

**EXPEDITED**  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	2420 Spencerville Rd., Spencerville	<b>Meeting Date:</b>	12/5/18
<b>Resource:</b>	Individually Listed Master Plan Site <i>Spencer-Carr House</i>	<b>Report Date:</b>	11/28/18
<b>Applicant:</b>	Cedar Ridge Community Church	<b>Public Notice:</b>	11/21/18
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Yes
<b>Case Number:</b>	15/55-18A	<b>Staff:</b>	Dan Bruechert
<b>PROPOSAL:</b>	Roof Replacement		

**STAFF RECOMMENDATION:**

- Approve**
- Approve with conditions**

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Master Plan Site (*Spencer-Carr House #15/55*)  
**STYLE:** Spencerville Style/Traditional Agricultural  
**DATE:** House c.1855, Barn c.1935

From *Places from the Past*:

A distinctive three-story, three bay house, the Spencer-Carr House was built c.1855 with a rear addition dating from the 1870s. An illusion of added height is achieved through the incremental decrease in spacing between windows from the bottom level to the top together with decrease of window size. The center=passage house is constructed of brick and covered with weatherboard siding. Reputedly building by William Spencer, founder of Spencerville, the house has a strong historical association with the early development of the community and is a significant example of rural antebellum building traditions in the county.

The work for this HAWP will be undertaken on the c.1935 barn that was rehabilitated in 2000. The barn has a gambrel roof with two roof dormers with a contemporary glass and metal entrance constructed in the 2000 rehab.

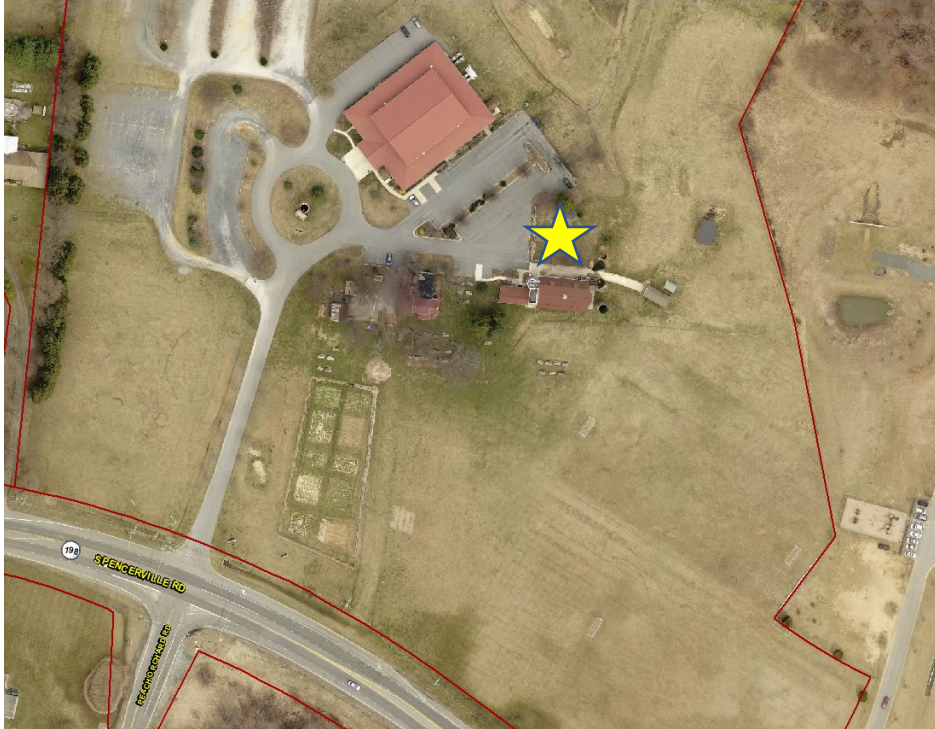


Figure 1: The subject barn is located directly below the star in the image.

**PROPOSAL**

The applicant proposes to replace the roof shingles on the north-facing section of the barn with new architectural shingles. The applicant cannot install shingles that would be an exact match, because the existing style has been discontinued by the manufacturer.

**APPLICABLE GUIDELINES:**

The Expedited Staff Report format may be used on the following type of cases:

- 2. Modifications to a property, which do not significantly alter its visual character.
- 8. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.

**Montgomery County Code; Chapter 24A-8**

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

**Secretary of the Interior's Standards for Rehabilitation**

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2) having found that the proposal is consistent with the Secretary of the Interior's Standards for Rehabilitation (specifically, Standard 2), and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A; and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.

858348



DPS-88

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: bryanp@crcc.org Contact Person: Bryan Peterson  
 Tax Account No.: 03233387 (Fed 52-1350329) Daytime Phone No.: 301.421.5949 (ext 220)  
 Name of Property Owner: Cedar Ridge Community Church Daytime Phone No.: 301.421.5949 (ext 220)  
 Address: 2430 Spencerville Rd Spencerville MD 20868  
Street Number City Street Zip Code  
 Contractor: Mid Atlantic Construction of VA MD Phone No.: 703-404-9777  
 Contractor Registration No.: MVIC # 128163  
 Agent for Owner: B Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 2430 Street: Spencerville Rd  
 Town/City: Spencerville Nearest Cross Street: Reach Orchard Rd  
 Lot: None Block: None Subdivision: 0001 PAR A special Form  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: 202

### PART ONE: TYPE OF PERMIT ACTION AND USE

#### 1A. CHECK ALL APPLICABLE:

- Construct  Extend  Alter/Renovate  
 Move  Install  Wreck/Ram  
 Revision  Repair  Revoceble.

#### CHECK ALL APPLICABLE:

- A/C  Slab  Room Addition  Porch  Deck  Shed  
 Solar  Fireplace  Woodburning Stove  Single Family  
 Fence/Wall (complete Section 4)  Other: Roof Shingle

1B. Construction cost estimate: \$ 11,000

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line  Entirely on land of owner  On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Bryan Peterson  
Signature of owner or authorized agent

11/13/18  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No. 858348 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

*See attached*

---

---

---

---

---

---

---

---

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

*See attached*

---

---

---

---

---

✓ 2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

✓ 3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

✓ 4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

✓ 5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

X 6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

✓ 7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p><b>Owner's mailing address</b>                  Cedar Ridge Community Church                  2410 Spencerville Rd.                  Spencerville, MD 20868</p>	<p><b>Owner's Agent's mailing address</b>                  CEM Design                  520 Anderson Ave                  Rockville, MD 20850</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>Resident                  2312 Spencerville Rd.                  Spencerville, MD 20868</p>	<p>Ben Girons                  2308 Spencerville Rd                  Spencerville, MD 20868</p>
<p>Spencerville Adventist Academy                  2502 Spencerville Rd                  Spencerville, MD 20868</p>	<p>United States Postal Service                  2323 Spencerville Rd.                  Spencerville, MD 20868</p>

## Cedar Ridge Community Church Barn Shingles Replacement

### **1a. Description of existing structures and environmental setting, including their features and significance.**

The barn at Cedar Ridge Community Church was built ca. 1935 and restored in 2000. It is currently used for classrooms and social events. The barn is part of the Spencer-Carr property, which features the Spencer-Carr farmhouse which was built by William Spencer ca. 1850.

The barn is owned by Cedar Ridge Community Church, which built a large sanctuary to the rear of the farmhouse. The unrestored second barn is used to house maintenance equipment. The original silo is in the circle in front of the sanctuary building, and is in need of structural stabilization. With the exception of some small farming activity, the balance of the site is undeveloped.

### **1b. General description of the project and its effect on the historic resources, the environmental setting, and where applicable, the historic district:**

Cedar Ridge Community Church is seeking to replace the shingles on the north-facing roof of the barn. In Spring 2018, the roof sustained damage in a windstorm. The south-facing (and road-facing) side of the roof did not suffer any damage during that storm. When seeking to replace the shingles with shingles that match the front/south-facing shingles, the church learned that the shingles currently on the north and south sides of the barn have been discontinued (Certainteed 4 tab, 50 year Cottage Red shingles). Replacing the entire roof with new shingles is not economically feasible, as the insurance company just paid to have the south-side shingles replaced in 2014. Therefore, the church is seeking to replace the north-side roof shingles with as close a match as possible, which is the GAF Timberline Architectural Style Patriot Red shingle. See the photos and description attached for more details. The effect on the historic resource and setting will be very minimal, as the difference in the shingles is quite minor and the north and south sides of the barn are not able to be seen at the same time. Our request is to use the GAF Timberline shingles on the north-facing roof of the barn.

**Damaged Shingles on North Side of Barn, view 1**





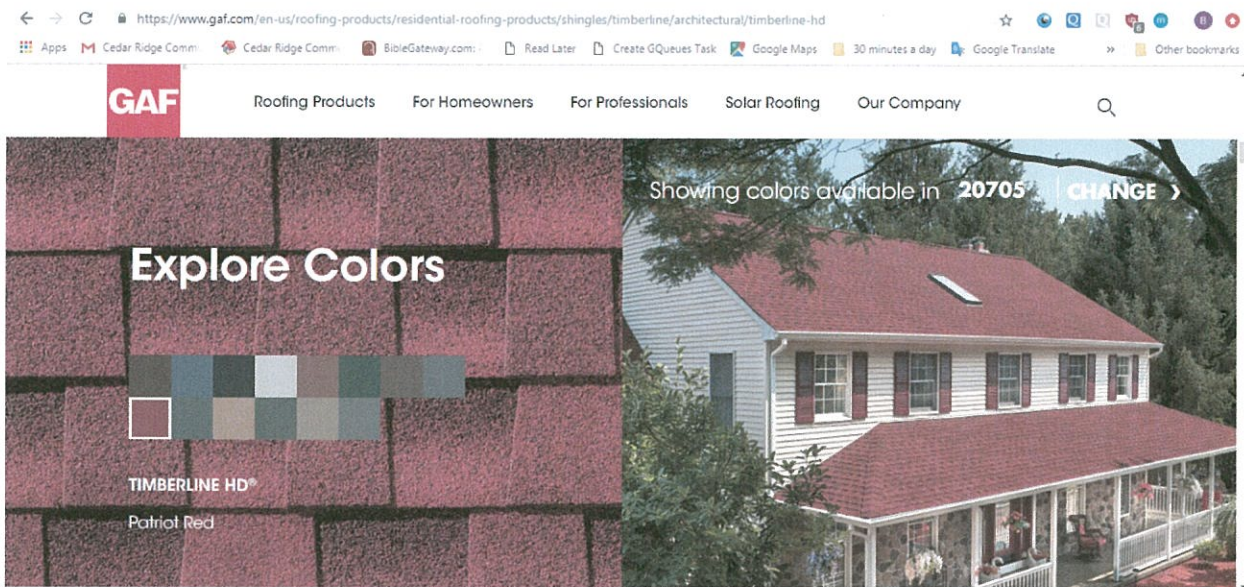
Damaged Shingles on North Side of Barn, view 2



Good shingles on South Side of Barn (Certainteed, Discontinued)



## Proposed Replacement Shingles for North Side (GAF Timberline HD Architectural Style Patriot Red)



<https://www.gaf.com/en-us/roofing-products/residential-roofing-products/shingles/timberline/architectural/timberline-hd>

## New Shingles Description

### GAF Timberline HD Architectural shingles

#### Features

More homeowners and professional installers in North America rely on Timberline HD® Shingles than any other brand. They offer just the right combination of beauty, performance, and reliability in a genuine wood-shake look — and can help improve your home's resale value. When you install Timberline HD® Shingles with Advanced Protection® Shingle Technology, you're getting rugged, dependable performance. And you'll not only protect your most valuable asset — you'll also beautify your home for years to come.

- **Great Value:** Architecturally stylish but practically priced — with a Lifetime Ltd. warranty.<sup>1</sup>
- **Dimensional Look:** Features GAF proprietary color blends and enhanced shadow effect for a genuine wood-shake look.
- **Highest Roofing Fire Rating:** UL Class A, Listed to ANSI/UL 790.
- **High Performance:** Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home.
- **Stays In Place:** DuraGrip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 130 mph (209 km/h).<sup>2</sup>
- **Peace Of Mind:** Lifetime Ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years.<sup>1</sup>
- **Perfect Finishing Touch:** Use Timbertex® Premium Ridge Cap Shingles or Ridglass® Premium Ridge Cap Shingles.<sup>3</sup>
- **StainGuard® Protection:** Helps ensure the beauty of your roof against unsightly blue-green algae.<sup>4</sup>
- **Trusted:** Timberline HD® Shingles have earned the Good Housekeeping Seal (U.S. only).

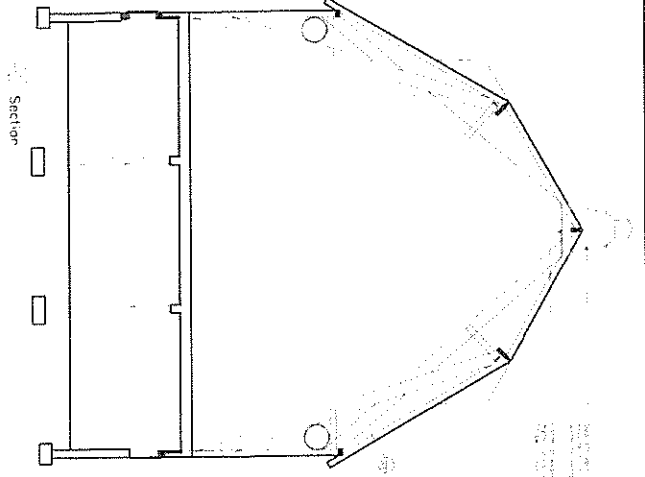
See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the *GAF Shingle & Accessory Ltd. Warranty* and means as long as the original individual owner(s) of a single-family detached residence [or the second owner(s) in certain circumstances] owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

•This wind speed coverage requires special installation; see *GAF Shingle & Accessory Ltd. Warranty* for details.

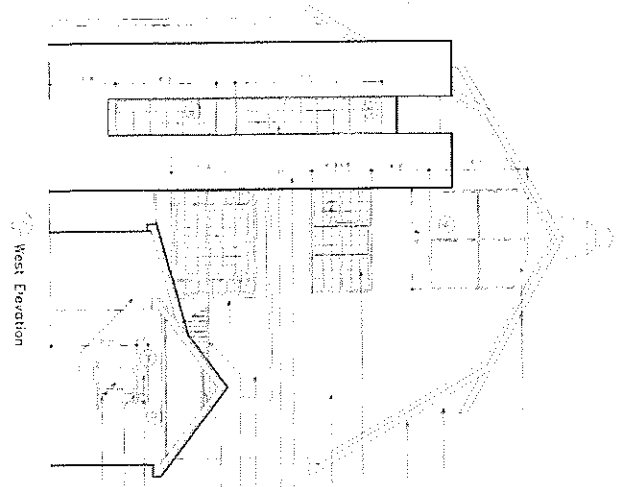
•These products are not available in all areas. Visit [Ridge Cap Shingle Product Availability](#) for details.

•StainGuard®algae protection and 10-year limited warranty against blue-green algae discoloration available only on shingles sold in packages bearing the StainGuard®logo. See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions.

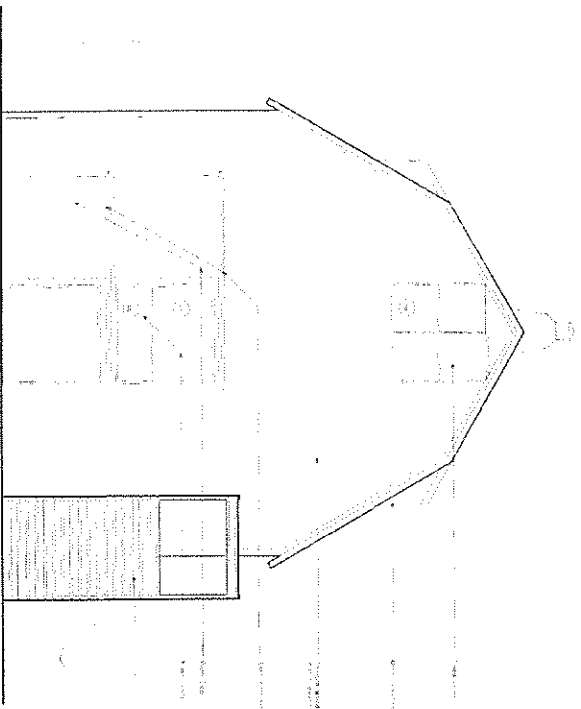
<https://www.gaf.com/en-us/roofing-products/residential-roofing-products/shingles/timberline/architectural/timberline-hd>



Section



West Elevation



East Elevation

**Management County**  
Department of Planning Services  
Building Code Review

On June 28, 2022  
Robert A. Petrossian  
Project Architect  
714-227-7777

1. This drawing is prepared for the use of the Building Code Review Department of Planning Services. It is not to be used for any other purpose without the written consent of the Architect.

2. The Architect is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the Building Code Review Department of Planning Services.

3. The Architect is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the Building Code Review Department of Planning Services.

4. The Architect is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the Building Code Review Department of Planning Services.

5. The Architect is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the Building Code Review Department of Planning Services.

6. The Architect is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the Building Code Review Department of Planning Services.

7. The Architect is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the Building Code Review Department of Planning Services.

8. The Architect is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the Building Code Review Department of Planning Services.

9. The Architect is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the Building Code Review Department of Planning Services.

10. The Architect is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the Building Code Review Department of Planning Services.

**Management County**  
Department of Planning Services  
Building Code Review  
ADDITIONAL NOTES

1. This drawing is prepared for the use of the Building Code Review Department of Planning Services. It is not to be used for any other purpose without the written consent of the Architect.

2. The Architect is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the Building Code Review Department of Planning Services.

3. The Architect is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the Building Code Review Department of Planning Services.

4. The Architect is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the Building Code Review Department of Planning Services.

5. The Architect is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the Building Code Review Department of Planning Services.

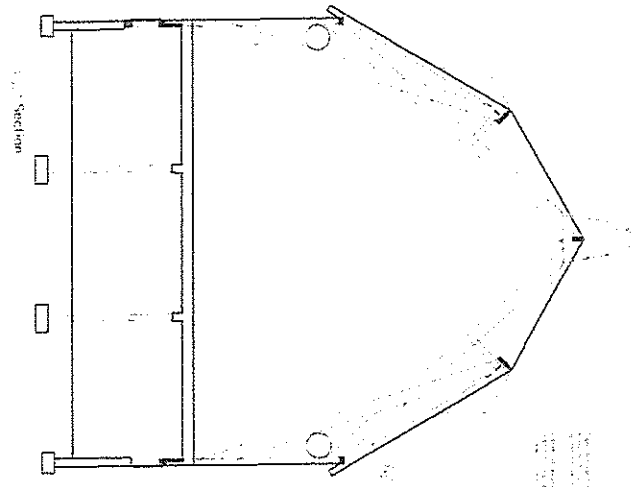
6. The Architect is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the Building Code Review Department of Planning Services.

7. The Architect is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the Building Code Review Department of Planning Services.

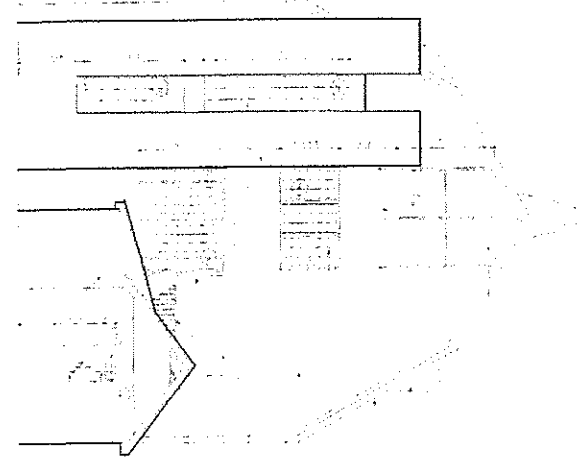
8. The Architect is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the Building Code Review Department of Planning Services.

9. The Architect is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the Building Code Review Department of Planning Services.

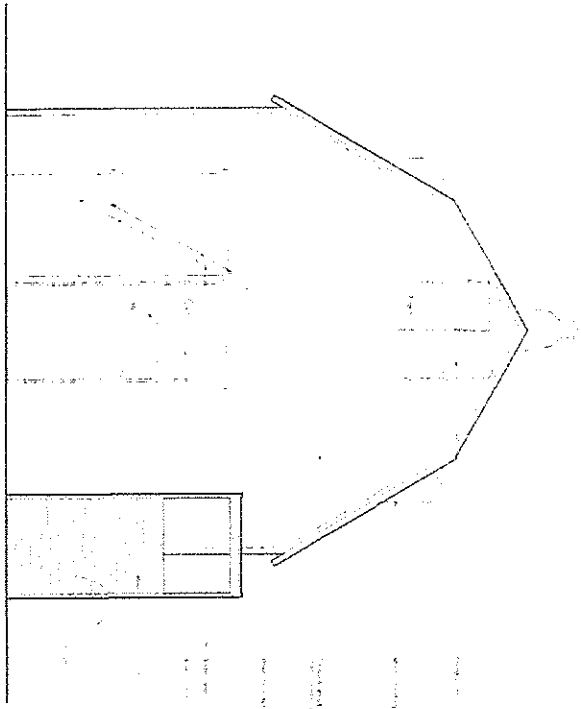
10. The Architect is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the Building Code Review Department of Planning Services.



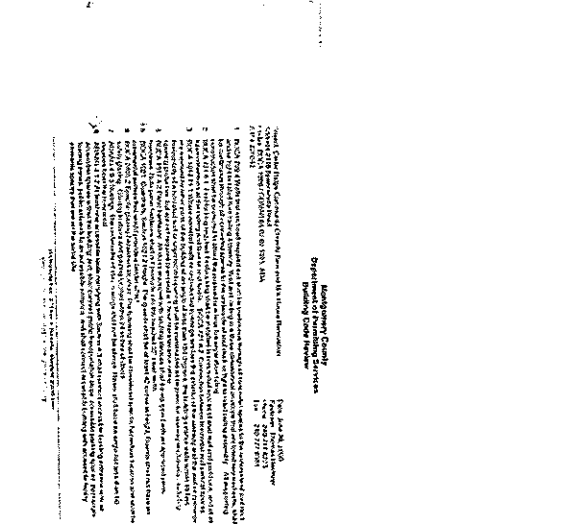
West Section



East Section



West Elevation



East Elevation

**Madison County**  
 Department of Planning Services  
 Planning Code Review

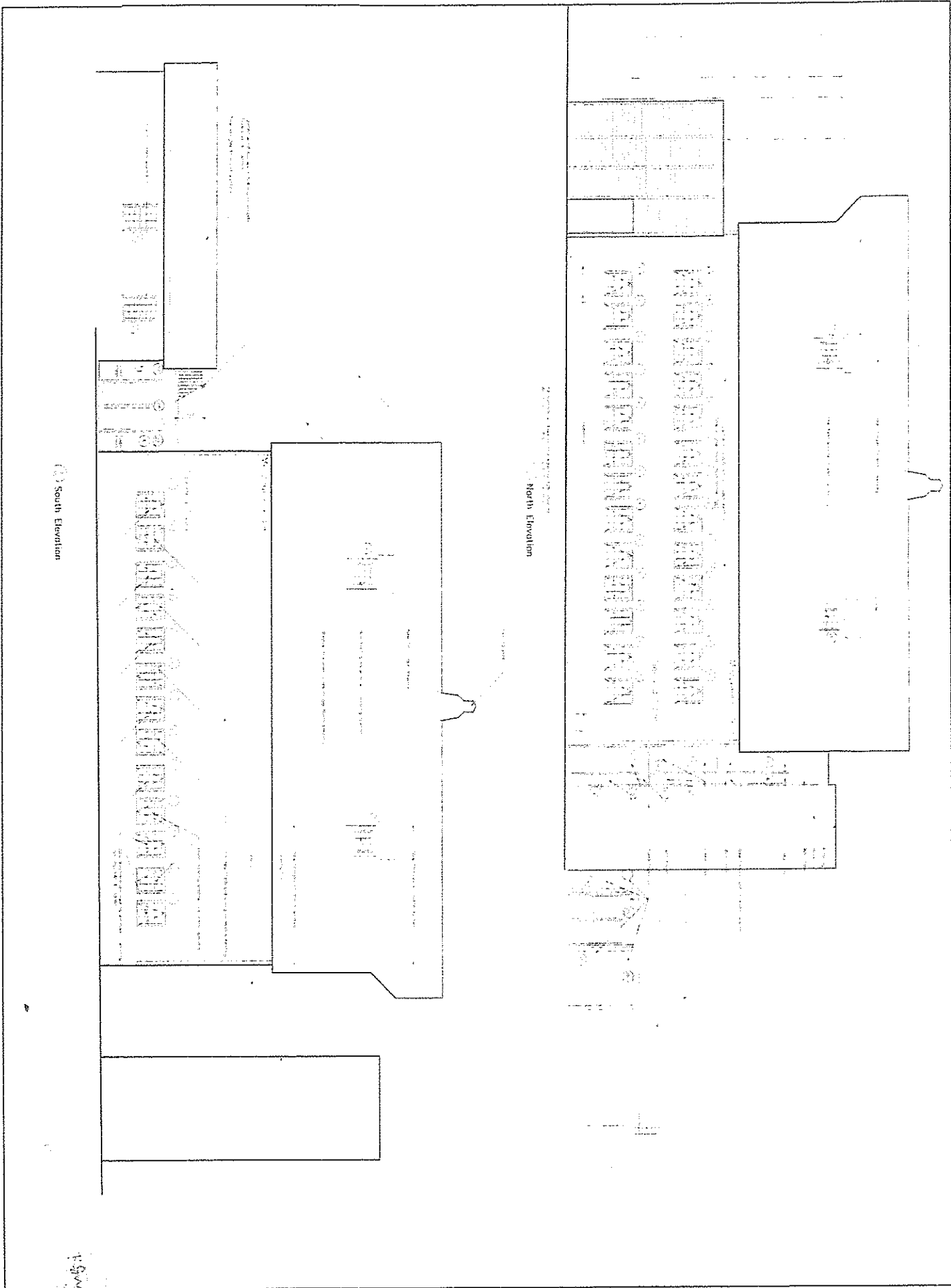
On and After  
 12/15/2011  
 12/15/2011

1. The applicant has provided a complete set of plans for review. The plans are clear and legible, and the information provided is sufficient to allow for a thorough review of the project. The applicant has also provided a copy of the site plan, which is consistent with the information provided on the plans. The applicant has also provided a copy of the zoning map, which shows that the project is located in a zone that is consistent with the project's intended use. The applicant has also provided a copy of the zoning ordinance, which shows that the project is consistent with the zoning ordinance. The applicant has also provided a copy of the zoning map, which shows that the project is located in a zone that is consistent with the project's intended use. The applicant has also provided a copy of the zoning ordinance, which shows that the project is consistent with the zoning ordinance.

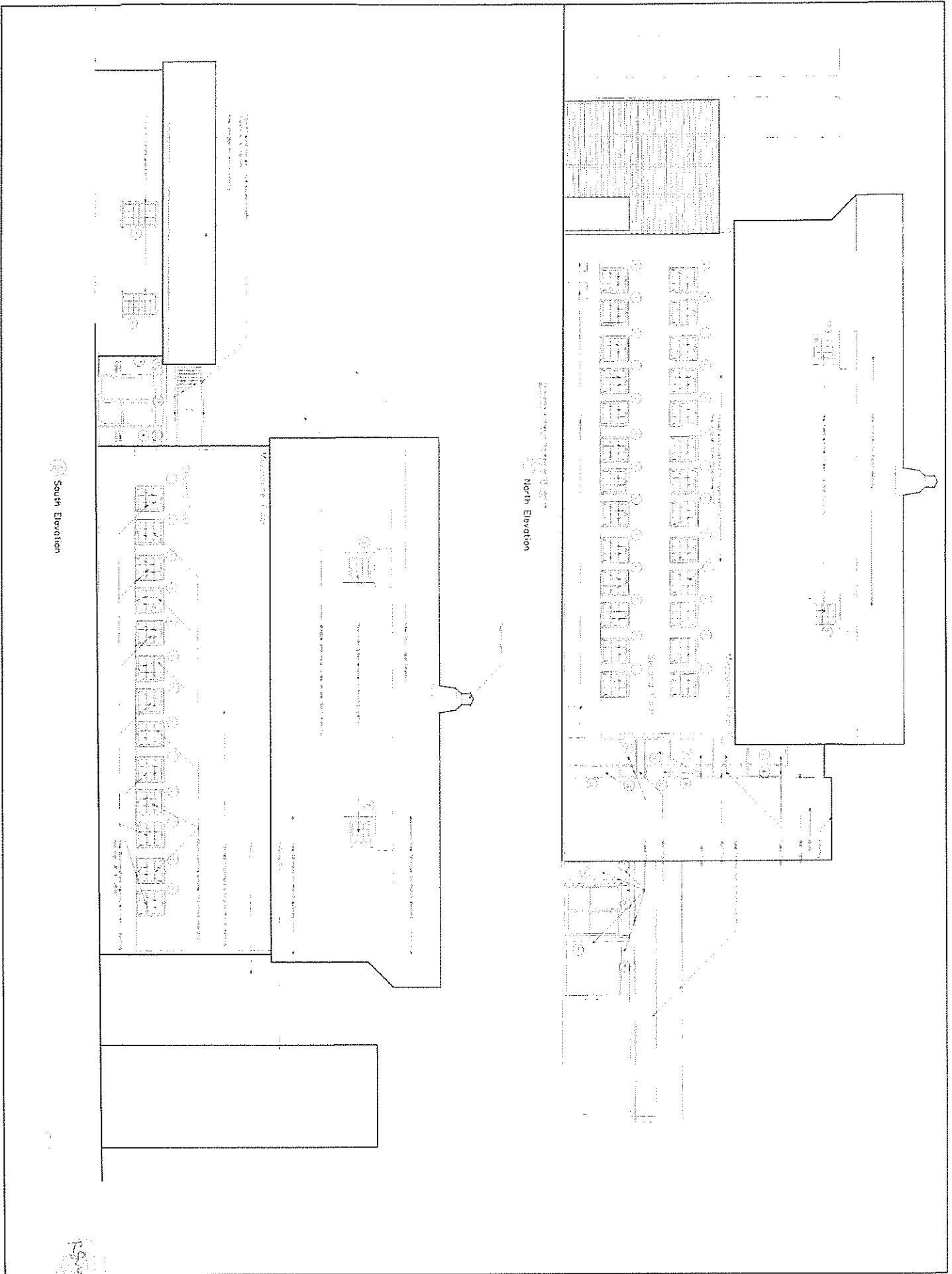
**Madison County**  
 Department of Planning Services  
 Building Code Review

On and After  
 12/15/2011  
 12/15/2011

1. The applicant has provided a complete set of plans for review. The plans are clear and legible, and the information provided is sufficient to allow for a thorough review of the project. The applicant has also provided a copy of the site plan, which is consistent with the information provided on the plans. The applicant has also provided a copy of the zoning map, which shows that the project is located in a zone that is consistent with the project's intended use. The applicant has also provided a copy of the zoning ordinance, which shows that the project is consistent with the zoning ordinance. The applicant has also provided a copy of the zoning map, which shows that the project is located in a zone that is consistent with the project's intended use. The applicant has also provided a copy of the zoning ordinance, which shows that the project is consistent with the zoning ordinance.







South Elevation

North Elevation

AS

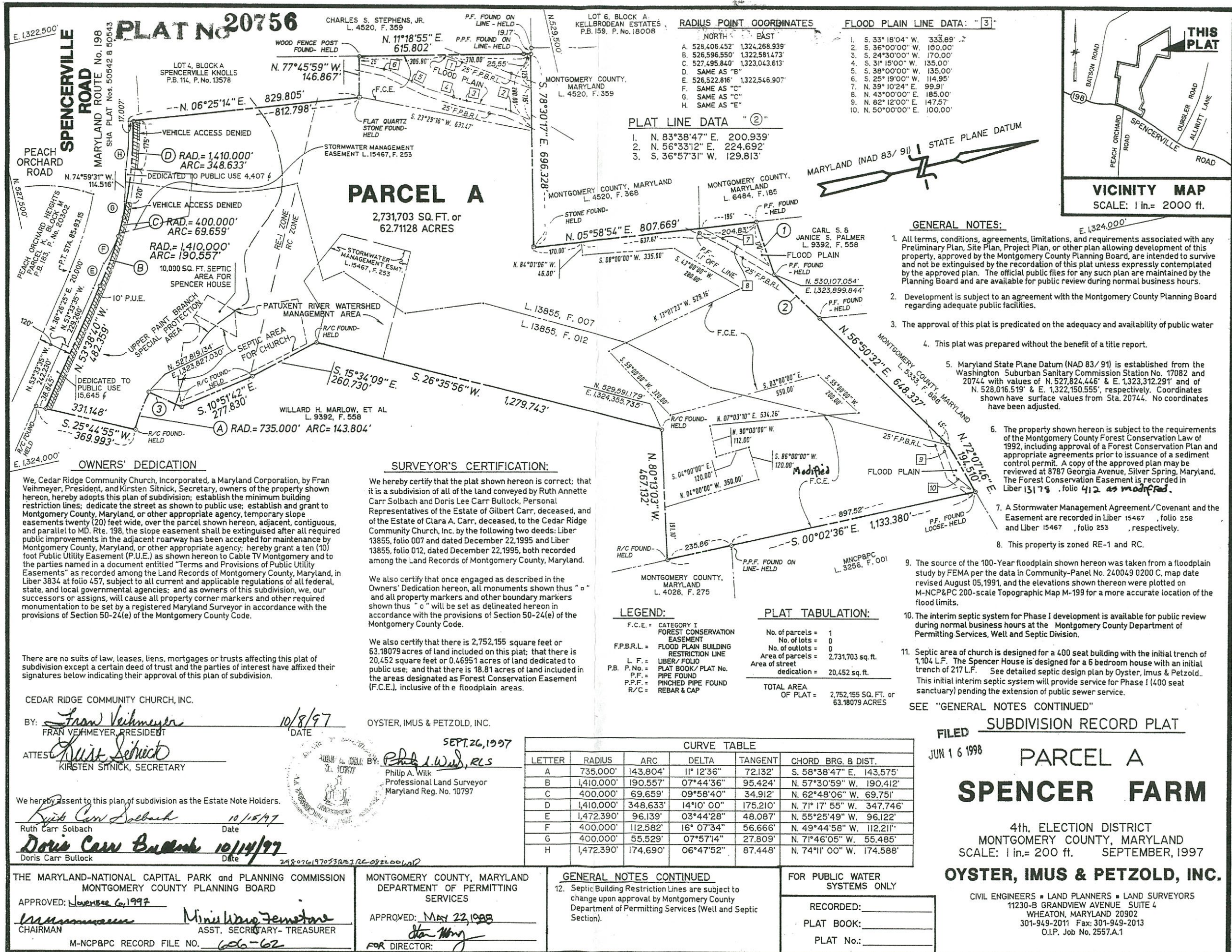
North and South Elevations

Cedar Ridge Community Church  
240 Summit St. Farmington, CT

Strucon Engineering  
1528 Appleton Road, Suite 100, Farmington, CT 06031

R Petrossian and Associates  
145 Old Chapel Bridge Road, Wallingford, CT 06495

Robert Schwartz Associates Architects  
21 W. 27th Ave., Wallingford, CT 06495



MONTGOMERY COUNTY CIRCUIT COURT (Subdivision Plats, MO) Plat 20756, MSA, S1249, 7497, Date available 1998/06/14 Printed 09/19/97

**OWNERS' DEDICATION**

We, Cedar Ridge Community Church, Incorporated, a Maryland Corporation, by Fran Veihmeyer, President, and Kirsten Sitnick, Secretary, owners of the property shown hereon, hereby adopts this plan of subdivision; establish the minimum building restriction lines; dedicate the street as shown to public use; establish and grant to Montgomery County, Maryland, or other appropriate agency, temporary slope easements twenty (20) feet wide, over the parcel shown hereon, adjacent, contiguous, and parallel to MD. Rte. 198, the slope easement shall be extinguished after all required public improvements in the adjacent roadway shall be accepted for maintenance by Montgomery County, Maryland, or other appropriate agency; hereby grant a ten (10) foot Public Utility Easement (P.U.E.) as shown hereon to Cable TV Montgomery and to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded among the Land Records of Montgomery County, Maryland, in Liber 3834 at folio 457, subject to all current and applicable regulations of any federal, state, and local governmental agencies; and as owners of this subdivision, we, our successors or assigns, will cause all property corner markers and other required monumentation to be set by a registered Maryland Surveyor in accordance with the provisions of Section 50-24(e) of the Montgomery County Code.

There are no suits of law, leases, liens, mortgages or trusts affecting this plat of subdivision except a certain deed of trust and the parties of interest have affixed their signatures below indicating their approval of this plan of subdivision.

CEDAR RIDGE COMMUNITY CHURCH, INC.

BY: Fran Veihmeyer 10/8/97 DATE  
FRAN VEIHMAYER, PRESIDENT

ATTEST: Kirsten Sitnick  
KIRSTEN SITNICK, SECRETARY

We hereby assent to this plan of subdivision as the Estate Note Holders.  
Ruth Carr Solbach 10/15/97 Date  
Ruth Carr Solbach  
Doris Carr Bullock 10/14/97 Date  
Doris Carr Bullock

**SURVEYOR'S CERTIFICATION:**

We hereby certify that the plat shown hereon is correct; that it is a subdivision of all of the land conveyed by Ruth Annette Carr Solbach and Doris Lee Carr Bullock, Personal Representatives of the Estate of Gilbert Carr, deceased, and of the Estate of Clara A. Carr, deceased, to the Cedar Ridge Community Church, Inc. by the following two deeds: Liber 13855, folio 007 and dated December 22, 1995 and Liber 13855, folio 012, dated December 22, 1995, both recorded among the Land Records of Montgomery County, Maryland.

We also certify that once engaged as described in the Owners' Dedication hereon, all monuments shown thus "o" and all property markers and other boundary markers shown thus "c" will be set as delineated hereon in accordance with the provisions of Section 50-24(e) of the Montgomery County Code.

We also certify that there is 2,752,155 square feet or 63.18079 acres of land included on this plat; that there is 20,452 square feet or 0.46951 acres of land dedicated to public use; and that there is 18.81 acres of land included in the areas designated as Forest Conservation Easement (F.C.E.), inclusive of the floodplain areas.

SEPT. 26, 1997

BY: Philip A. Wilk RLS  
Philip A. Wilk  
Professional Land Surveyor  
Maryland Reg. No. 10797

LETTER	RADIUS	ARC	DELTA	TANGENT	CHORD BRG. & DIST.
A	735.000'	143.804'	11° 12' 36"	72.132'	S. 58° 38' 47" E. 143.575'
B	1,410.000'	190.557'	07° 44' 36"	95.424'	N. 57° 30' 59" W. 190.412'
C	400.000'	69.659'	09° 58' 40"	34.912'	N. 62° 48' 06" W. 69.751'
D	1,410.000'	348.633'	14° 10' 00"	175.210'	N. 71° 17' 55" W. 347.746'
E	1,472.390'	96.139'	03° 44' 28"	48.087'	N. 55° 25' 49" W. 96.122'
F	400.000'	112.582'	16° 07' 34"	56.666'	N. 49° 44' 58" W. 112.211'
G	400.000'	55.529'	07° 57' 14"	27.809'	N. 71° 46' 05" W. 55.485'
H	1,472.390'	174.690'	06° 47' 52"	87.448'	N. 74° 11' 00" W. 174.588'

**RADIUS POINT COORDINATES**

	NORTH	EAST
A.	528,406.452'	1,324,268.939'
B.	526,596.550'	1,322,581.473'
C.	527,495.840'	1,323,043.613'
D.	SAME AS "B"	
E.	526,522.816'	1,322,546.907'
F.	SAME AS "C"	
G.	SAME AS "C"	
H.	SAME AS "E"	

**PLAT LINE DATA "2"**

- N. 83° 38' 47" E. 200.939'
- N. 56° 33' 12" E. 224.692'
- S. 36° 57' 31" W. 129.813'

**FLOOD PLAIN LINE DATA "3"**

- S. 33° 18' 04" W. 333.89'
- S. 36° 00' 00" W. 100.00'
- S. 24° 30' 00" W. 170.00'
- S. 31° 15' 00" W. 135.00'
- S. 38° 00' 00" W. 135.00'
- S. 28° 19' 00" W. 114.95'
- N. 39° 10' 24" E. 99.91'
- N. 43° 00' 00" E. 185.00'
- N. 82° 12' 00" E. 147.57'
- N. 50° 00' 00" E. 100.00'

- GENERAL NOTES:**
- All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan, Site Plan, Project Plan, or other plan allowing development of this property, approved by the Montgomery County Planning Board, are intended to survive and not be extinguished by the recording of this plat unless expressly contemplated by the approved plan. The official public files for any such plan are maintained by the Planning Board and are available for public review during normal business hours.
  - Development is subject to an agreement with the Montgomery County Planning Board regarding adequate public facilities.
  - The approval of this plat is predicated on the adequacy and availability of public water.
  - This plat was prepared without the benefit of a title report.
  - Maryland State Plane Datum (NAD 83/91) is established from the Washington Suburban Sanitary Commission Station No. 17082 and 20744 with values of N. 527,824.446' & E. 1,323,312.291' and of N. 528,016.519' & E. 1,322,150.555', respectively. Coordinates shown have surface values from Sta. 20744. No coordinates have been adjusted.
  - The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, including approval of a Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit. A copy of the approved plan may be reviewed at 8787 Georgia Avenue, Silver Spring, Maryland. The Forest Conservation Easement is recorded in Liber 13179, folio 412 as modified.
  - A Stormwater Management Agreement/Covenant and the Easement are recorded in Liber 15467, folio 258 and Liber 15467, folio 253, respectively.
  - This property is zoned RE-1 and RC.
  - The source of the 100-Year floodplain shown hereon was taken from a floodplain study by FEMA per the data in Community-Panel No. 240049 0200 C, map date revised August 05, 1991, and the elevations shown thereon were plotted on M-NCP&PC 200-scale Topographic Map M-199 for a more accurate location of the flood limits.
  - The interim septic system for Phase I development is available for public review during normal business hours at the Montgomery County Department of Permitting Services, Well and Septic Division.
  - Septic area of church is designed for a 400 seat building with the initial trench of 1,104 L.F. The Spencer House is designed for a 6 bedroom house with an initial trench of 217 L.F. See detailed septic design plan by Oyster, Imus & Petzold. This initial interim septic system will provide service for Phase I (400 seat sanctuary) pending the extension of public sewer service.

SEE "GENERAL NOTES CONTINUED"

FILED **SUBDIVISION RECORD PLAT**  
JUN 16 1998

**PARCEL A**  
**SPENCER FARM**

4th. ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1 in. = 200 ft. SEPTEMBER, 1997

**OYSTER, IMUS & PETZOLD, INC.**

CIVIL ENGINEERS • LAND PLANNERS • LAND SURVEYORS  
11230-B GRANDVIEW AVENUE SUITE 4  
WHEATON, MARYLAND 20902  
301-949-2011 Fax: 301-949-2013  
O.I.P. Job No. 2557A.1

THE MARYLAND-NATIONAL CAPITAL PARK and PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: June 6, 1997  
William W. Ferretone  
CHAIRMAN

Mini Wang Ferretone  
ASST. SECRETARY-TREASURER

M-NCP&PC RECORD FILE NO. 606-62

MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PERMITTING SERVICES

APPROVED: MAY 22, 1998  
Stan Wong  
FOR DIRECTOR:

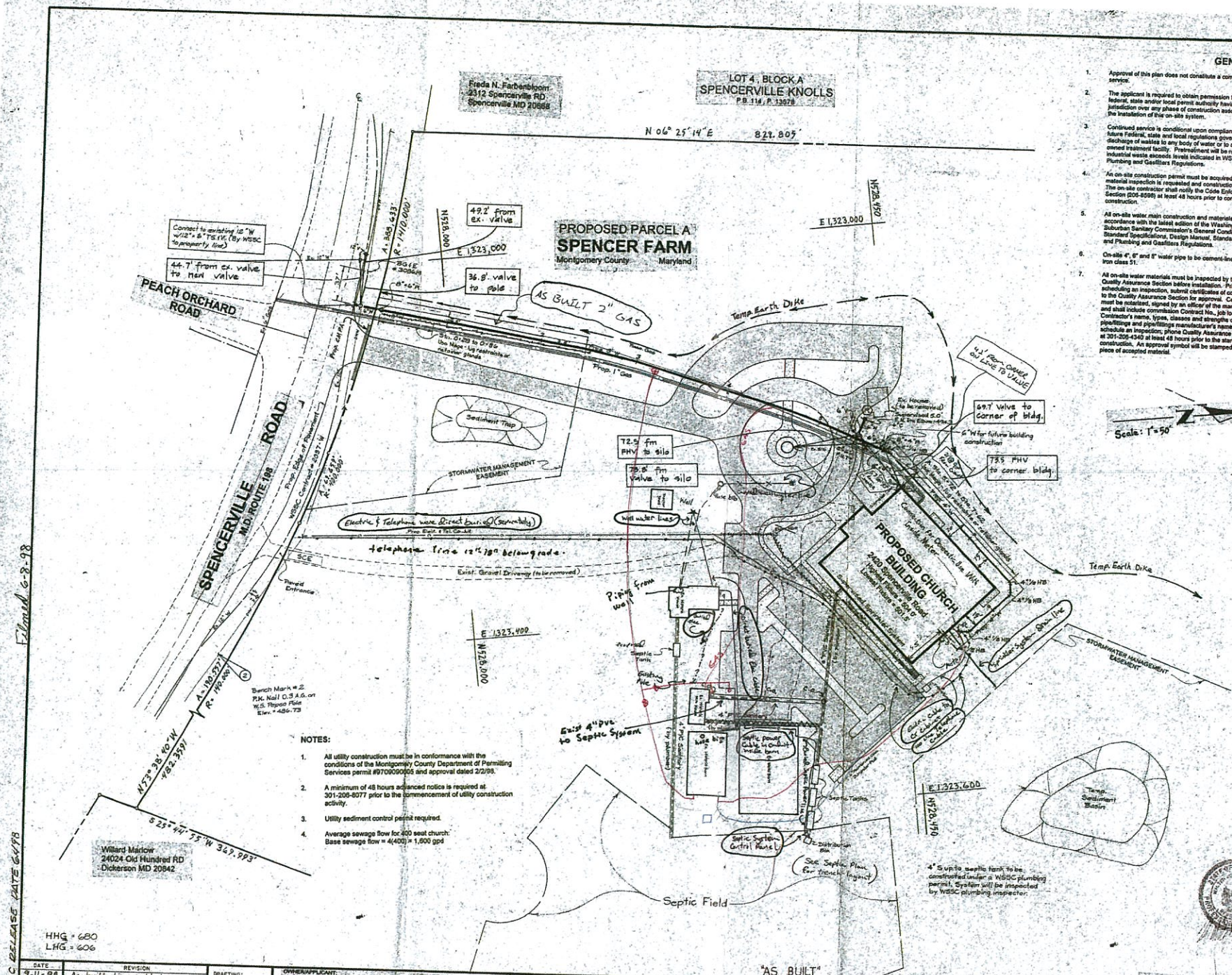
**GENERAL NOTES CONTINUED**

12. Septic Building Restriction Lines are subject to change upon approval by Montgomery County Department of Permitting Services (Well and Septic Section).

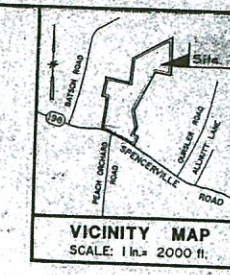
FOR PUBLIC WATER SYSTEMS ONLY

RECORDED:  
PLAT BOOK:  
PLAT No.:

MSA SSU 1249-7497 606-62



- ### GENERAL WATER NOTES
- Approval of this plan does not constitute a commitment for service.
  - The applicant is required to obtain permission from any federal, state and/or local permit authority having jurisdiction over any phase of construction associated with the installation of the on-site system.
  - Continued service is conditional upon compliance with any state, federal, state and local regulations governing the discharge of wastes to any body of water or to a publicly-owned treatment facility. Payment will be required if industrial waste exceeds levels indicated in WSSC Plumbing and Gasfitters Regulations.
  - An on-site construction permit must be acquired before material inspection is requested and construction start-up. The on-site contractor shall notify the Code Enforcement Section (202-208-5088) at least 48 hours prior to commencing construction.
  - All on-site water main construction and materials to be in accordance with the latest edition of the Washington Suburban Sanitary Commission's General Conditions and Standard Specifications, Design Manual, Standard Details and Plumbing and Gasfitters Regulations.
  - On-site 4" and 6" water pipe to be cement-lined, ductile iron class 51.
  - All on-site water materials must be inspected by the WSSC Quality Assurance Section before installation. Prior to scheduling an inspection, submit certificates of compliance to the Quality Assurance Section for approval. Certificates must be retained, signed by an officer of the manufacturer, Contractor's name, sizes, classes and strengths of pipe/fittings and pipe/fittings manufacturer's name. To schedule an inspection, phone Quality Assurance Section (202-208-5342) at least 48 hours prior to the start of construction. An approval symbol will be stamped on each piece of accepted material.
  - Inspection and certification of the on-site water system shall be by a State of Maryland registered professional engineer; the engineer shall certify that construction has been performed in accordance with the WSSC Plumbing and Gasfitters Regulations, General Conditions and Standard Specifications, Design Manual, Standard Details and Approved Plan.
  - The engineer's certification of compliance and two (2) sets of final "As-Built" drawings shall be submitted to the Code Enforcement Section prior to final plumbing inspection of changes and indicate fees for the location of valves, bands, manholes, fire hydrants and laterals, etc.
  - If on-site water system installation precedes WSSC service connection installation, applicant accepts full responsibility for on-site water coordination to meet line and grade of WSSC water system.
  - Contractor to verify location and elevation of WSSC facilities prior to beginning construction. No connection of the building plumbing system to the on-site water system is allowed until the on-site system is approved by WSSC.
  - Connection with the WSSC water system shall be prohibited until observation and bacteriological tests have been submitted and passed. Results are to be submitted to the Code Enforcement Section (202-208-5088).
  - All water connections to be built by on-site contractor and to terminate 5' from the outside wall of the building.
  - Curb boxes shall not be set in paved areas.
  - On-site fire hydrants are to be painted red.



### BILL OF MATERIALS

Item	Quantity
12" x 8" Tapping Sleeve & Valve	1
8" x 6" Reducer	1
8" x 6" F. H. Tee	1
6" Valve	2
5/8" F. H.	1
8" x 6" Tee	1
6" Cap	1
6" x 4" Reducer	1
4" 1/16 H. B.	1
4" 1/8 H. B.	4
4" Cap	1

By WSSC

### WATER PIPE SCHEDULE

Diameter	Length	Type	Remarks
4"	274	Ductile Iron Cl. 51	Water
6"	53	Ductile Iron Cl. 51	Water
8"	548	Ductile Iron Cl. 51	Water

- ### BLOCKING
- Fire hydrant marked thus (H) to be restrained with mega-lug or restraint glands. See WSSC Std. Details B/2.1 & B/2.4. Do not block fire hydrant or fire hydrant tee.
  - Block H.B.'s with concrete. See WSSC Std. Detail B/1.0.
  - Block all other fittings with concrete. See WSSC Std. Details B/1.3 & B/1.4.
- All erosion and sediment controls shown on this plan or called for by the Utility Sediment Control Inspector must be installed and maintained as stipulated in the DPS approved plan for the site. This shall include temporary and permanent stabilization.
- All procedures and requirements of the Utility Erosion and Sediment Control Permit for this project shall be adhered to.
- The water system on this plan is accepted for design criteria only. This acceptance does not constitute a warranty, nor does it release the party submitting the plan from full responsibility for the design of the system, as well as any deficiencies which may subsequently be found. The party submitting the plan is responsible for actual construction in accordance with the plan as hereby accepted. Prior to initiating construction, the required on-site permit must be obtained from the permit processing section.



6-2-98  
Code Enforcement Section Head

- ### NOTES:
- All utility construction must be in conformance with the conditions of the Montgomery County Department of Permitting Services permit #0700000005 and approval dated 2/2/98.
  - A minimum of 48 hours advanced notice is required at 301-208-8077 prior to the commencement of utility construction activity.
  - Utility sediment control permit required.
  - Average sewage flow for 400 seat church: Base sewage flow = 4(400) = 1,600 gpd

HHG = 620  
LHG = 606

DATE	REVISION	DRAWING	OWNER/APPLICANT
9-11-98	As built ties added	CHECK: DESIGN: CHECK:	CEDAR RIDGE COMMUNITY CHURCH 8915 Hickory Hill Avenue Lanham, MD 20706 (301) 459-6231

OYSTER, IMUS & PETZOLD, INC.  
CIVIL ENGINEERS - LAND PLANNERS - SURVEYORS  
11230-B GRANDVIEW AVENUE - WILMINGTON, MARYLAND 20894 - (301) 948-2111  
Contractors: Walter & Fitzhugh, P.E.

AS BUILT  
SITE UTILITY PLAN (EXISTING) to be verified

PROPOSED PARCEL A  
PARCEL 149 & PARCEL 309  
**SPENCER FARM**  
Montgomery County Maryland

98 OS 0059  
DATE: May 1998  
SCALE: 1" = 50'  
JOB NO.: 2557 A-1  
SHEET NO.: 1 of 2

WSSC RELEASE DATE 6/17/98