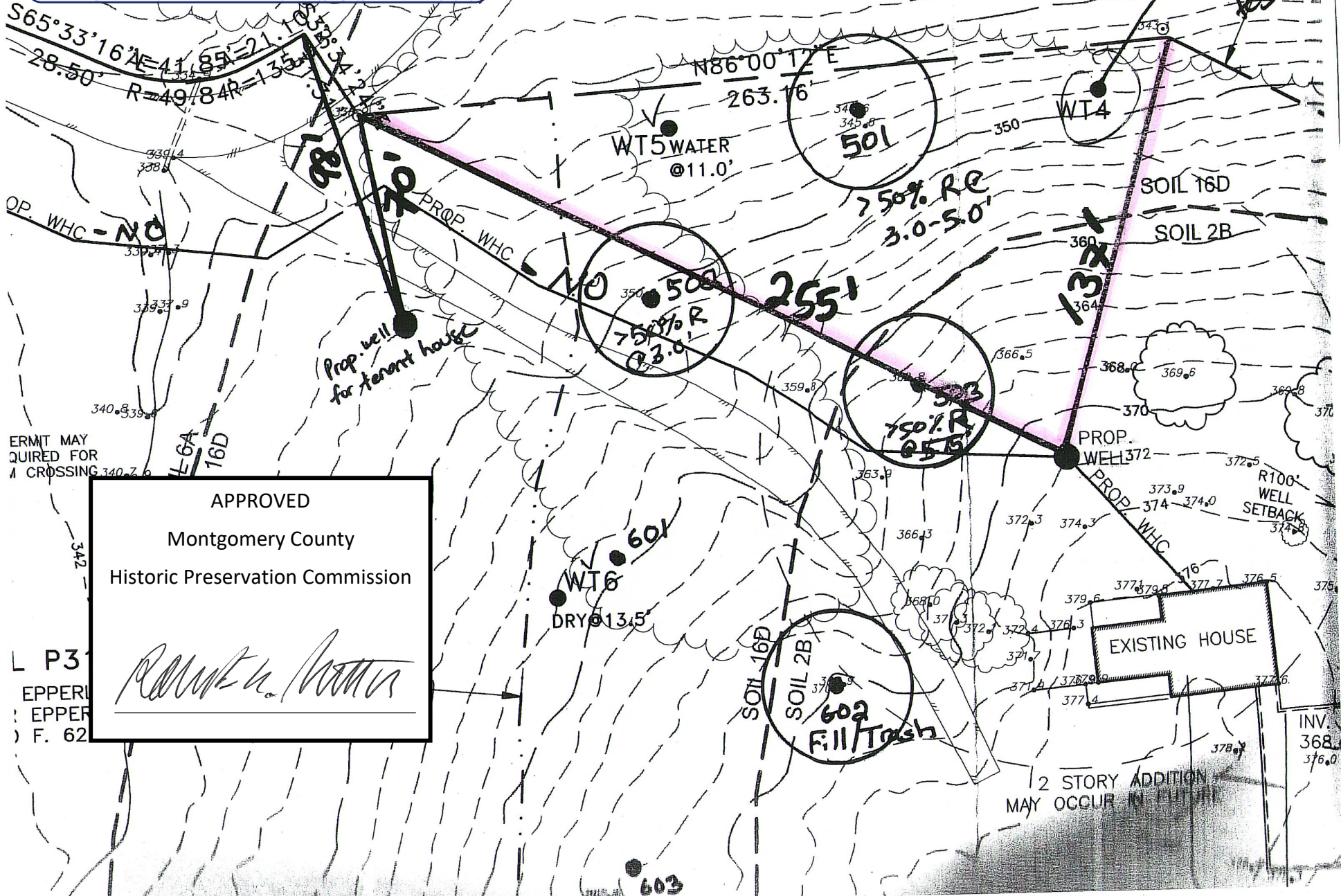
*Thomas A. Maddox* 10/4/2021  
Thomas A. Maddox Date  
Registered Professional Land Surveyor  
MO #10850 - Expires 04-03-2022

1. A title report was not provided for this survey, therefore all encumbrances to which the property may be subject may not be represented hereon.

**REVIEWED**

By Michael Kyne at 12:05 pm, Oct 20, 2023

MONTGOMERY COUNTY  
L. 5318 F.690



APPROVED

Montgomery County

Historic Preservation Commission

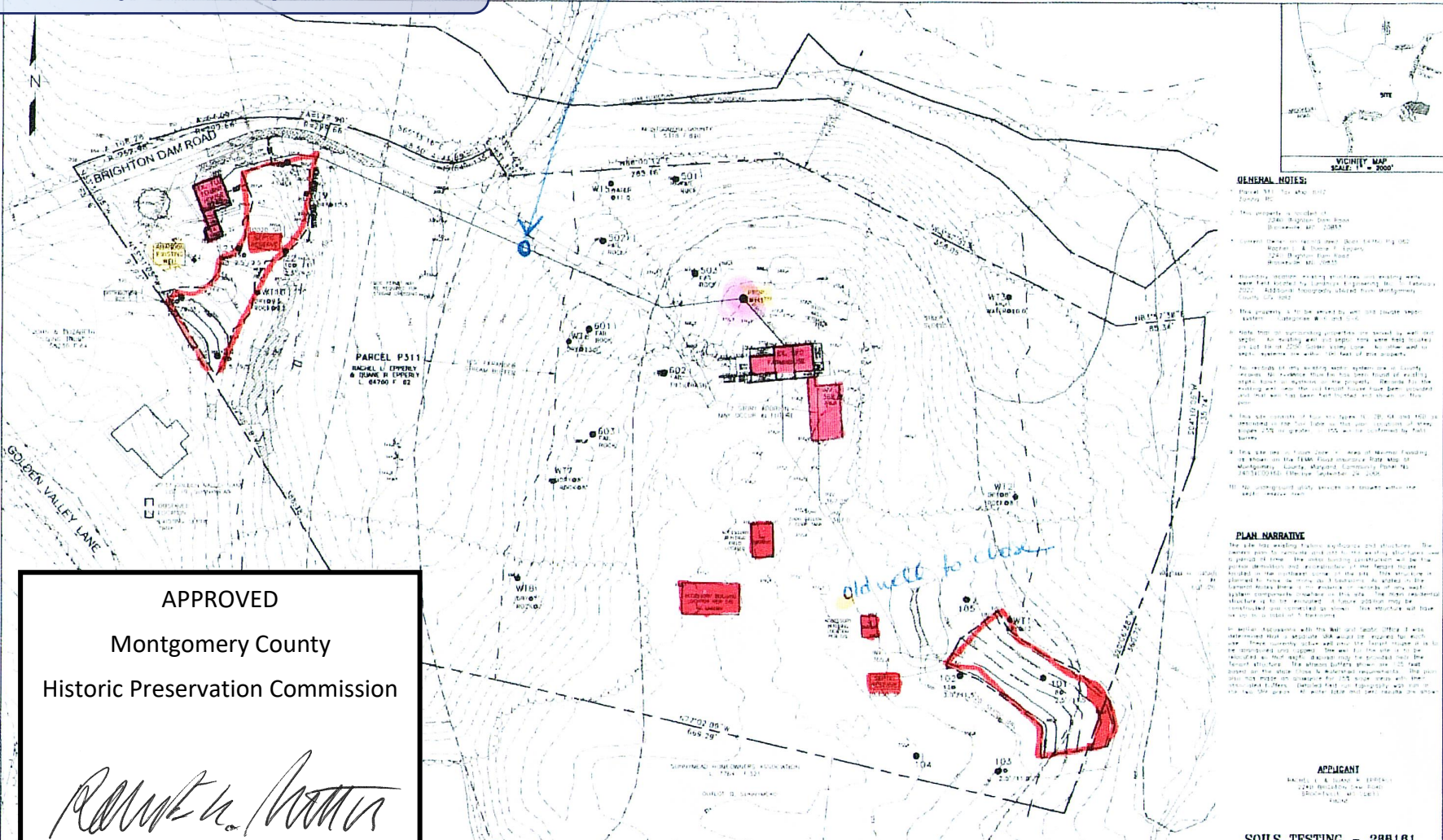
L P3  
EPPER  
EPPER  
F. 62



**REVIEWED**

By Michael Kyne at 12:05 pm, Oct 20, 2023

*Approx. placement of tenant house well.*



- GENERAL NOTES:**
- Parcel 311, Tax Map 0122, Zone 10.
  - This property is located at 2240 Brighton Dam Road, Baltimore MD 21287.
  - Current owner records show three lots: 100, 101, & 102. Brighton Dam Road.
  - Boundary between existing structures and existing well was determined by comparison of existing 100, 101, & 102 with 2022. Additional photographs taken from Montgomery County file 1002.
  - This property is to be served by well and septic system.
  - Note that an underground system is to be used by well and septic. All existing well and septic systems were dug down to at least 2000 existing depth. As shown and noted, separate the well and septic of the property.
  - No records of any existing septic system on the property. No records of any existing well on the property. No records of any existing well on the property. No records of any existing well on the property.
  - The site is located in a flood zone. Flood Insurance Rate Map of Montgomery County, Maryland, Commission Order No. 2013-00141. Effective Date: 01/01/2013.
  - No underground utility services are shown within the well/septic area.

**PLAN NARRATIVE**

The site has existing buildings and structures. The existing well and septic system are to be dug down to at least 2000 depth. The existing well and septic system are to be dug down to at least 2000 depth. The existing well and septic system are to be dug down to at least 2000 depth. The existing well and septic system are to be dug down to at least 2000 depth.

**APPLICANT**

RACHEL L. EPPERLY  
2240 BRIGHTON DAM ROAD  
Baltimore, MD 21287

SOILS TESTING - 288161

**APPROVED**  
Montgomery County  
Historic Preservation Commission

*Rachel L. Epperly*

Symbol	Project Soils	Depth
10	Clayey Silty Clay	15% - 17%
20	Clayey Silty Clay	35% - 45%
30	Clayey Silty Clay	65% - 75%
40	Clayey Silty Clay	15% - 25%

**NOT FOR CONSTRUCTION**

THE PURPOSE OF THIS PLAN AND ITS APPROVAL BY THE DEPARTMENT OF PERMITTING SERVICES IS FOR THE ESTABLISHMENT OF A SEPTIC RESERVE AREA FOR THIS PROPERTY. THIS PLAN AND EXPANSION OF RESERVEMENT OF THE SEPTIC SYSTEM ON THIS PROPERTY WOULD REQUIRE A SEPTIC CONSTRUCTION PERMIT FROM THE DEPARTMENT OF PERMITTING SERVICES.

**PRELIMINARY WELL AND SEPTIC PLAN**  
EPPERLY PROPERTY  
PARCEL P311, TAX MAP JU12  
2240 BRIGHTON DAM ROAD  
BRIGHTON DISTRICT (NO. 3) MONTGOMERY COUNTY, MARYLAND

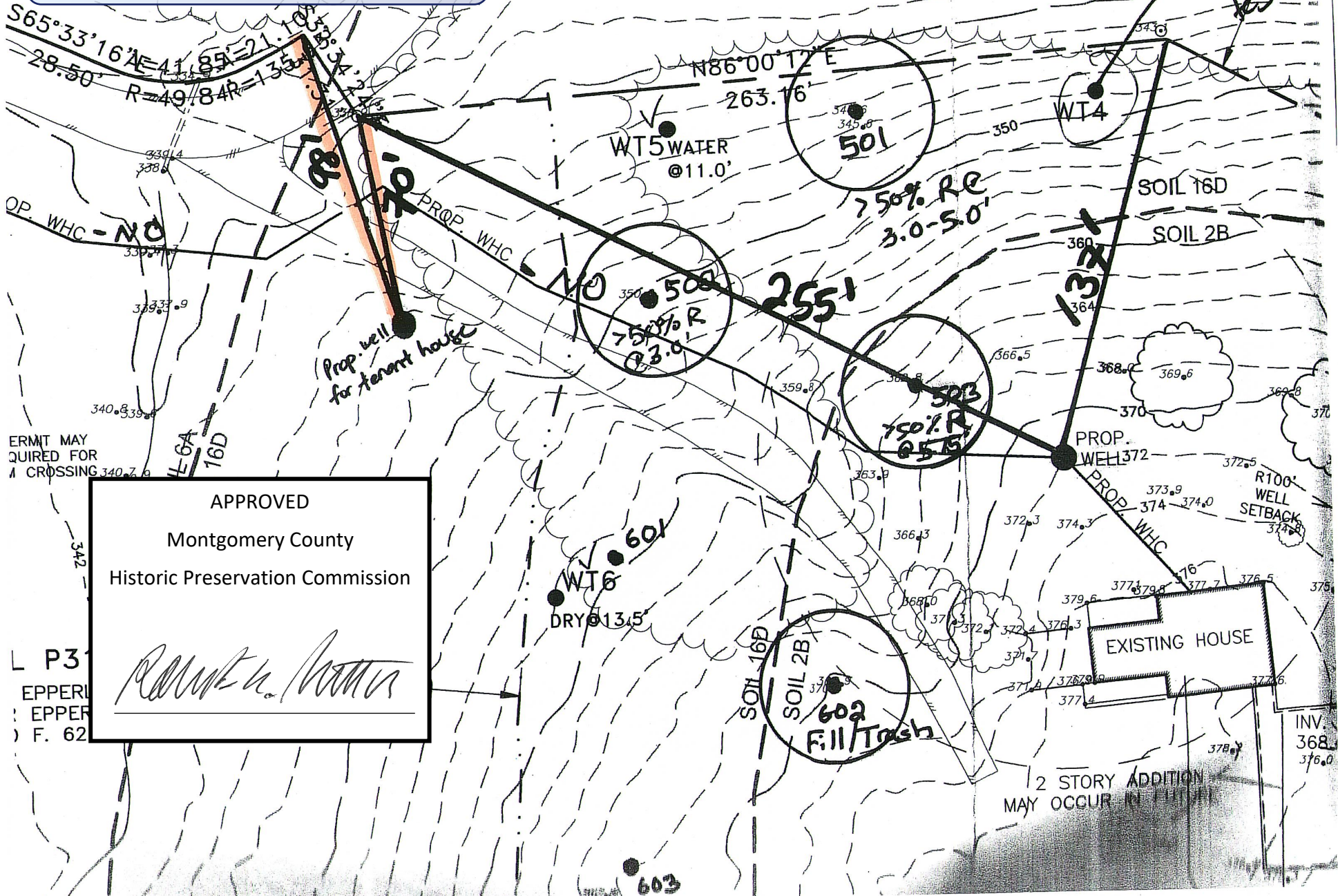
**LANDMARK ENGINEERING, INC.**  
441 E. HARTZELL DR. SUITE 200 BOX 630  
BETHESDA, VIRGINIA 20814  
TEL: (301) 516-0770  
WWW.LANDMARKENGINEERING.COM

CONSULTING ENGINEERS PLANNERS SURVEYORS

**REVIEWED**

By Michael Kyne at 12:05 pm, Oct 20, 2023

MONTGOMERY COUNTY  
L. 5318 F.690



ERMT MAY BE REQUIRED FOR A CROSSING 340.7.6

APPROVED  
Montgomery County  
Historic Preservation Commission

*[Signature]*

L P3  
EPPER  
EPPER  
F. 62

INV. 368.0  
376.0

