MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT				
Address:	9 West Irving St., Chevy Chase	Meeting Date:	3/13/2019	
<b>Resource:</b>	Contributing Resource	Report Date:	3/6/2019	
Applicant:	(Chevy Chase Village Historic District) Chain Bridge Properties LLC (Kathryn Everett, Agent)	Public Notice:	2/27/2019	
Review:	HAWP	Tax Credit:	No	
Case Number:	35/13-19G	Staff:	Michael Kyne	

**EXPEDITED** 

# **PROPOSAL:** Hardscape and site alterations

## **STAFF RECOMMENDATION:**

Approve Approve with conditions

## ARCHITECTURAL DESCRIPTION

SIGNIFICANCE:	Contributing Resource within the Chevy Chase Village Historic District
STYLE:	Colonial Revival
DATE:	c. 1892-1916



Fig. 1: Subject property.

## PROPOSAL:

The applicants propose the following work items at the subject property:

- Remove the existing front brick walkway.
- Install a new front brick walkway on concrete, reusing the existing brick. The new walkway will exhibit some differences, including:
  - The existing brick walkway is central to the historic house, running south to north, with a brick walkway branching out to the east and a brick walkway branching out to the west.
  - The new brick walkway will not have branches to east or west, but 2' x 2' flagstone pavers on sod will be installed on either side of the walkway, leading to the east and west.
  - $\circ$  A 7' x 8' brick landing will be created at the bottom of the front porch steps.
- Replace the existing gravel driveway with a new gravel driveway, adding brick edging. The proposed driveway configuration was previously approved at the July 12, 2017 HPC meeting as part of an east side (right) garage addition (see *Fig. 2*). The new driveway will be in the same approximate footprint as previously approved, but it will be flared as it approaches the garage.
- Install a 6' x 12' flagstone landing on concrete with brick riser at the east side (right) of the house.
- Install a 5' x 22' brick walkway on concrete at the east side (right) of the house.
- Install a 4' x 33' brick apron in front of the garage on the east side (right) of the house.
- Install a 6'-6" x 15' brick apron on the east side (right) of the garage to accommodate a proposed trash corral.
- Install a wooden lattice trash corral (4' high x 4' wide x 9' long) on the east side (right) of the garage.
- Replace the existing brick patio at the north side (rear) of the house with a new 15' x 22'-6" flagstone patio with 12" sillstone border.
- Install 2' x 2' flagstone pavers on sod on the east and west sides of the proposed replacement patio.
- Install a 4' x 8' flagstone landing on concrete with brick riser at the north side (rear) of the house.
- No additional trees will be impacted by the proposed project.

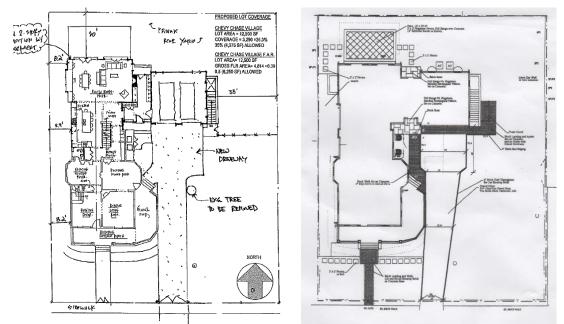


Fig. 2: Previous site plan approved at the July 12, 2017 HPC meeting (left) and current site plan proposal (right).

### **APPLICABLE GUIDELINES:**

IV. 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.
- 11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.

### 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
  - (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; 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. 94, § 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." The *Standards* are as follows:

- 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.

### **STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the *Chevy Chase Village Historic District Guidelines*, 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 Secretary of the Interior's Standards for Rehabilitation #2 and #9;

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;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

Once the work is completed the applicant will <u>contact the staff person</u> assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



-	PS	-	-

HISTORIC PRESERVATION COMMISSION 301/563-3400	
APPLICATION FOR	
HISTORIC AREA WORK PERMIT	
COREact Email: Kathryn Deveretgarden designs. Com Daytime Phone No. (202)465.5740	
Daytime Phone No. (202)465 - 5740	_
Tax Account Ne .: Contract Pirchaser: John Fitzgerald Neme of Property Dwner: Chain Bridge Properties LLC. Devime Phone No.: (103) 517-7757	
Address: 3803 Raymond St. Chevy Chase, MD. 20815 Street Number City Steet Zer Code	
Contractor: Phone No.:	
Contractor Registration No.:	
Agent for Owner: Daytime Phone No.:	
COCATION OF BUILDING/PREMISE	
House Number: 9 House Number: 9 TownvCity: Cheyy Chase Nearest Cross Street Magnolia Parkway Lot: 6 Block: 33 Subdivision: Chevy Chase Village	
TownvCity: Cheyy Chase Nearest Cross Street Magnolia Parkway	
Lot: 6 Block: 33 Subdivision: Chevy Chase Village	
Liber: Folio: Percul:	
PARTONE: TYPE OF PERMIT ACTION AND USE	
1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:	
Construct Catter/Renovate CA/C Stab Room Addition Porch Cock CS	hed
Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family	,
Revision Prepair Revocable.     Fence/Well (complete Section 4) Other:	
1B. Construction cost estimate: \$ 50,000	
1C. If this is a revision of a previously approved active permit, see Permit #	
PART I WOR COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS	
2A. Type of sewage disposal: 01 🗹 WSSC 02 🗆 Septic 03 🗀 Other:	
28. Type of water supply: 01 🛛 WSSC 02 🗋 Well 03 🗋 Other:	
3A. Height feet inches	
38. Indicate whether the fence or retaining well 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/essement	
I hereby cartify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with pla	
approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.	
$\left( \frac{1}{2} \right)$	
Signature of owner or authorized egent Data	
Approved:For Chairperson, Historic Preservation Commission Disapproved:Date:Date:	
Application/Permit No.: Date lisued:	
Edit 6/21/99 SEE REVERSE SIDE FOR INSTRUCTIONS	

### 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: Single Family home in the Cotonial Curval Style constructed between 1896 1916, Adduction extension currently underway. Land scape and construction of drive evary, on two side by side 10ts with horse on the beft and crive way on the right feading to the trar double garage. Immediately

adjacent to drive 13 a large tree that has been deemod inhealthy / hazardous and has received preliminary approval for removal by there Chase Village.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district: <u>Rc-lay front brick walkway</u>. <u>Replace gravel drive and include brick</u>. <u>edging</u>. <u>Add flagstone (10×12') nouse entry</u>, (5'×22') brick porch entry, <u>and (6'×14') brick apron on 5 ide of nome for Walpole lattice trash</u> <u>corral</u>. <u>Replace back flagstone dining patio and landing (14×22')</u>

#### 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.

#### 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 <u>ALL</u> 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 NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address		
JOHN FITZGERALD	Kathnyn Everett		
3803 RAYMOND STREET	Everett Garden Designs		
CHEVY CHASE, MD 20815	3 Newlands street		
	Chevy Chase, MD. 20815		
Adjacent and confronting	Property Owners mailing addresses		
ASHK & KATHLEEN ADAMIYATT 5 WEST IRVING STREET CHEVY CHASE, MD 20815	THOMAS O'DONNELL & CAROLINE FAWCETT 10 WEST KIRKE STREET CHEVY CHASE, MD 20815		
	JAMES VAP		
DAVID BRALOVE 11 WEST IRVING STREET	12 WEST KIRKE STREET		
CHEVY CHASE, MD 20815	CHEVY CHASE, MD 20815		
MICHAEL FISTERE & NANCY ORVIS	REID THOMPSON		
12 WEST IRVING STREET	14 WEST KIRKE STREET		
CHEVY CHASE, MD 20815	CHEVY CHASE, MD 20815		

7

14 WEST IRVING STREET CHEVY CHASE, MD 20815

#### **ZONING DATA**

#### ZONDIG, R-60 LOT AREA = 6,000 SO PT LOT HIDTH AT R/H = 25 PT LOT HIDTH AT B.R.L. = 60 PT FRONT B.R.L. - 25.0 FT MIN. (302) REAR B.R.L. - 20 FT RDE B.R.L. - 7 FT MIN. (3)

- PER PERTURNER COMPLEX COMPLEX COMPLEX AND A ALLAL, THE EDITAL AND DULLONG LINE CALY APPLIES CALY TO NEW MULTINES ... AND DOES HEY APPLY TO AN ALTERATION OR ADDITION TO AN EDITING BUILDING.
- THE THE CHEVY CHARME VALAME CHEVE RECTOR & HICL), NO STRUCTURE OF ANY DESCRIPTION SHIEL BE SERVICE LATERS THERETY FROM THE THEY THE FROM LIT LINE OF ANY LOT. THE OWNY COMMENDED AND CODE MACTION & M(A), DECET AS OTHERMACK SPECIFICALLY STATED IN THIS CAMPTER NO HAN'I OF ANY DIALINES ON OTHERTING SHALL, DE RECETE ON INNERADE ANTINE SAME (2) PEET OF THE SE ON HANN AND THEM. NON ATTEME AND, BY THE OWNERST CALACULATE DECLINE, REPORTED, HANNES, MAR DYTANIALLY AFFANIES AND THEM AND, BY THE COMBINED THAT OF ANY BALDING OR STREATMER FOR PAR-THE THEME AND THEME AND, BY THE COMBINED THAT OF ANY BALDING OR STREATMER FOR PAR-THE THE AND THE OWNERS, AND, BY THE COMBINED THAT OF ANY BALDING OR STREATMER FOR PAR-THE THE AND THE OWNERS, AND, BY THE COMBINED THAT OF ANY BALDING OR STREATMER FOR PAR-THE THE AND THE OWNERS, AND, BY THE COMBINED THAT OF ANY BALDING OR STREATMER FOR PARTY.
- PARLOWS MODELT NEGARRETINITS
- NUMPTY BUILDING HEASHT IN ACCORDANCE WITH ARTICLE IZ, SECTION 8-16(n)(1) OF THE ORVY CHARE VILLAGE RESERVITIONS. HENGET OF THE OWNE BUILDING GUILL WIT BUILDING THETY-PARE (56) PEET HERI HEAGURED TO THE HEAREDT FORT OF THE ROOT SURFACE, REGARDLESS OF ROOT TYPE, HEIGHT OF ADDITION PROT IF TO THE HIGHEST POINT - 26.5 FT (26'-6" PER AROL)
- 346.00 FT 26.50 FT 572.50 PT PIRST FLOOR ELEVATION HEIGHT OF BUILDING TO HIGHEST POINT ELEVATION OF BUILDING AT HIGHEST POINT AVERAGE GRADE ELEVATION ALONG FRONT OF BUILDING - 342.80 FT
- HEASHT OF BUILDING AT HIGHEST POINT = \$72,50 \$42,00 = 29,7 FEET ALLOWABLE HEIGHT OF BUILDING = \$5 FEET PROPOSED HEIGHT OF BUILDING TO HIGHEST POINT - 29.7 FEET
- ) VERTY BUILDING HEART IN ACCORDANCE WITH THE MONT. COUNTY ZONING ORDANACE AND WITH ARTICLE III, SECTION B-16(n)(2) 4 (n)(3) OF THE ORDY GAMES VILLAGE REGULATIONS HEGHT OF A FAMIL BUILDING SHALL NOT EXCEED THRITY (30) FEET MICH READURED TO THE FRAM HEGHT LIVEL BETWEEN THE EAMES AND THE READE OF A GABLE, MP, HANDARD, OR GATEBREL BOOT, OR TO THE BOOT SUBACCE OF A FLAT BOOT.
- MEAN HEIGHT OF ADDITION FRICH FRIST FLOOR 22.05 FT (22-10" PER ARCIL) PIRST FLOOR ELEVATION HEIGHT OF BUILDING TO HEAN POINT ELEVATION AT HEAN POINT OR ROOF SURFACE 346.00 FT 22.65 FT 340.00 FT
- AVERAGE GRADE ELEVATION ALONG FRONT OF BUILDING 342.50 FT
- HENGHT OF BUILDING = 368.85 342.80 = 26.05 FEET ALLOHABLE HENGHT OF BUILDING = 30 FEET PROPOSED HEIGHT OF BUILDING - 26.03 FEET
- T COVERAGE REQUIREMENTS
- VERIFY LOT COVERAGE IN ACCORDANCE WITH SECTION 4.41.8.2 OF THE 20MBIG ORDINANCE. LOT AREA HOLM. TO OR GREATER THAN 6,000 SQUARE FEET BUT LEDS THAN 16,000 SQ. F LOT CONVENIES. THE IMAGINET AGEA THAT THAY BE CONTRED BY ANY BULDING, INCLUDING ANY ACCESSION BULDING, AND ANY INSTANDAMONDO PLODE AREA AROAG A READA, BUT KIT BULDING, ANY ANY INSCO-THABABING IN PERT IN NUTHING LIEGS AND S PERT IN DEPTI OL LIEGS, CHIPTEY, PAGADA SULVER FEET OF A DETACHED GARAGE, IF THE GARAGE IS LIEGS THAN 500 SQUARE FEET OF PLODE AREA. AND LIEDS THAN DIFFET IN HIGH. ALLOHABLE LOT COVERAGE SEE OF TOTAL LOT AREA, LESS 0.001 PERCENT FOR EVERY SAMRE FOOT OF LOT AREA EXCEEDING 6,000 SAMRE FEET.
- LOT 6 4 PT, LOT 5 = 12,500 SOLIARE PET (PER DEED) 12,600 6,000 = 6,500 SOLIARE PET 6,000 + 0,001 = 6,5 308 6,55 = 25.55
- LLOHABLE AREA TO BE COVERED BY BUILDINGS (INCL. ACC. BLDGS) = 2,987.50 SQ. FT. TOTAL AREA COVERED BY BUILDINGS = 2.660.6 SQ. FT.
- VERIFY LOT COVERAGE IN ACCORDANCE NITH THE CHEVY CHASE VILLAGE ORD ARTICLE III, PRIVATE PROPERTY REGULATIONS, SECTION S-16(m). THE GRYT GAGE VILLAGE, LOT COMBAGE IS THE PORTION OF A LOT MEICH IS COMBED BY BULDRED, ACCESSORY BULDRED, AND BUBDE STRUCTIRES BUCH IS COMBED AND UNCOMBED PORCHES, BULCHES WIT DECKS, COMBED AND UNCOMBED STRUCTIRES, STANMARS, AND STOCH, AND BAY AND EACH HIRDON. LOT COVERAGE DOES NOT INCLUDY (1) EAVES, GUITTERS, AND SITUAR OVERIANGS, AND (2) PEATURES THAT ARE NOT RADED SUCH AS HALDNAYS, FATCES, TERMACES, DRIVENAYS, SHIPPING FOOLS AND THANS COURSELS.
- ALLOHABLE AREA TO BE COVERED BY BUILDINGS (358) 4,575 50. FT. TOTAL AREA COVERED BY BUILDINGS 5,720.0 50. FT.

If this project is subject to a Stormender Management Right of Entry and

TO BE COMP SEDIMENT	LETEDBYT	HE CONSULTA	QUIRED PER	HE FIRST SHE	ET OF THE OJECTS.	0602047
			HE APPROVED SEDI			ED
TYPE OF PERMIT	REQ'D	NOT REQ'D	PERMIT	EXPIRAT		K RESTRICTION
MCDPS Floodplain District		X				
WATERWAYSWETLAND(S):		X				
a. Corps of Engineers		X				
D. MOE		X				
c. MDE Water Quality Certification		X				
MOE Dam Safety		X				
DPS Roadside Trees Protection Plan * * Copy of approved plan to be provident to SC inspectan at the pre-construction meeting		x	EXEMPT	Approval	Date	
N.P.D.E.S Notice of Intent		x				Date Filed
FEMA LOMR - (Letter of Map Revision) Required Post Construction		X				
OTHERS (Please List):						
proceeding with construction. The permitter notice (DPS telephone 240-777-0311). The owner/developer to make the required insp- confirmed with the DPS inspector in writing permittee having to remove and reconstruc- flormwater Management As-Built must have been allowed instead. Each of the st OR the Owner/Developer.	ection per a p	tor may wrive a prior scheduled in later without MC	n inspection, and allow th arrangement which has b	een bin Bus		
1. Excavation for Dry Well conforms to approved plans						
2. Placement of backfill, perforated inlet p	ipe and obse	evation well con	forms to approved plans			
3. Placement of geotextiles and filter med	ia conforms t	to approved plan	is ·			
4. Connecting pipes, including connection	te downspor	ut, constructed p	per the approved plans			
5. Final grading and permanent stabilizati	on conforms	to approved pla	ns			
TOTAL NUMBER OF DRY WELLS INSTA	LLED PER 1	INIS PERMIT:	APPROVED	co	ISTRUCTED	
NON-ROOFTOP DISCONNECTIO	_	conditions spec	ified on the approved pla	ns.*		avenu
Owner Developer Signature	Cale					

DATE

NITIALS

#### GENERAL NOTES

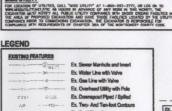
- I) BOUNDARY MYORYATION AND THC-FOOT CONTOUR DATA ARE BASED UPON SURVEYS PERFORMED BY CAS EXGNEEDING, DATED JUNE, 2017.
- 2) TOTAL LOT AREA: PART OF LOTS 5 # 6 12,500 SQ. FT. (0.267 ACRES)
- PROPERTY IS LOCATED ON TAX THAP INDE! AND HERE 200 SHEET 205 NH 64.
   PROPERTY IS LOCATED ON MONTGONERT COUNTY SOLLS SURVEY HAP NO. 27.
   SOL TYPE(5): 205. GLIMELE-MEDIN LIND COTPLOX.
- 5) PROPERTY IS LOCATED IN HYDROLOGIC SOLL GROUP "S".
   6) PLOOD ZONE "X" PER FLEMA. FIRM MAPS, CONTINUTY PANEL NUMBER 34030680.
- PROPERTY IS LOCATED IN THE LITTLE FALLS BRANCH WATERSHED.
- b) HATER CATEGORY 1 SENER CATEGORY 1
- () LOCAL UTILITIES INCLUDES MATER & SCHER MASHINETON SUBU BLICTING PEPCO TELEPHONE VERIJON GAS MASHINETON GAS
- 0) PROPERTY IS LOCATED IN THE INCORPORATED MUNICIPALITY OF CHEVY CHASE VILLAGE.
- II) THIS PLAN CREATED MITHOUT THE BENEFIT OF A TITLE REPORT.

#### SEQUENCE OF CONSTRUCTION

- PROR TO CLEARING OF TREES, INSTALLING SEDMENT CONTROL MEASURES, OR GRADING, A PRE-CONSTRUCTION MEETING MUST BE CONDUCTED ON-SIT WITH THE MONIFORMEY CONTITY EDWARTISTIC OF PORTITYING SERVICES (MCDPS) SEDMENT CONTROL INSPECTOR (200) 777-2011 (40 HOURS NOTICE THE OWNERS ENVICEMENT, AND THE SITTE FRAMENER. The intermediate restriction of the minister definition of the minister and the matrix of the minister and t
- THE LIFETS OF DISTURBANCE (LO.D.) HUST BE FIELD HARKED PRIOR TO CLEARING OF TREES, INSTALLATION OF BEDWENT CONTROL PEASURES, CONSTRUCTION, OR CHIER LAND INSTURBING ACTIVITIES.
- STAGING, ACCESS, AND STOCOPILING ACTIVITIES MAY NOT OCCUR BEYOND THE APPROVED LIMITS OF DISTURBANCE (L.O.D.) DEFINED BY THIS PLAN.
- CLEAR AND GRADE FOR INSTALLATION OF SEDIMENT CONTROL DEVICES.
- INSTALL SEDIMENT CONTROL DEVICES.
- OKE THE SEDRENT CONTROL DEVICES ARE INSTALLED, THE PERMITTEL THAT ORTARI HETTEN APPROVAL RECT THE HODP'S SEDRENT CONTROL REPRESENCE REFORE PROCEEDING NITH ANY ADDITIONAL CLEARING, GRUE OK GRADING.
- 7. RAZE EXISTING STRUCTURE(S).
- 6. INSTALL BASE COURSES FOR DRIVENAY AND CONSTRUCT HOUSE, ETC.
- 4. HISTALL STORMANTER HANAGENENT DEVICES AND ASSOCIATED PRIVILE BUT DO NOT CONNECT TO DOWNSPOUTS AT THIS TIPLE.
- 10. PERTWENTLY STADLER ALL REPAINES AREAS. 11. CONNECT DOMEROUTS TO ROOP DRAIN PIPPIG AND STORMHATES TANAGEMENT DEVICES.
- 2. PROVIDE SIGNED RECORD SET OF PLANS TO THE SEDBRENT CONTROL RESPECTOR.
- 13. OBTAIN WRITTEN APPROVAL FROM SEDIFIENT CONTROL INSPECTOR PRIOR TO THE REMOVAL OF ANY SEDIFIENT CONTROL DEVICE.

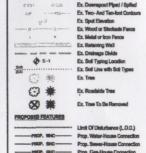
## UTILITY INFORMATION





LIPITS OF DISTURBAN COINCIDES WITH THIS PROPERTY LINE

N/7 DAVID H & J T BRALOVE 11 WEDT RAVING STRET LOT 7, BLOCK 33 CHEVY CHASE, SECTION 2 LBER 0250, FOLD 725 P.B. 2, PLAT 106



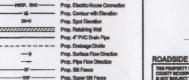
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#### ---- Prop. Ges-House Connection PIOP. BHC PIOP. Electric-House Con 16 Piop. Contour with Elevel 2840 Prop. Spot Eleverion Prop. Ristaining Wali Prop. 4" PVC Drain P

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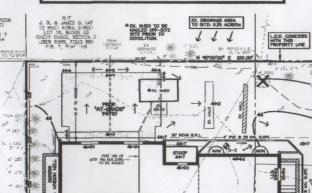
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Root Pruning Trench

Prop. Gravel Dry Well with Observation Well and Pop-up Emilter For Overflow

PROP. S.C.E. Prop. Stabilized Construction Entran

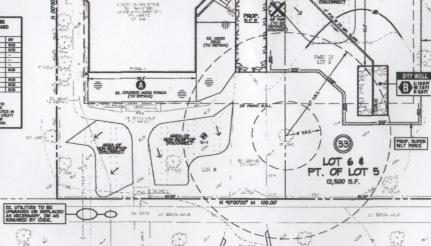


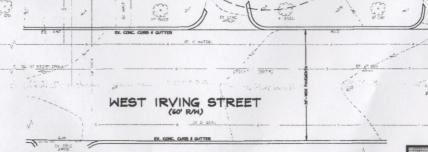


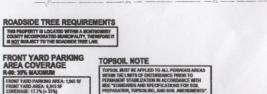
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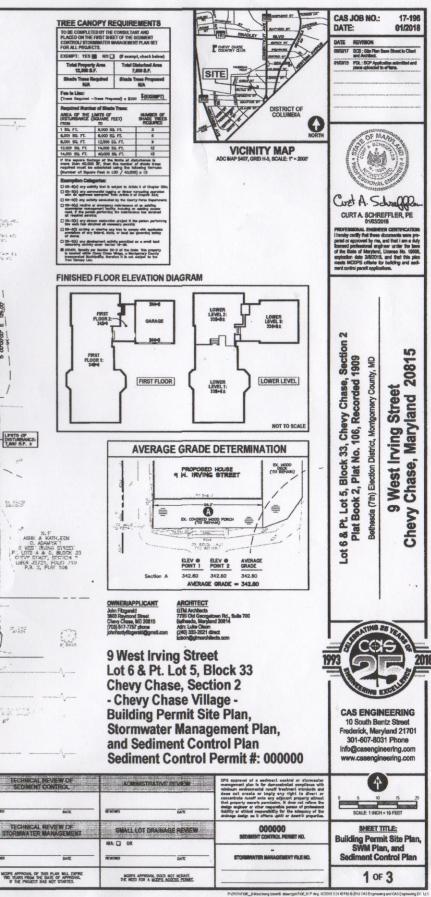




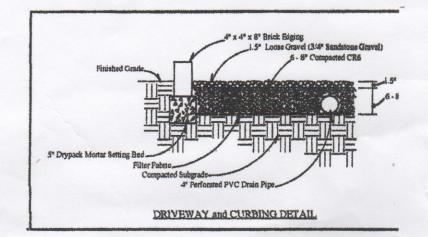
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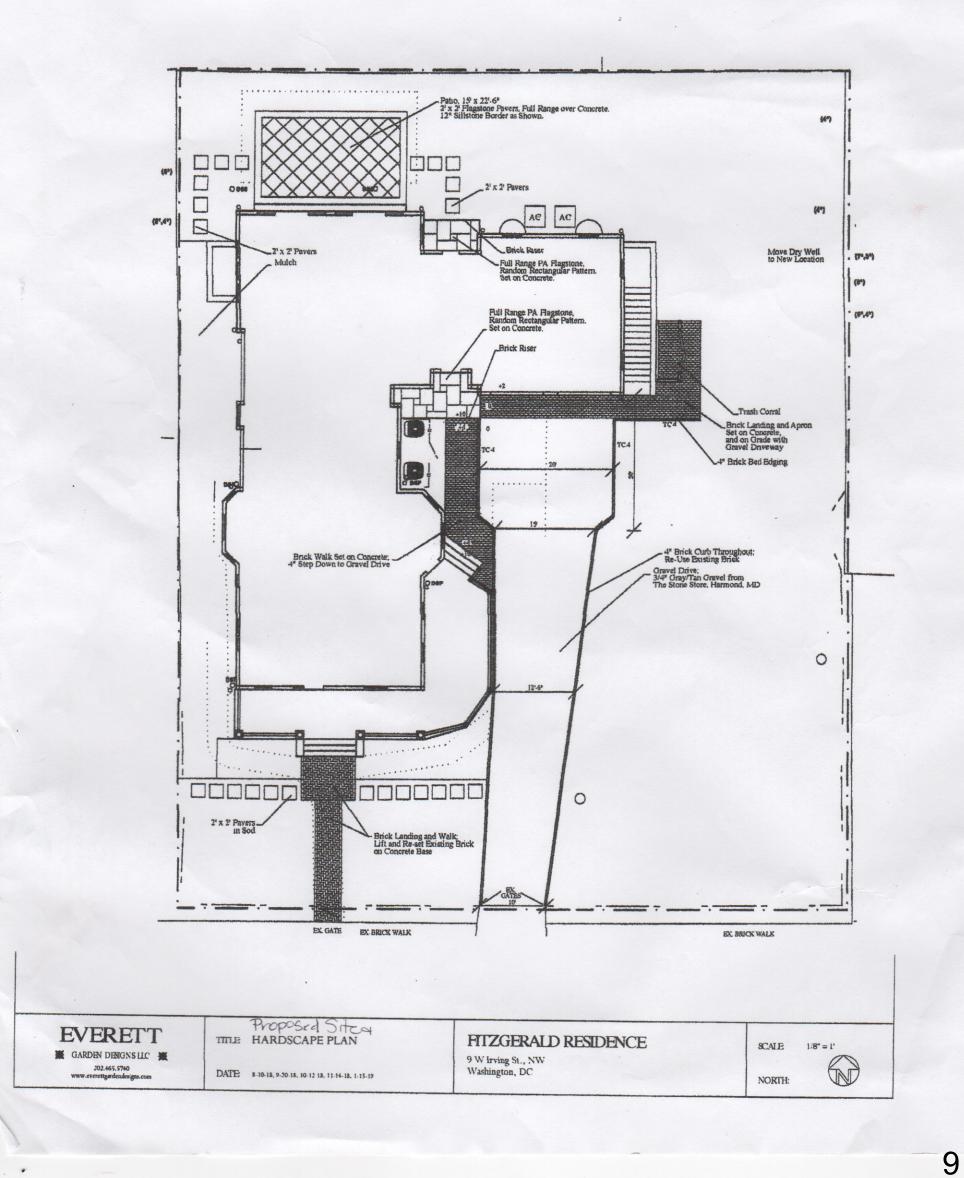
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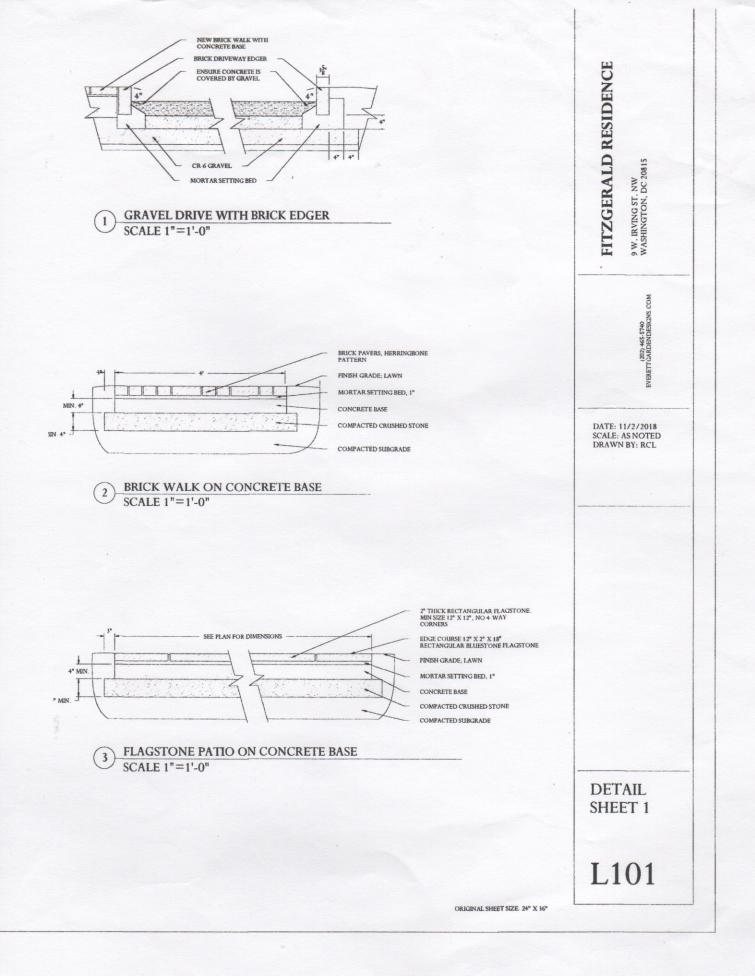
Existing Sitc



8









Pinz Hall - Brick Paver Autumn Rangz Front Walk - side landings

11

Trash enclosure, front and side profile







## Front of house and entry walk - North view



Front of house, existing materials

## Walk and side of house looking north





## Front of house looking NW



Looking east from side of house





## View looking South from house/garage

