

2nd Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	Parcel 770, Brookeville	Meeting Date:	11/14/2018
Resource:	Spatial Resource Brookeville Historic District	Report Date:	11/7/2018
Applicant:	19501 Georgia LLC (Luke Olson, Architect)	Public Notice:	10/31/2018
Review:	2 nd Preliminary Consultation	Tax Credit:	No
Case Number:	N/A	Staff:	Michael Kyne
PROPOSAL:	Construction of four (4) new single-family houses.		

STAFF RECOMMENDATION:

Staff recommends that the applicant make revisions based upon the HPC's comments and return with a revised proposal for a third preliminary consultation. It is envisioned that the next preliminary consultation would focus on the details of the proposed architecture for each house, including dimensions and material details.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Spatial Resource within the Brookeville Historic District
STYLE: Undeveloped Parcel
DATE: N/A

Statement of historic significance, as summarized by staff:

The Town of Brookeville is a rural town in northeastern Montgomery County, approximately 18 miles from Washington, D.C. The Town was founded by Richard Thomas in 1794 and by the early 19th century had become a center of commerce. With the advent of the automobile in the early 20th century, the Town's commercial success declined. Despite the encroachment of later suburban development, the Town remains a unique collection of structures, which exhibit a variety of architectural styles. The houses within the Brookeville Historic District retain their historic relationship to one another and to the roadways. The historic district is accessed via Georgia Avenue (High Street) from the south and northwest and via Market Street from the east. The Brookeville Historic District was designated in 1985, with its boundaries coinciding with the Town's boundaries.

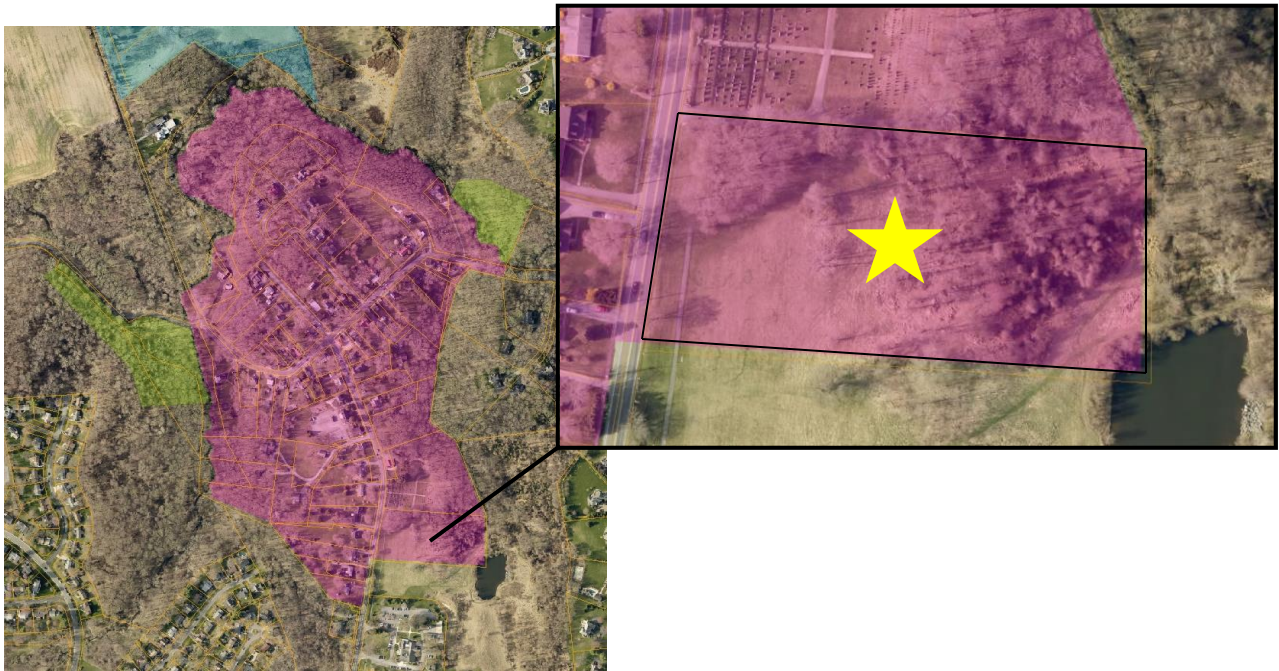


Fig. 1: Brookeville Historic District, with subject property marked by yellow star.

BACKGROUND

The applicant previously appeared before the Commission at the September 19, 2018 HPC meeting for a preliminary consultation.

PROPOSAL:

The applicant proposes to construct four (4) new single-family houses on the undeveloped 4.29-acre parcel.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Brookeville Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Brookeville Historic District Master Plan Amendment*, the *Town of Brookeville Updated Comprehensive Plan*, the *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Brookeville Historic District Master Plan Amendment

The *Brookeville Historic District Master Plan Amendment* (#23/65) identifies Primary Resources, Secondary Resources, and Spatial Resources. Parcel 770 is an undeveloped Spatial Resource at the southern boundary of the historic district on Georgia Avenue (High Street).

Town of Brookeville Updated Comprehensive Plan (see attached).

Sec. 24A-8. Same-Criteria for issuance.

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; [emphasis added] or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 9-4, § 1; Ord. No. 11-59.*)

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Standards 2, 9, and 10 most directly apply to the application before the commission:

#2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

#9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

#10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The applicant previously appeared before the Commission at the September 19, 2018 HPC meeting for a preliminary consultation. The Commission expressed the following regarding the applicant's proposal:

- The lot configuration should be consistent with the existing streetscape, with the proposed houses fronting on and accessed via the main street (Georgia Avenue/High Street).
- The proposal should be consistent with the established street pattern and not require the construction of new streets.
- Hardscaping and impervious surfaces should be kept at a minimum.
- The proposed houses should have a setback and orientation consistent with the existing streetscape.
- Open space should be retained at the rear of the proposed houses.
- The scale and massing of the proposed houses should be consistent with the surrounding streetscape (i.e., perceived massing minimized via dormers and rear projections).
- The proposed garages should be one-car garages, rear-loaded two-car garages, or have separate smaller bays instead of single large bays.
- The proposed garages should be located at the rear of the proposed houses.
- The proposed houses should demonstrate architectural variety and take cues from the historic buildings within the historic district.
- The proposed building materials should be compatible with the traditional building materials within the historic district.

The applicant has returned for a second preliminary consultation with the following revisions:

- Three of the four proposed houses now front on Georgia Avenue/High Street, with the fourth house located at the rear of the parcel.
- All of the houses and garages are accessed via two shared driveways.
- The scale and massing of the proposed houses has been reduced in accordance with the Commission's comments.
- The garages of the three houses fronting on Georgia Avenue/High Street are proposed at the rear.
- All of the proposed houses are unique and demonstrate architectural variety.
- All of the proposed houses take cues from existing houses within the historic district.
- The proposed houses will be constructed from traditional materials and/or compatible and appropriate alternatives.

Staff finds that the applicant has responded to most of the Commission's preliminary concerns, but asks the Commission to provide guidance regarding the proposed larger house at the rear. While the house at the rear is larger, it takes advantage of the rear-sloping parcel to achieve a generally consistent height. A new access driveway will be required to access the house at the rear from Georgia Avenue, which may be inconsistent with the Commission's comments.

Specific points of discussion include:

- Consistency of the proposed lot configuration with the existing streetscape and pattern of development.
 - Staff finds that the configuration of the three front lots is consistent the existing streetscape and pattern of development. All three houses have a setback that is generally consistent with those confronting on the opposite side of Georgia Avenue/High Street, and

all of the garages have been sited to the rear.

- While there is precedence for houses further removed yet visible from the main street, these houses are typically accessed via existing side streets, which makes the proposed house at the rear of the parcel incompatible with the existing pattern of development.
- Preservation of open space at the rear.
 - Staff finds that a considerable amount of open space will be preserved at the rear of the proposed three front houses, and the parcel can accommodate the house at the rear while maintaining a sizeable forest conservation easement to the east and north.
- Compatibility of the proposed house at the rear with the surrounding streetscape.
 - The house at the rear is larger than those proposed at the front of the parcel.
 - The applicant has taken design cues from some of the larger farm houses in the vicinity (i.e., 318 Market Street in the historic district and the Holland-Claggett House on Brighton Dam Road), including the telescoping side additions to incorporate an attached garage.
 - While the proposed house at the rear is larger than those at the front of the parcel and those confronting on the opposite side of Georgia Avenue/High Street, it appears to be generally consistent with larger historic houses within the historic district.
 - Staff asks that the applicant provide a study with specific measurements to show how the scale and massing of the house at the rear compares with others in the historic district.
- Consistency of the proposed access driveway with the established street pattern.
 - As noted, the house at the rear will be accessed via a long driveway from Georgia Avenue/High Street, while the pattern of development within the historic district has generally been for new construction to be located on existing side streets.

STAFF RECOMMENDATIONS

- Staff recommends that the applicant make revisions based upon the HPC's comments and staff's recommendations and return with a revised proposal for a third preliminary consultation. It is envisioned that the next preliminary consultation would focus on the details of the proposed architecture for each house, including dimensions and material details.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: lolsano@GMAARCHITECTS.COM Contact Person: LUKE OLSON
 Tax Account No.: 00711428 Daytime Phone No.: 240-333-2021
 Name of Property Owner: 19501 GEORGETTA LLC Daytime Phone No.: _____
 Address: UNADDRESSED HIGH ST BROOKVILLE MD 20833
Street Number City State Zip Code
 Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: LUKE OLSON Daytime Phone No.: 240-333-2021

LOCATION OF BUILDING/PREMISE

House Number: UNADDRESSED Street: HIGH ST
 Town/City: BROOKVILLE Nearest Cross Street: CHURCH ST
 Lot: _____ Block: _____ Subdivision: _____
 Liber: 53317 Folio: 37 Parcel: P770

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Reversible Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 2,000,000

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 5 feet 0 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.

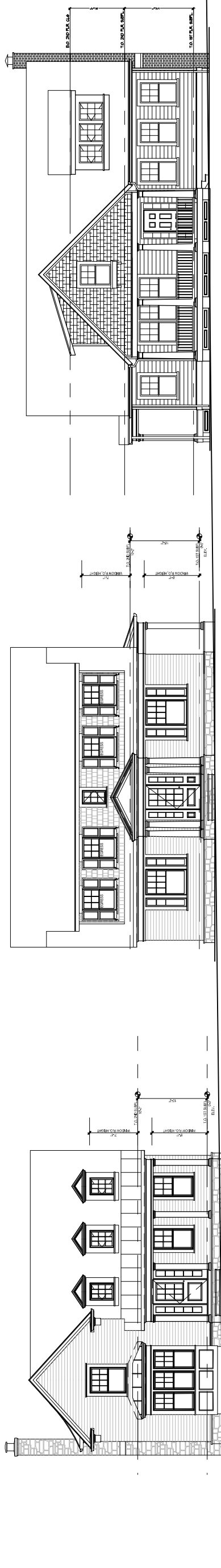
[Signature]
Signature of owner or authorized agent

8/28/18
Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

(UNADDRESSED) HIGH STREET, BROKEVILLE MD PARCEL 770

SCOPE OF WORK: SUBDIVIDE EXISTING UNDEVELOPED LOT AND BUILD FOUR NEW SINGLE-FAMILY HOUSES



7 6,292 FIN. SF

BROKEVILLE FARMS

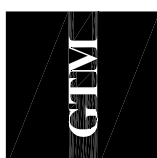
PROJECT # 18.0320

DATE: 08/07/2018

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C



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∞ 1 FOOTPRINT STUDY
SCALE: 1" = 40'

BROOKEVILLE FARMS

PROJECT # 18.0320

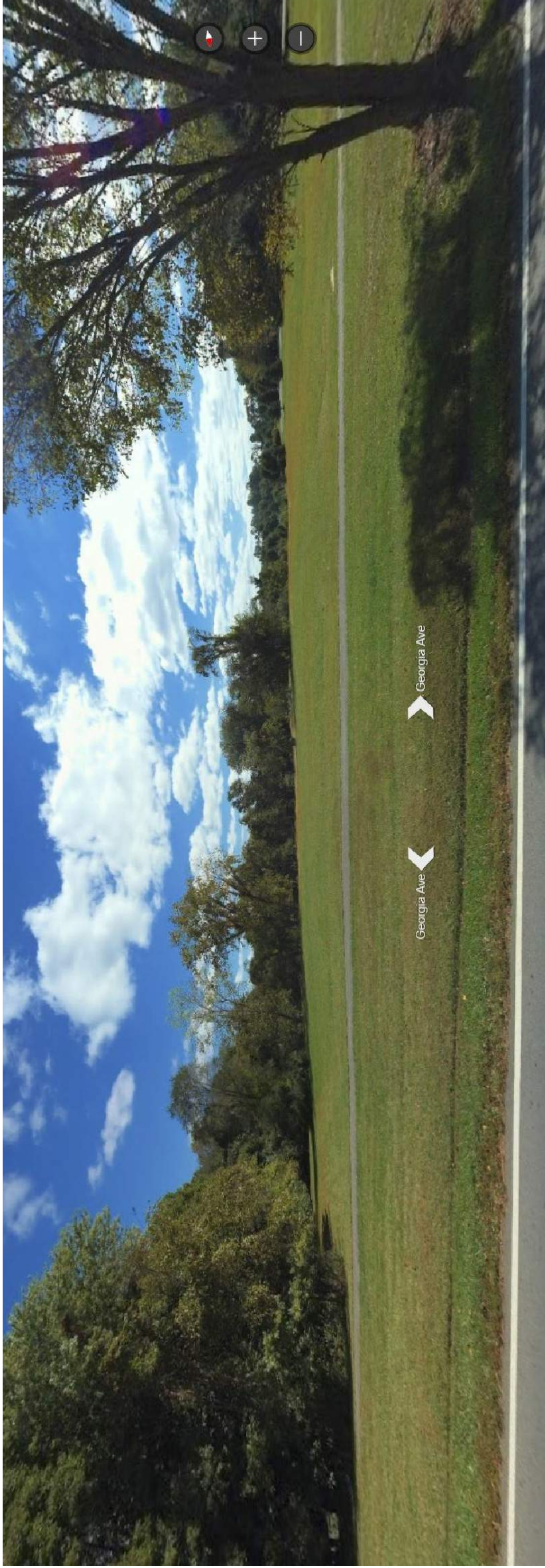
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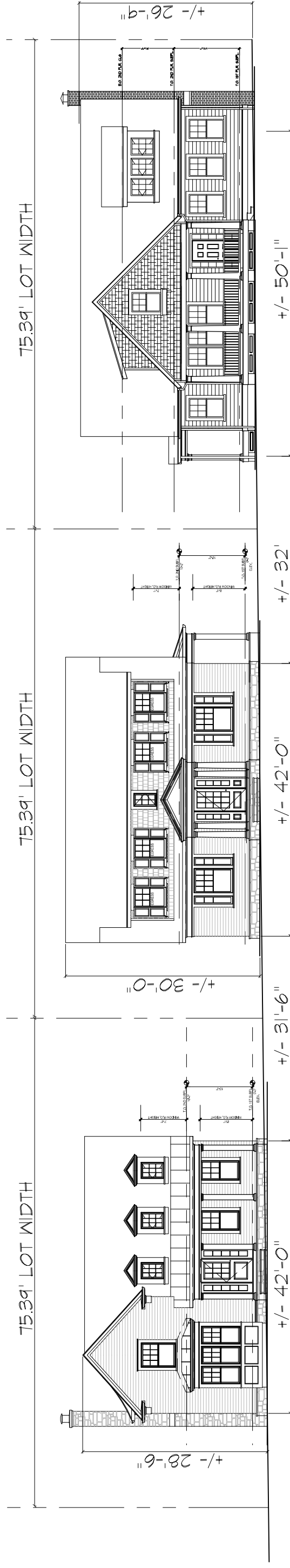
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STREET VIEW OF EXISTING SITE



PROPOSED STREETSCAPE

1 STREETSCAPE STUDY
SCALE: 1/16"=1'-0"

BROOKEVILLE FARMS

PROJECT # 18.0320

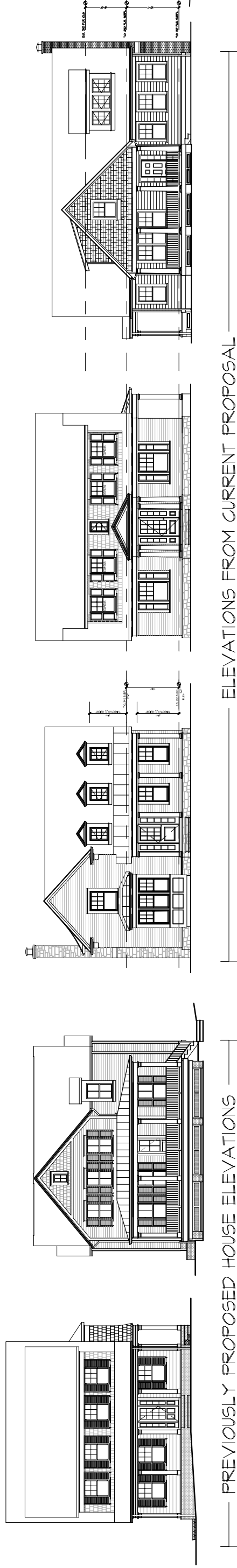
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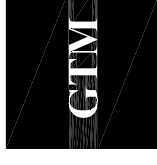


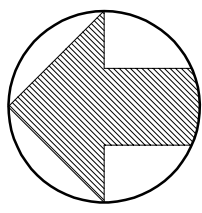
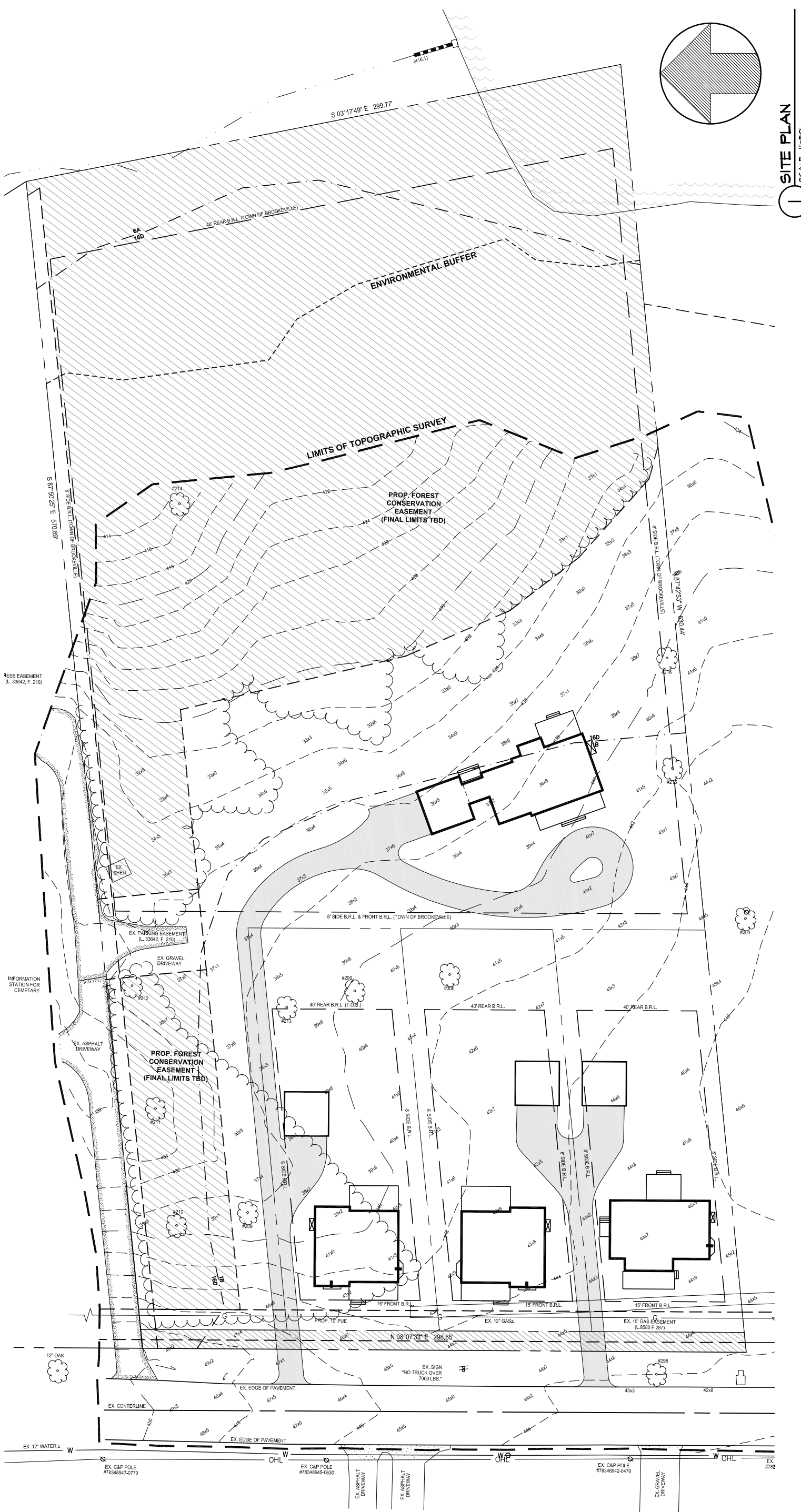
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① **HEIGHT/MASSING REVISION DIAGRAM**
SCALE: 1" = 20'-0"

BASED ON THE FEEDBACK PROVIDED BY THE COMMISSIONERS, THE BROOKEVILLE LAP, AND HPC STAFF, WE HAVE REDUCED THE HEIGHT AND MASSING OF THE PROPOSED HOUSES FRONTING HIGH STREET BOTH TO RESPOND TO THE MASSING AND SCALE OF THE HOUSES ACROSS THE STREET AS WELL AS TO MATCH THE HOUSES IN THE REST OF THE HISTORIC DISTRICT. THE HOUSES ARE CLEARLY SHORTER THAN THE PREVIOUS PROPOSAL, WITH PRIMARILY 1 TO 1-1/2 STORY FRONT MASSES TO REFERENCE THE HOUSES ACROSS THE STREET. WE'VE REDUCED THE FLOOR TO FLOOR AND WALL PLATE HEIGHTS TO FURTHER REDUCE THE HEIGHT AND MASS OF THE ELEVATIONS, AND HAVE PROVIDED ONE STORY PORCHES AND PORTICOS TO BREAK UP THE MASSING OF THE HOUSES AND LOWER THE SCALE OF THE HOUSES AS THEY APPROACH THE STREET. MOST IMPORTANTLY, WE HAVE PROVIDED FOUR UNIQUE CUSTOM DESIGNS WITH DETAILS AND MATERIALS THAT ARE CONSISTENT WITH THE HISTORIC DISTRICT.





1 SITE PLAN
SCALE: 1"=50'

SITING CONCEPT: THE HOUSE ON LOT D IS MODELED ON AND SITED AS IF IT WERE AN ORIGINAL FARMHOUSE ON THE LOT, WITH THE FRONT PROPERTIES BUILT LATER WHEN THE HYPOTHETICAL PROPERTY OWNER SUBDEVELOPED THE PROPERTY AND SOLD OFF THE FRONT LOTS. ALL FOUR HOUSES ARE ORIENTED TO FACE HIGH STREET AND TO MINIMIZE THE IMPACT OF CONSTRUCTION TO THE EXISTING SITE AND RETAINING THE MAX. AMOUNT OF TREES. 4

LOT COVERAGE CALCULATIONS:			
LOT A	LOT B	LOT C	LOT D
LOT AREA = 15,000 SF	LOT AREA = 15,000 SF	LOT AREA = 15,000 SF	LOT AREA = 133,830.62 SF
COVERAGE = 1623+484=2,107=14.0%	COVERAGE = 1573+484=2,057=13.7%	COVERAGE = 1577+484=2,061=13.7%	COVERAGE = 1,788+524=2,312=01.7%

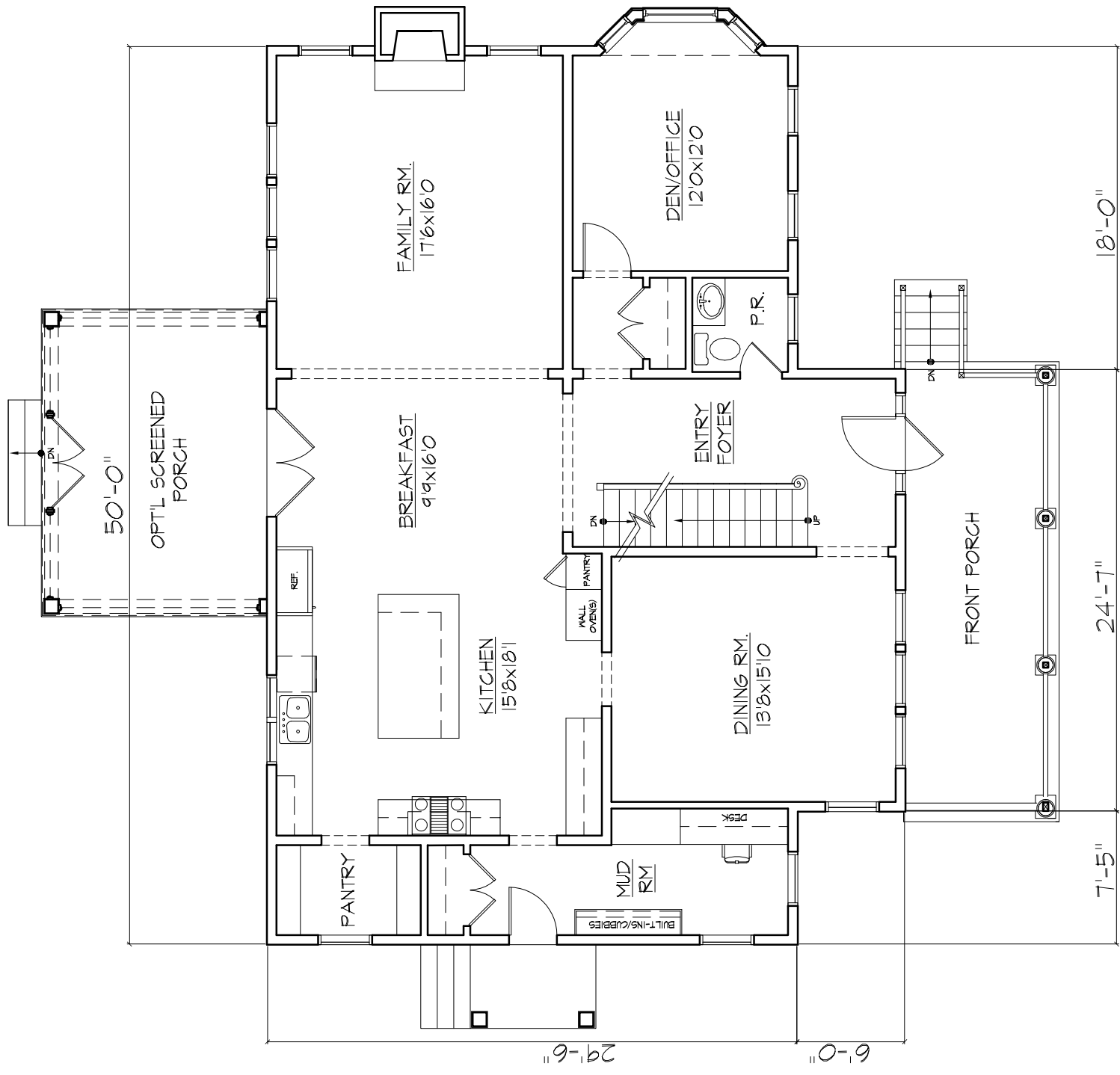
BROOKVILLE FARMS

GTM ARCHITECTS

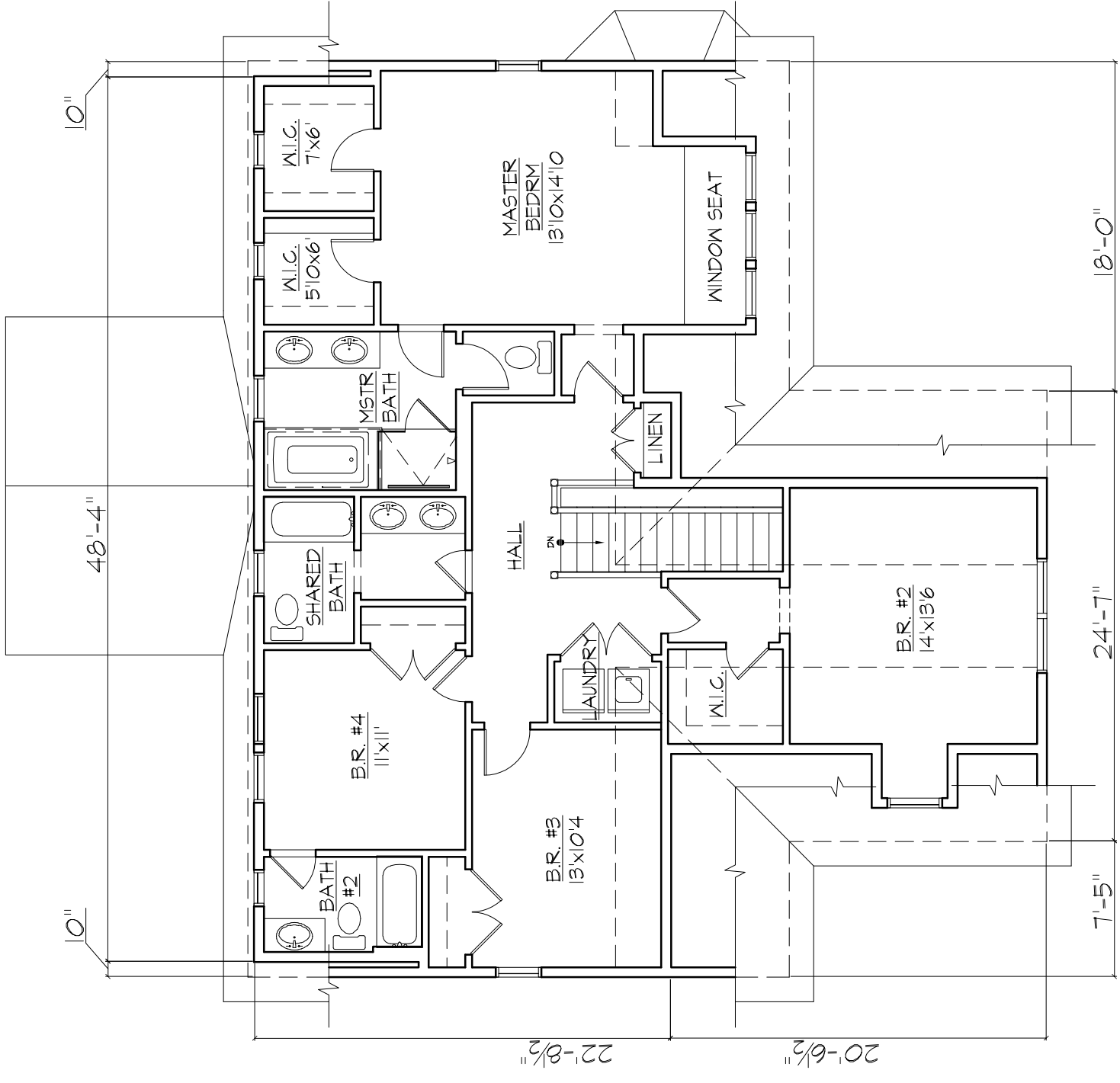
PROJECT # 18.0320 DATE: 08/07/2018

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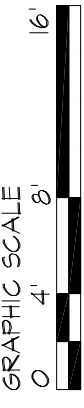
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1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0" 1,623 FIN. SF



2 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0" 1,490 FIN. SF



GRAPHIC SCALE

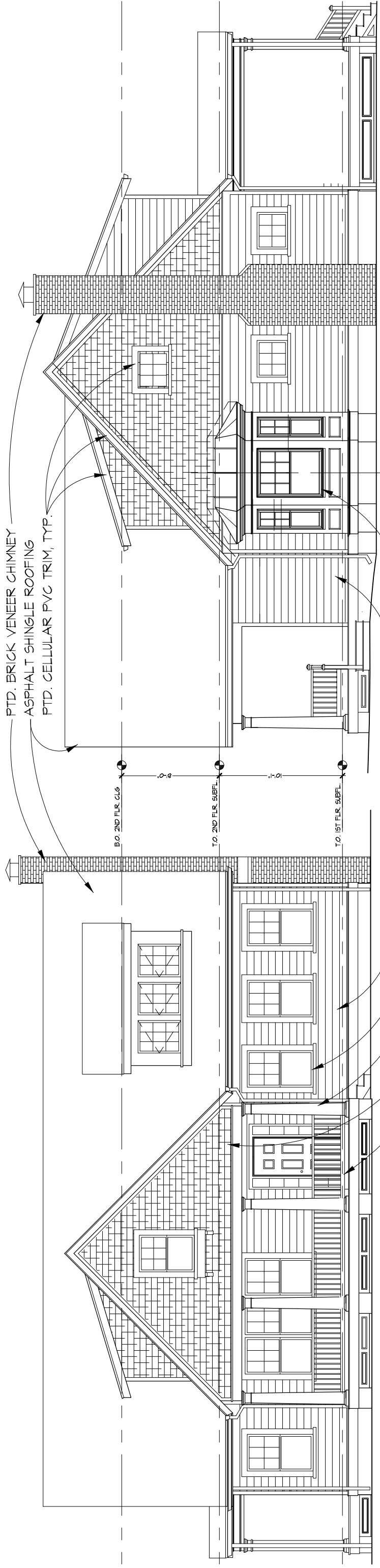
16'

GTM

5

BROOKVILLE FARMS LOT A

GTM ARCHITECTS



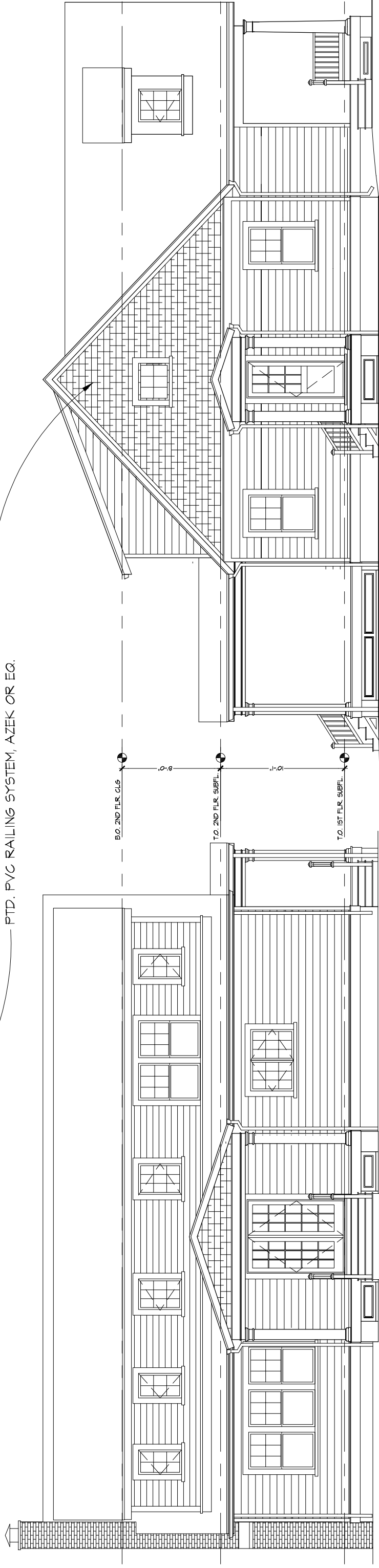
1 FRONT ELEVATION
SCALE: 1/8"=1'-0"

PTD. BRICK VENEER CHIMNEY
 ASPHALT SHINGLE ROOFING
 PTD. CELLULAR PVC TRIM, TYP.

PTD. HARDIE LAP SIDING W/ 5" REVEAL
 GLAD-WOOD SDL WINDOWS AND PATIO DOORS
 PTD. PVC COLUMN SURROUNDS
 PTD./STD. CEDAR SHINGLE SIDING W/ 6" REVEAL
 PTD. PVC RAILING SYSTEM, AZEK OR EQ.

B.O. 2ND FLR. CLG.
 T.O. 2ND FLR. SUBFL.
 T.O. 1ST FLR. SUBFL.

1 RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"

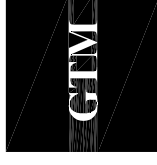


1 REAR ELEVATION
SCALE: 1/8"=1'-0"

1 LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"

B.O. 2ND FLR. CLG.
 T.O. 2ND FLR. SUBFL.
 T.O. 1ST FLR. SUBFL.

GRAPHIC SCALE
 0 4' 8' 16'





CAPITOL VIEW HISTORIC DISTRICT HOUSE



1903 BRIGHTON DAM ROAD



2 NORTH STREET (3421 FIN SF)



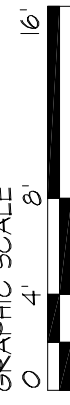
22 HIGH ST



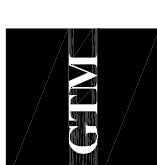
20 HIGH ST

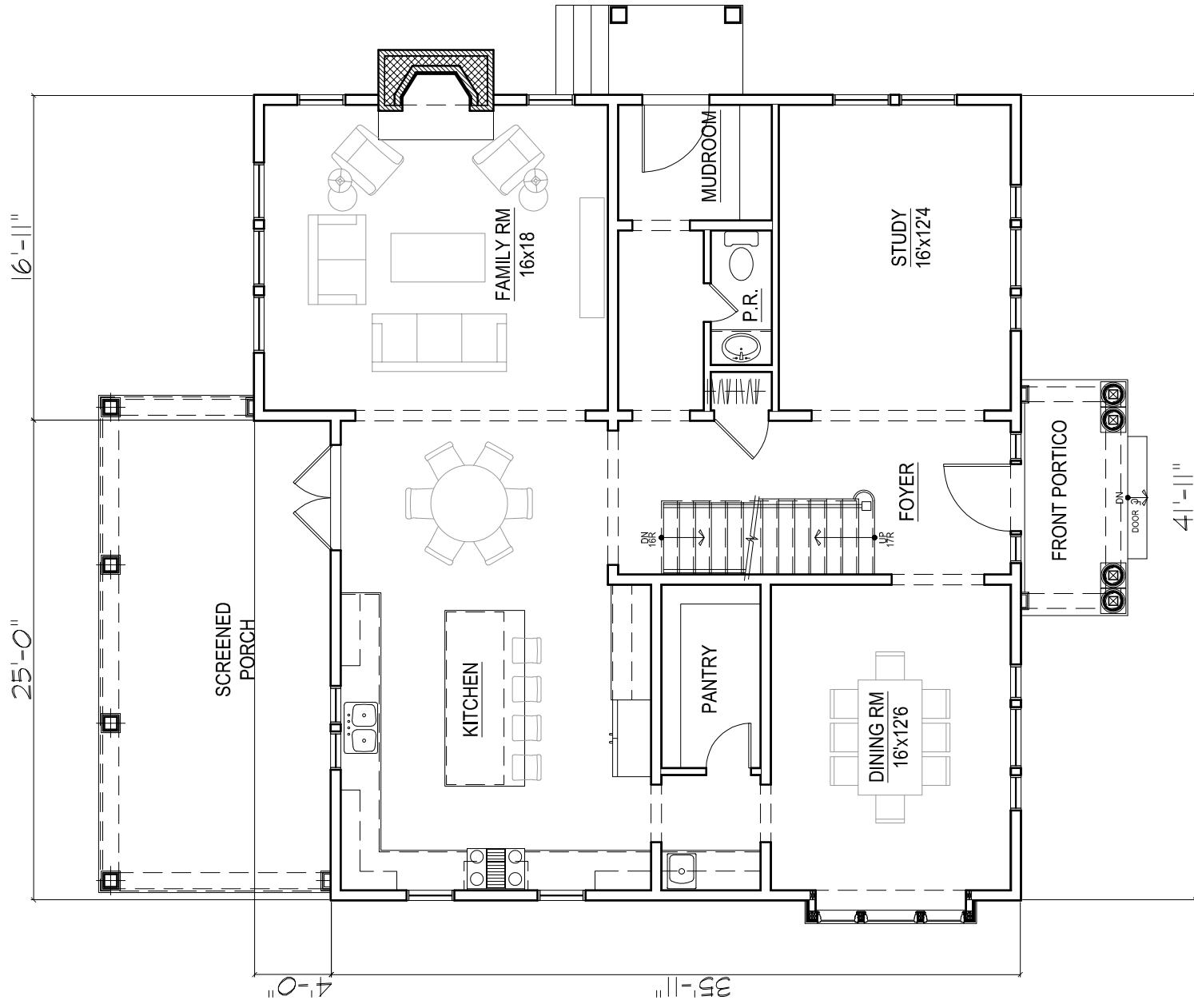


16 HIGH ST

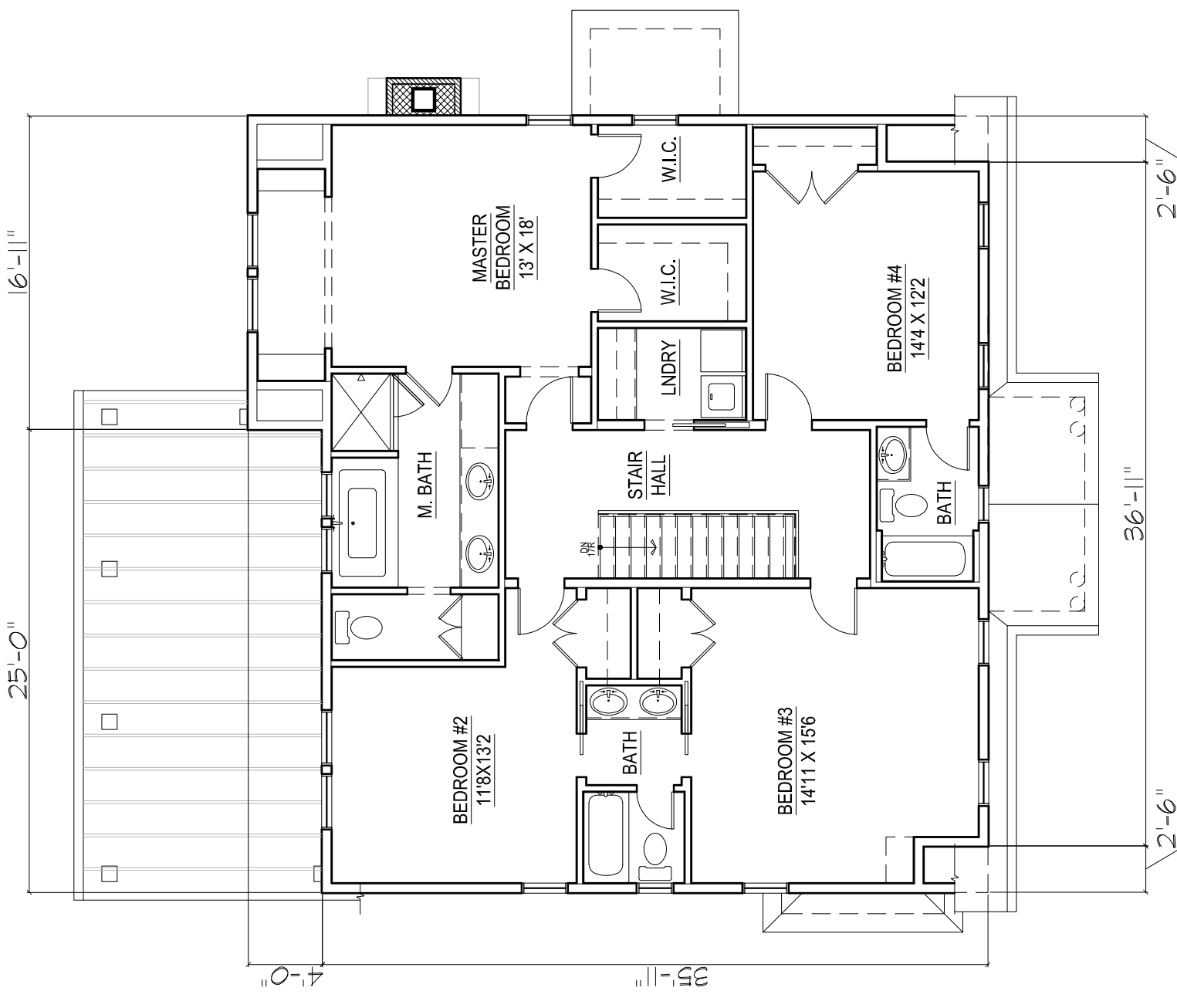


1 PRECEDENT IMAGES- LOT A
SCALE: N.T.S.





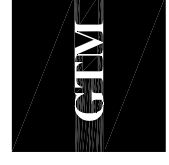
1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"
1,573 FIN. SF



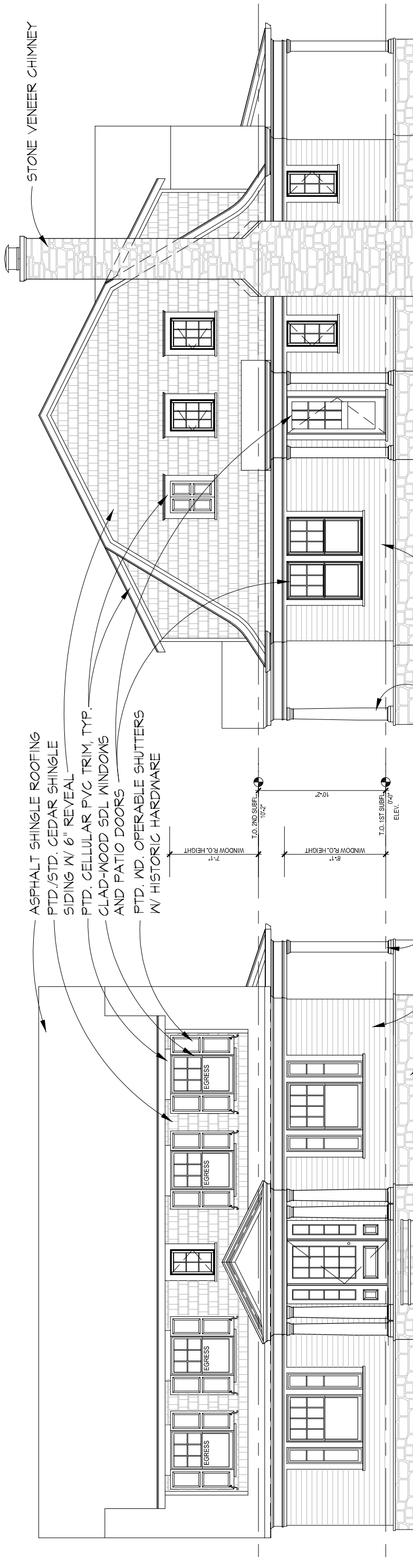
2 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"
1,533 FIN. SF



8

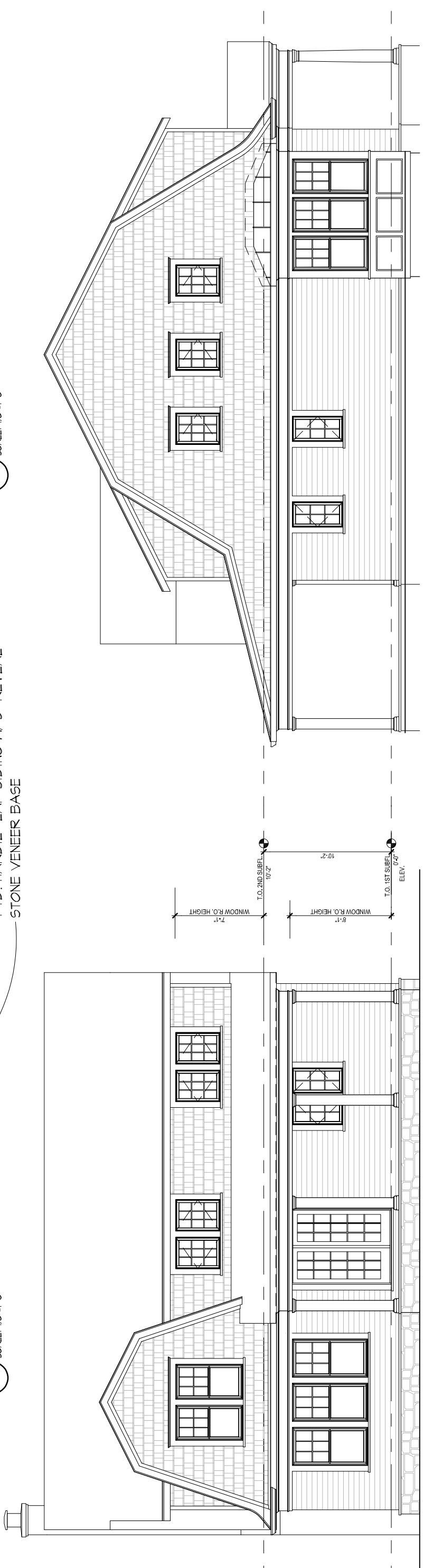


BROOKVILLE FARMS LOT B



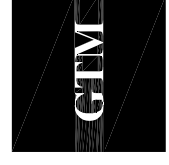
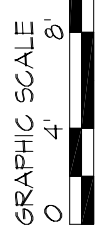
1 FRONT ELEVATION
SCALE: 1/8"=1'-0"

1 RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"



1 REAR ELEVATION
SCALE: 1/8"=1'-0"

1 LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"





210 MARKET STREET



212 MARKET STREET



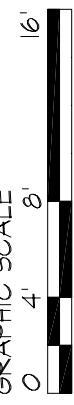
22 HIGH ST



20 HIGH ST

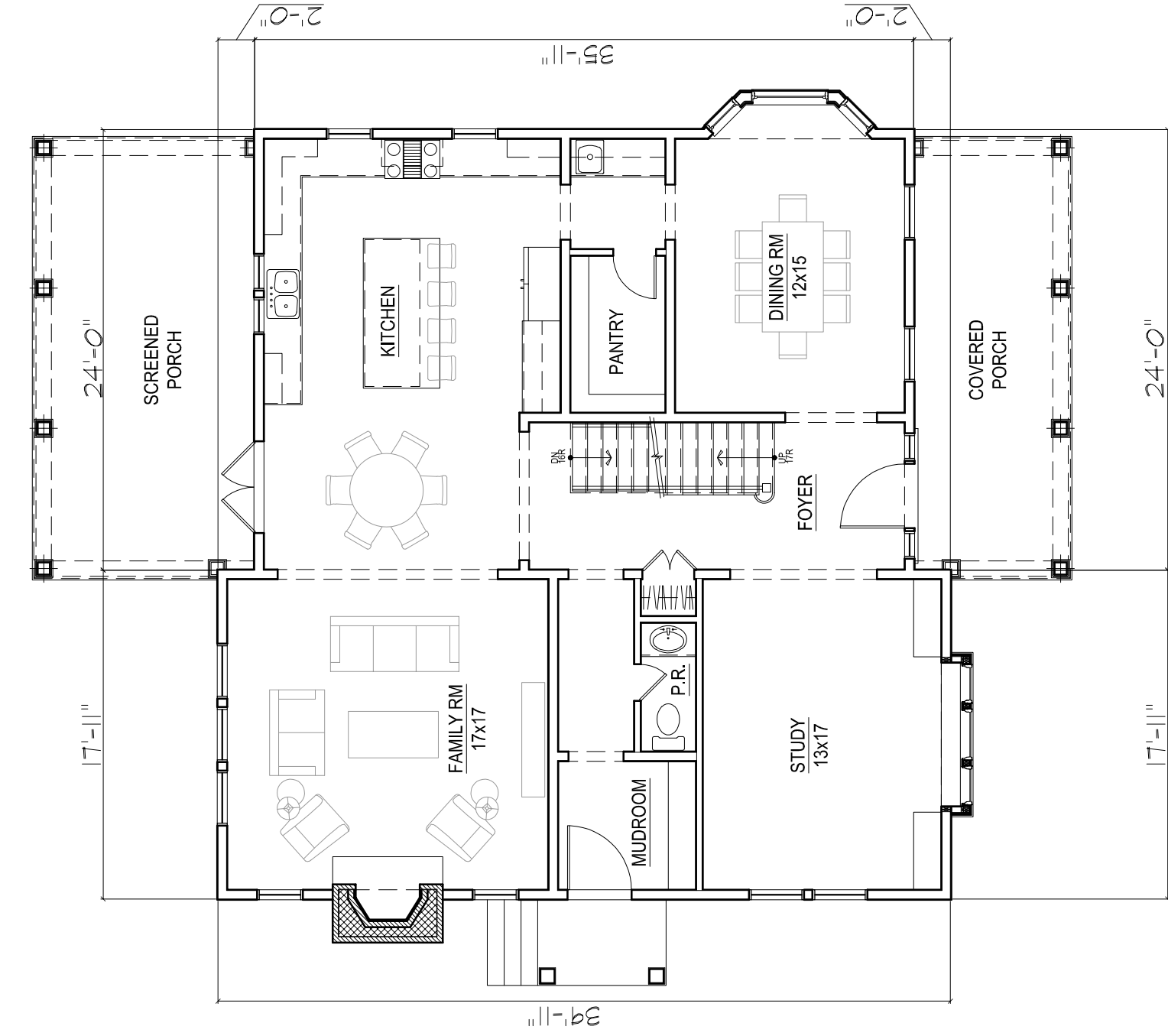


16 HIGH ST

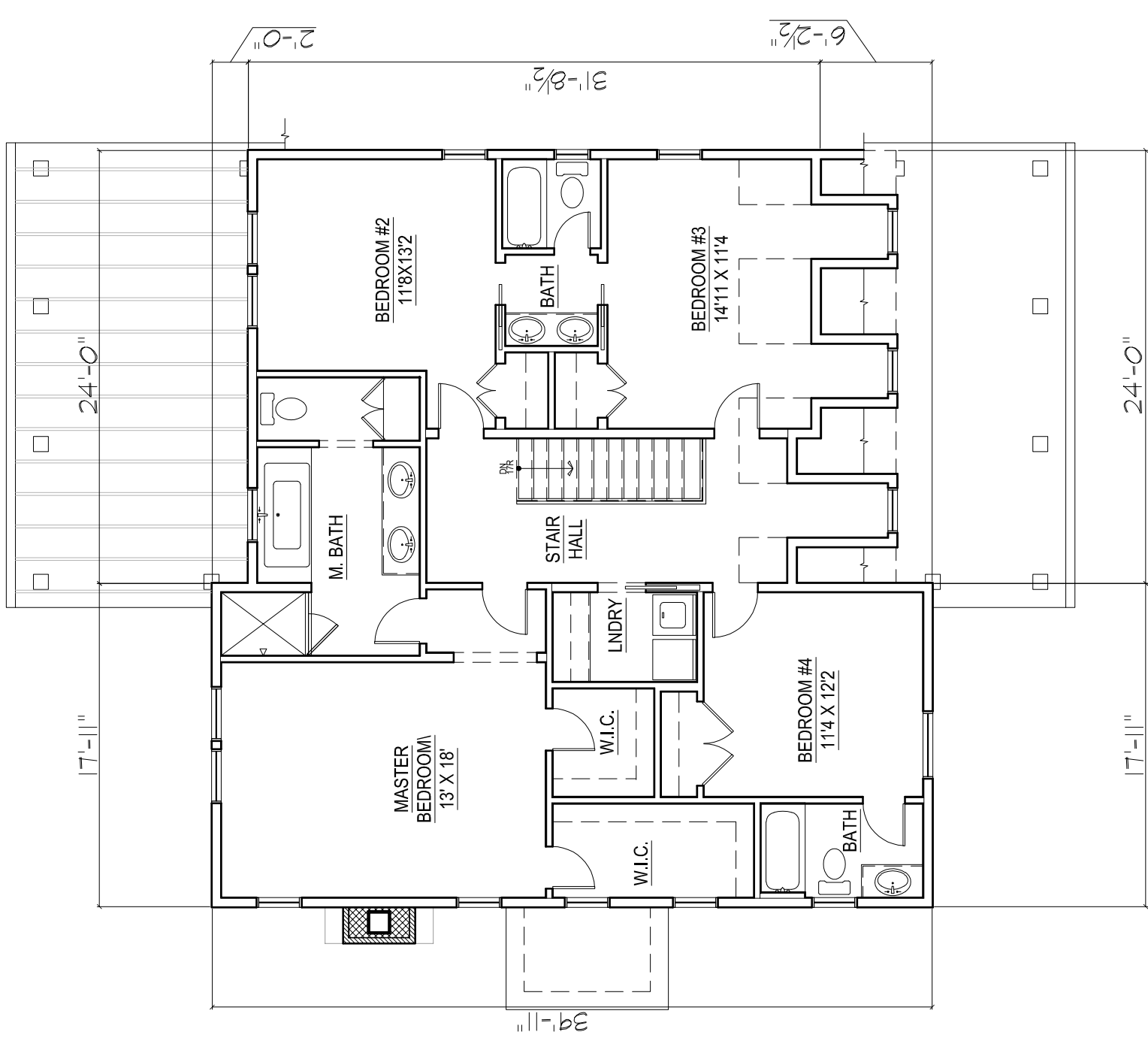


1 PRECEDENT IMAGES- LOT B
SCALE: N.T.S.

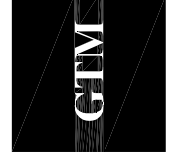
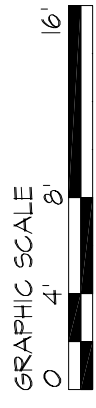


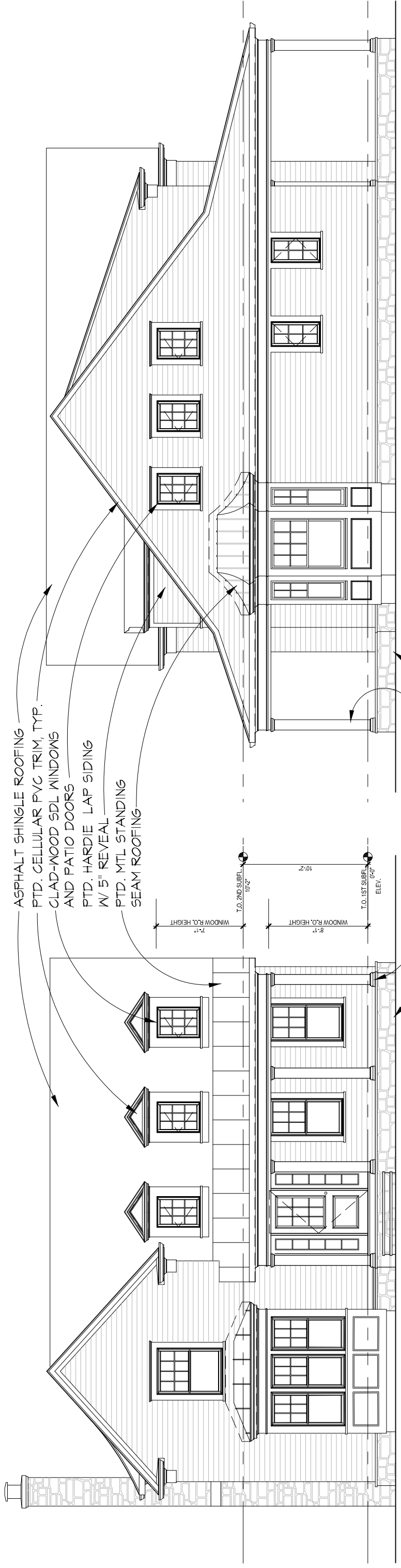


1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0" 1,577 FIN. SF



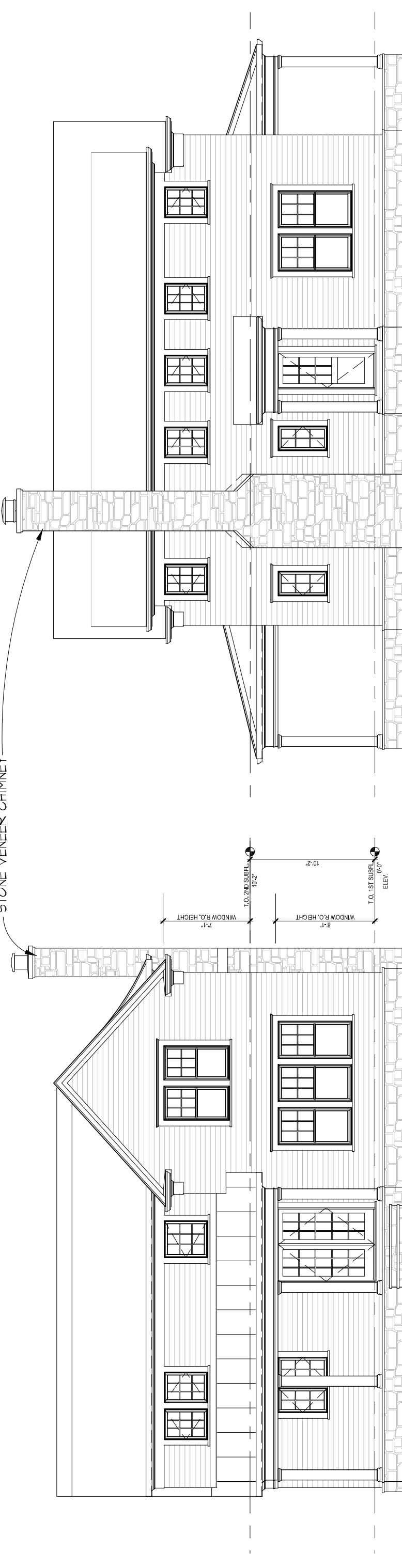
2 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0" 1,522 FIN. SF





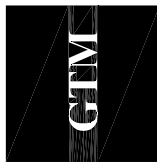
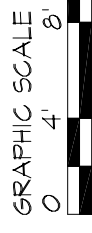
1 FRONT ELEVATION
SCALE: 1/8"=1'-0"

1 RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"



1 REAR ELEVATION
SCALE: 1/8"=1'-0"

1 LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"





106 WATER STREET (3,000 FIN SF PER ZILLOW)



2018 MRIS

108 WATER STREET (4,462 FIN SF PER ZILLOW)



22 HIGH ST



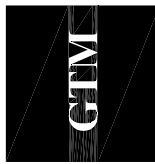
20 HIGH ST

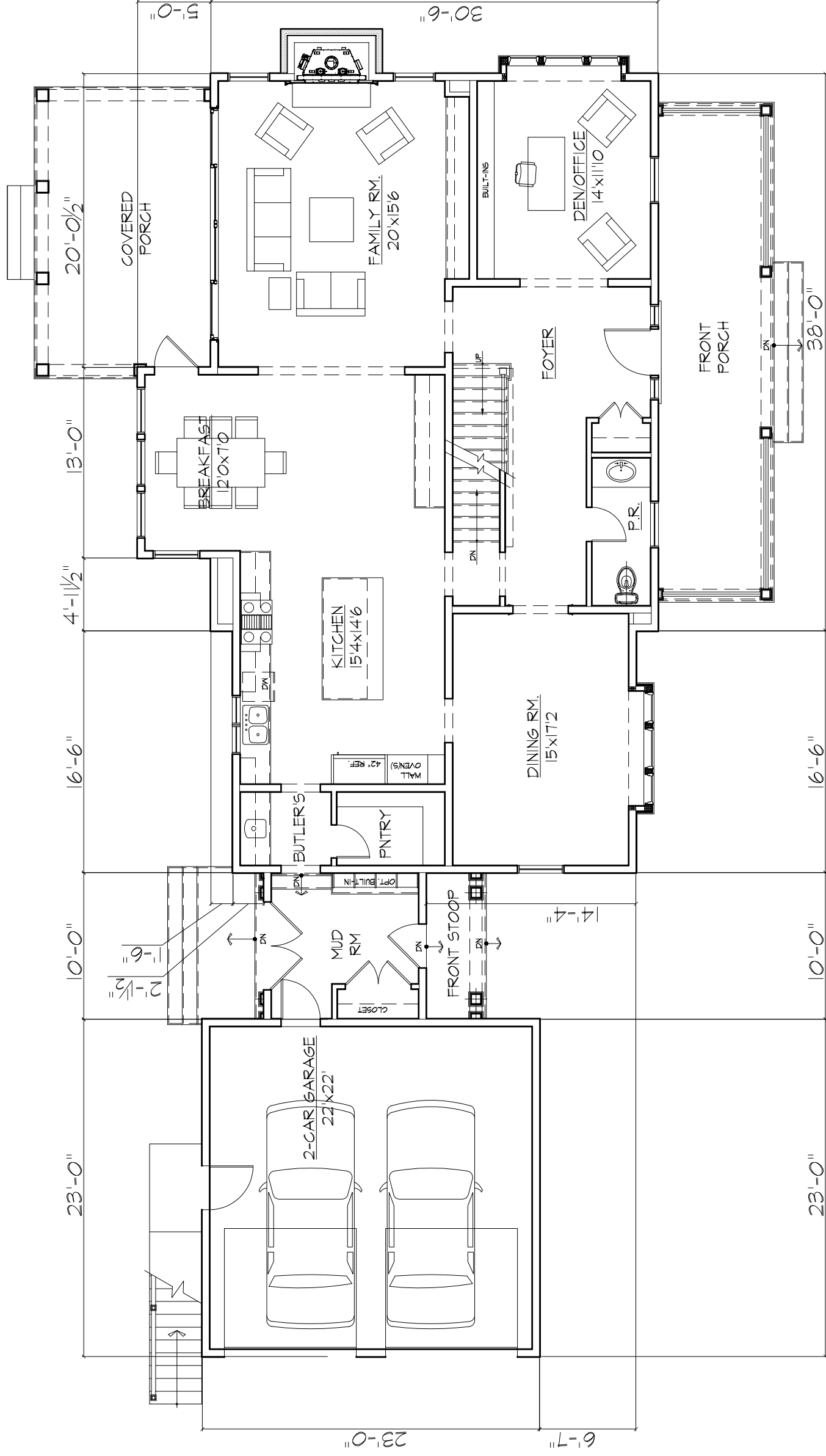


16 HIGH ST



1 PRECEDENT IMAGES- LOT C
SCALE: N.T.S.



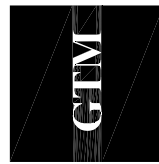


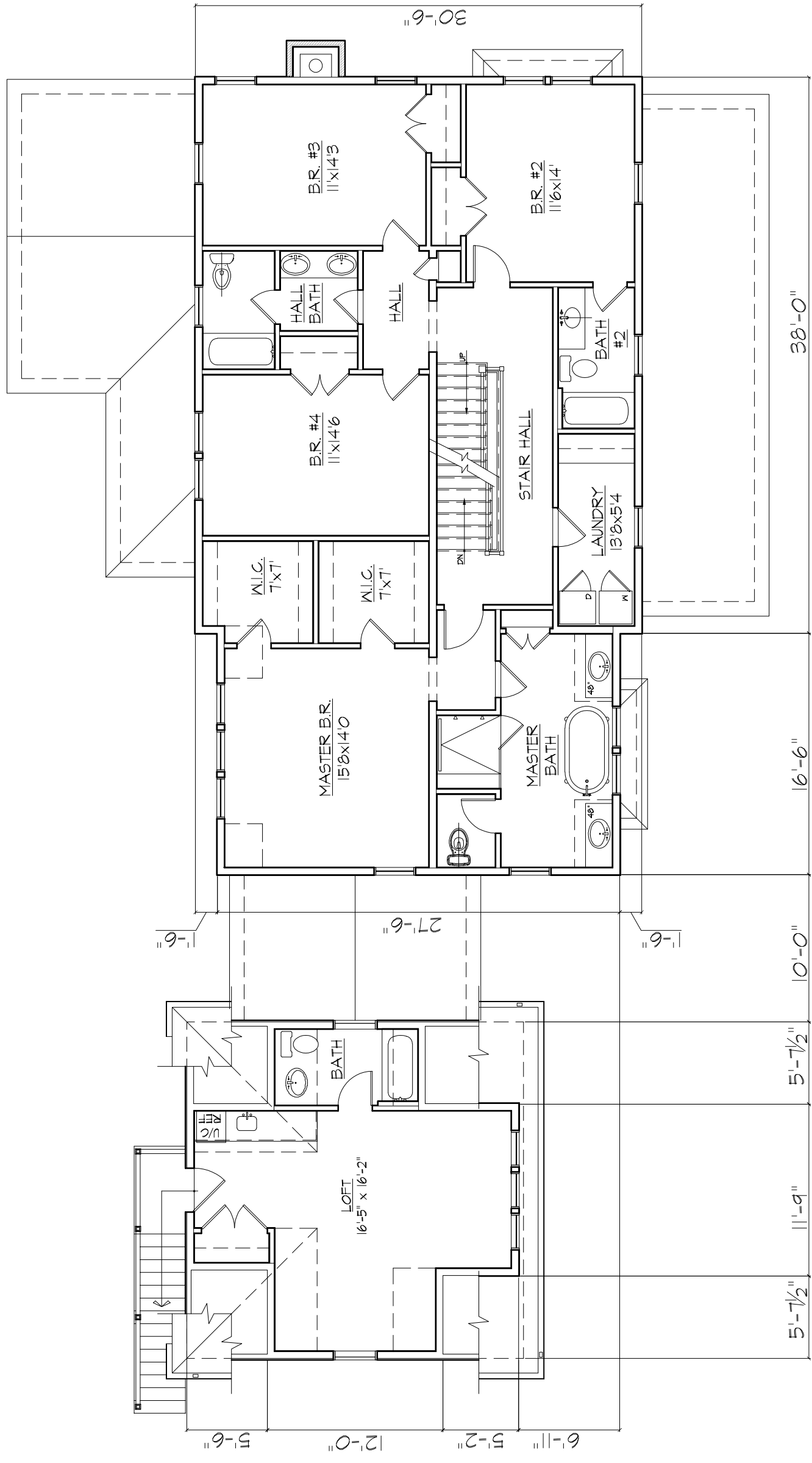
1 FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"
 1,188 FIN. SF
 +529 SF GARAGE

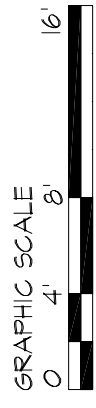


GRAPHIC SCALE





1 SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0"
 1,613 FIN. SF
 +393 SF GARAGE



GRAPHIC SCALE

0 4' 8' 16'



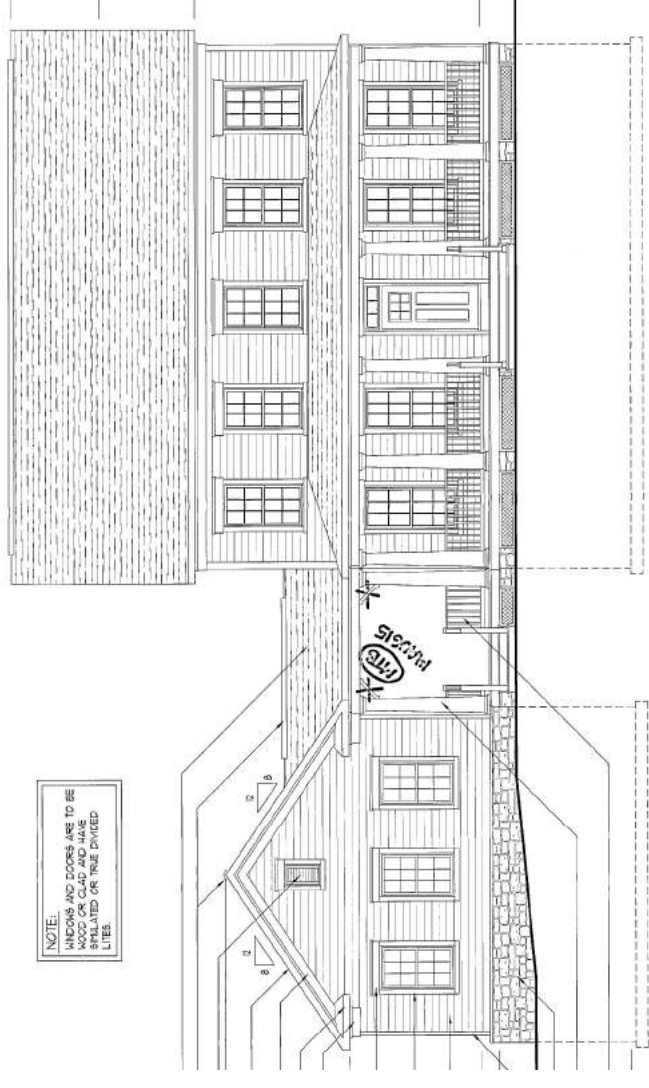


HOLLAND-CLAGGETT HOUSE

2 PRECEDENT IMAGES
SCALE: 1/8"=1'-0"

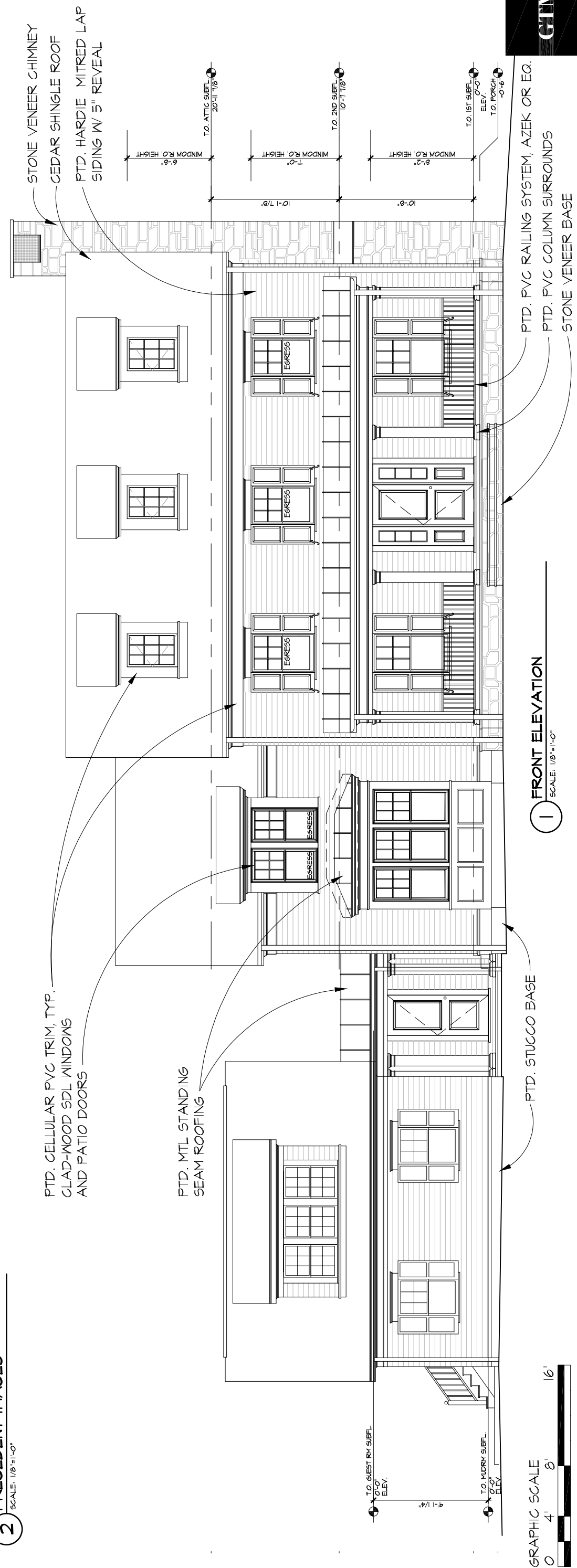


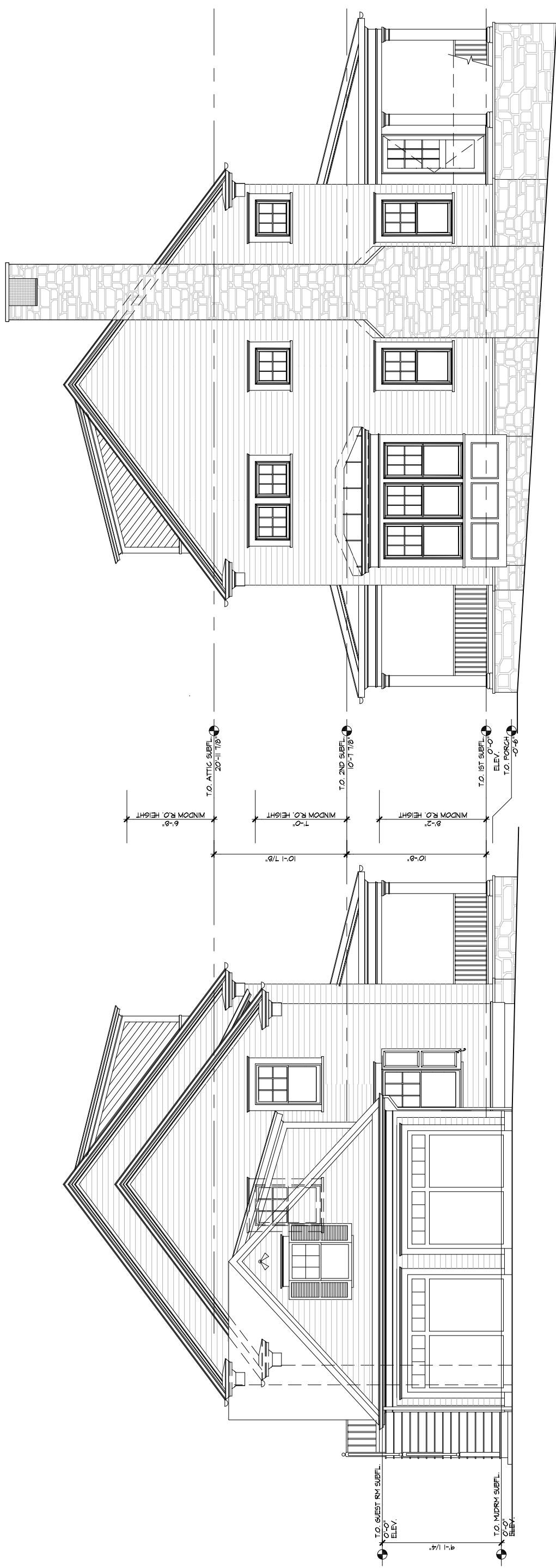
318 MARKET ST



NOTE:
WINDOWS AND DOORS ARE TO BE
WOOD OR CLAD AND HAVE
SPUNGLATED OR TRIPLE DIVIDED
LITES.

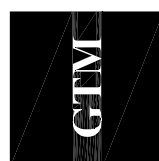
4 NORTH ST (3,452 FIN SF)





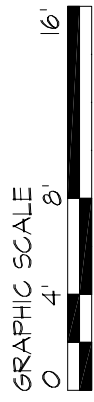
1 LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"

2 RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"





1 REAR ELEVATION
SCALE: 1/8"=1'-0"



25

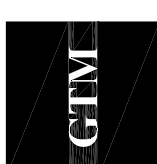
BROOKVILLE FARMS LOT D

PROJECT # 18.0320

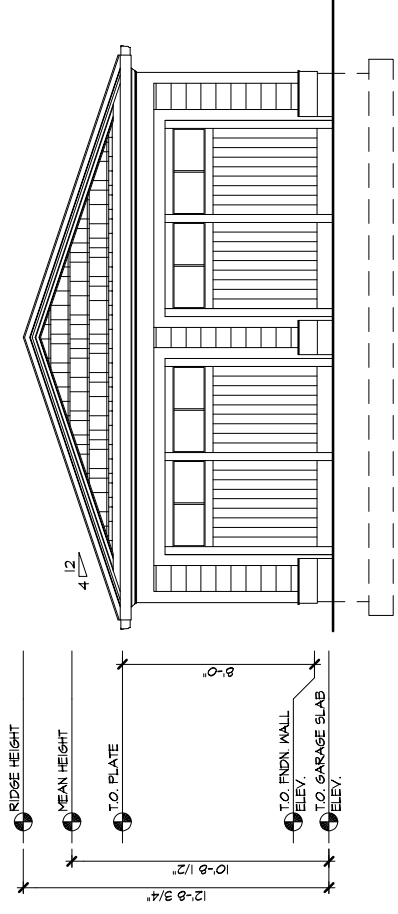
DATE: 09/07/2018

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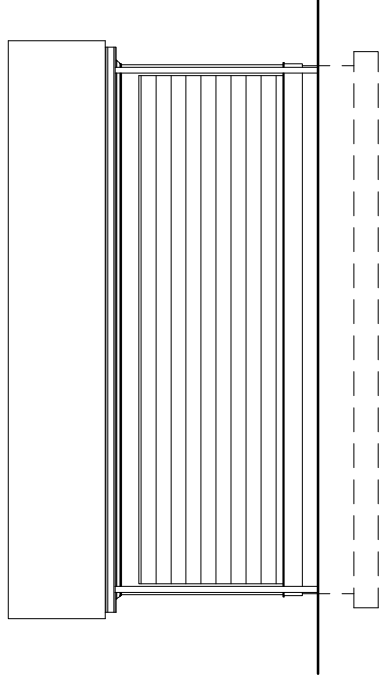
7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001



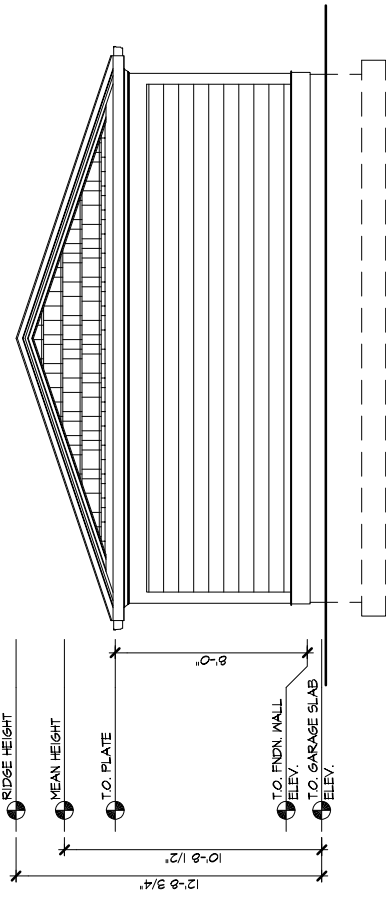
GT MARCHITECTS



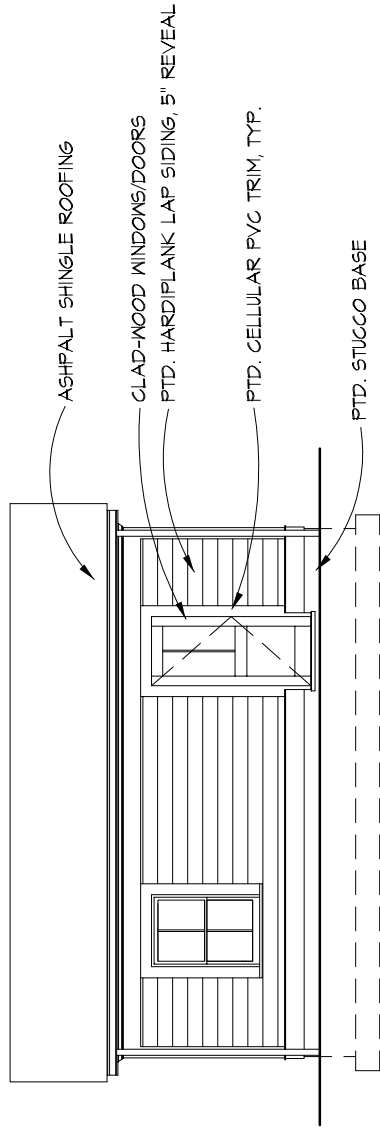
1 FRONT ELEVATION
SCALE: 1/8"=1'-0"



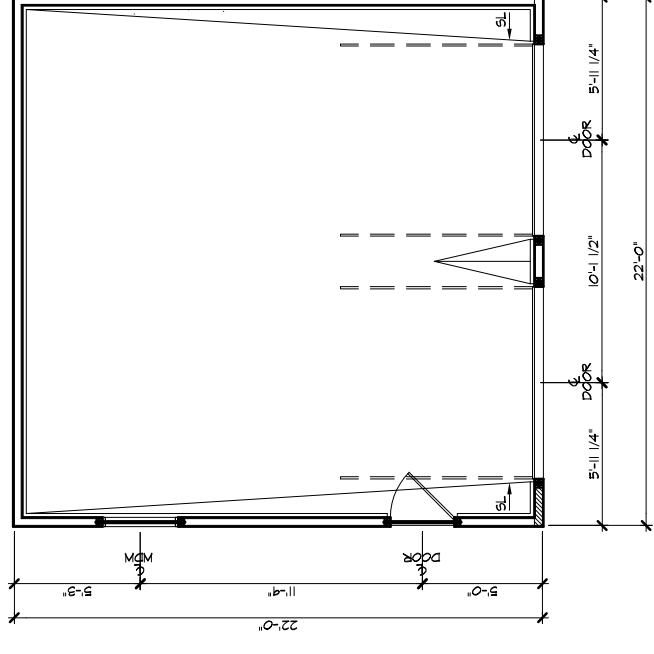
2 RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"



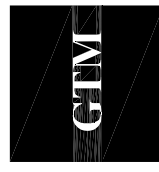
3 REAR ELEVATION
SCALE: 1/8"=1'-0"



4 LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"



5 FLOOR PLAN
SCALE: 1/8"=1'-0"



GENERAL NOTES

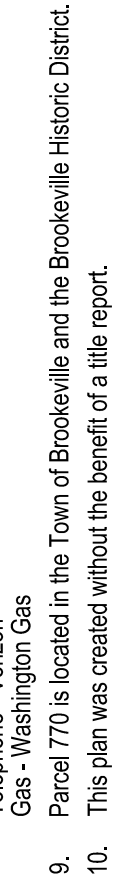
1. All data and information for this site plan were based upon surveys performed by CAS Engineering, dated July, 2018.
2. Total lot area: Parcel 770 = 4.29 ac.
3. Property is located on Tax Map HU 582 and MSSC 207 Sheet 227 NW 03.
4. Property is located on Montgomery County soils survey map number 44, showing a Flood Zone "X" per F.E.M.A. Firm Maps, Community Panel Number 2403 C0218D.
5. Flood zone "X" per F.E.M.A. Firm Maps, Community Panel Number 2403 C0218D.
6. Property is located in the Rocky Gorge Dam Watershed.
7. Water Category - 3, Sewer Category - 3
8. Water / Sewer - Washington Suburban Sanitary Commission
9. Electric - PEPCO
10. Gas - Washington Gas
11. Parcel 770 is located in the Town of Brookeville and the Brookeville-Hilco District.
12. This plan was created without the benefit of a title report.

TOWN OF BROOKEVILLE ZONING DATA

1. Zoning: Historic Village Residential (RHR) Floor B.F.L. = 15 ft.
Minimum Lot Width at R.W. = 25 ft.
Minimum Lot Width at E.R.L. = NA

CAS JOB NO.: 16-579B
DATE: 07/2018

REVISION: 08/15/18 - Issue Sheet to Client
10/02/18 - JSC - Progress Plot to Architect
11/01/18 - JSC - Final Plan to Architect



VICINITY MAP
ADC MAP 2008, GRID A-A, SCALE: 1" = 200'

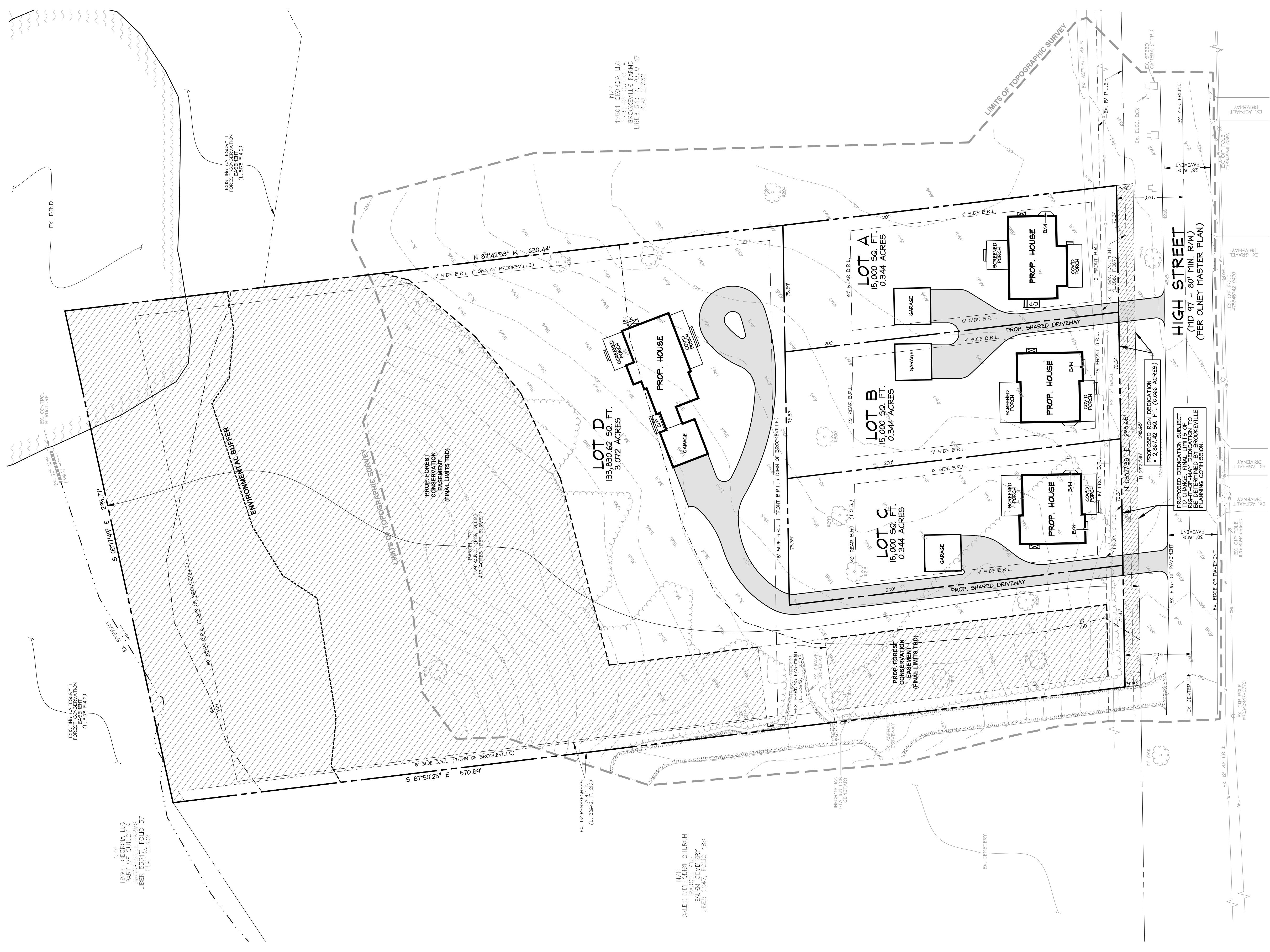
LEGEND

EXISTING FEATURES

- Ex. Storm Drain with Manhole
- Ex. Sewer Line with Cleanout
- Ex. Sewer Manhole and Invert
- Ex. Water Line with Valve
- Ex. Water Line with Meter
- Ex. Gas Line with Meter
- Ex. Opened Utility with Pole
- Ex. Opened Utility with Valve
- Ex. Drain Pipe and Inlet
- Ex. Downspout Piped / Spilled
- Ex. Underground Utility Line
- Ex. Two-And Ten-Foot Contours
- Ex. Spot Elevation
- Ex. Chain Link or Wire Fence
- Ex. Wood or Stockade Fence
- Ex. Metal or Iron Fence
- Ex. Retaining Wall
- Ex. Change Divide
- Ex. Soil Typing Location
- Ex. Soil Line with Soil Types
- Ex. Slope Slopes (> 25%)
- Ex. Tree Line
- Ex. Specimen Tree
- Ex. Significant Tree
- Ex. Tree
- Ex. Tree To Be Removed
- Ex. Tree To Be Saved, With C.R.Z.

PROPOSED FEATURES

- Limit Of Disturbance (L.O.D.)
- PROP. W.H.C. (Water-House Connection)
- PROP. S.H.C. (Sewer-House Connection)
- PROP. G.H.C. (Gas-House Connection)
- PROP. E.H.C. (Electric-House Connection)
- PROP. C.O.W. (Curb-Overhead Wire)
- PROP. Spot Elevation
- PROP. Retaining Wall
- PROP. 4" PVC Drain Pipe
- PROP. 6" PVC Sewer Pipe
- PROP. 8" PVC Water Pipe
- PROP. Surface Flow Direction
- PROP. Pipe Flow Direction
- PROP. Super Sill Fence
- PROP. Sill Fence
- PROP. Tree Pruning Trench
- PROP. Tree Protection Fence + Signage
- PROP. Tree Protection Fence with Signage and Super Sill Fence
- PROP. Combined Tree Protection Fence with Signage and Root Pruning Trench
- PROP. Earth Dam (E.D. - A/R)
- PROP. Stabilized Construction Entrance
- PROP. Category I Forest Conservation Easement
- PROP. Category I Forest Conservation Easement



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Frederick, Maryland 21701
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info@casengineering.com
www.casengineering.com

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UTILITY INFORMATION

ALL UTILITIES SHOWN ARE BASED UPON AVAILABLE RECORDS AND FIELD SURVEYS. UTILITY LOCATIONS MAY VARY FROM AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

UTILITY CO.	REQUEST DATE	BY	INFO RECEIVED	PLAN REVISION	BY
COMCAST	12/28/2018	KAM	07/25/2017	NO FACILITIES	SMP
PEPCO	12/28/2018	KAM	07/28/2016	NO FACILITIES	SMP
WASHTG GAS	12/28/2018	KAM	07/25/2017	NO FACILITIES	SMP
W.S.S.C.	12/28/2018	KAM	07/25/2017	NO FACILITIES	SMP

MISSILITY

WATER CONTRACT NUMBER	DATE	STATUS
137282016	12/28/2018	NO FACILITIES

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-293-7777, OR LOG ON TO THE WEBSITE www.missutility.com. MISS UTILITY IS A SERVICE PROVIDED BY MISS UTILITY AND IS NOT A PART OF CAS ENGINEERING. MISS UTILITY IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. CAS ENGINEERING IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.