

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	11650 Snowden Pkwy., Germantown Formerly 22022 Ridge Rd.	Meeting Date:	11/15/2023
Resource:	Individually Listed Master Plan Site Howes Farm (13/19)	Report Date:	11/8/2023
Applicant:	NECC	Public Notice:	11/1/2023
Review:	Preliminary Consultation	Staff:	Dan Bruechert
Proposal:	Roof Replacement		

STAFF RECOMMENDATION

Staff recommends the applicant pursue a replacement in kind for all sections of the roof.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan (Howes Farm #13/19)
STYLE: Vernacular
DATE: c.1884 and 1920-30s

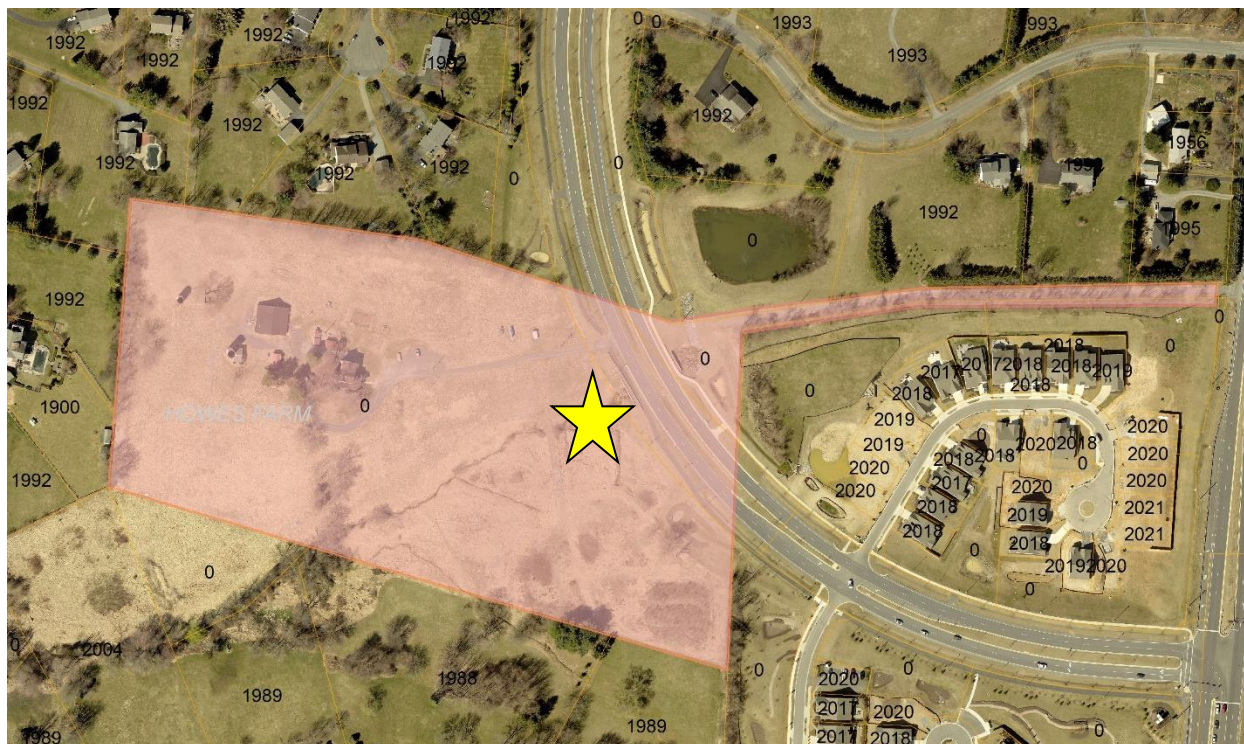


Figure 1: Designated Master Plan Site - Howes Farm.

From Places from the Past:

“The Howes House retains its late 19th-early 20th century appearance and setting, and the farm includes many of its original outbuildings. Between 1884-1892, Eliza and James Robert Howes built the ell-shaped, frame house. The traditional main block is one-room deep with a center cross gable and center-hall plan. Dominating the hallway is a striking curved wooden staircase, which Howes ordered from Philadelphia. Rough timbers for the house were sawn from trees on the farm. One of nine children of Eliza and James, Joseph G. Howes acquired the farm in 1917 and made several improvements over the next decade. In the early 1920s, Joseph enlarged the house with a wraparound porch. He installed indoor plumbing in 1919 and electricity in 1928 and covered the house in pebble-dash stucco. The farmstead has several notable outbuildings: a double corncrib with attached machine shed, concrete block milk house, pump house, combined smokehouse/workers house, 2 silos and feed room, and water tank house. A bank barn (late 1800s) and dairy barn (1930s) were destroyed by fire. The property remained in the Howes family until the early 1970s.”

Master Plan for Historic Preservation Amendment – 13/19 Howes Farm – July 1994

The Howes Farm meets the following criteria for Master Plan Designation: 1A, as an excellent example of a late 19th-early 20th-century family farm in the Clarksburg area; 1D, exemplifying the cultural, economic, and social heritage of agriculture and dairy farming in Montgomery County; 2A, embodying the distinct characteristics of a high-style Gothic Revival farmhouse with metal roof, narrow 2-over-2 shuttered windows, second-story bay window, and 20th-century rear wing, stuccoed siding, and wrap-around porch; and 2E, as an established and familiar feature in the community once dominated by family farms.

The Howes Farm was built in 1884 by James Robert Howes, who purchased the land from Sara D. Sellman. In the 1920s, the house was enlarged and stuccoed by their son, Joseph G. Howes, adding the wrap-around porch, modern utilities, and changing the drive from Brink Road to Ridge Road. The house retains its late 19th century integrity and many fine details, including the curved mahogany staircase ordered from Philadelphia.

The Howes Farm was formerly referred to in the Locational Atlas as the Elizabeth Waters Farm. However, research has not shown any connection of this property to the Waters family who lived nearby. The Howes family, long-time Clarksburg residents, were active members of the County Dairy Association, farming the 124-acre farm for over 90 years over three generations.

Several outbuildings remain from the period, including a hen house, a double corn crib and machine storage shed, a rusticated concrete block dairy building, pump house, meat house/handyman shelter, silo, and feed room. A dairy barn (1930) and bank barn (1880s) burned in the late 1970s. The environmental setting is the entire 16.75 -acre parcel, including the outbuildings and long drive from Ridge Road. [add the sentence here about the specific structures that were approved for demolition]

BACKGROUND

On July 28, 2021, the HPC held a Preliminary Consultation that evaluated the proposed overall redevelopment concept plan for the historic site including demolishing and modifying existing buildings, location and scale of new construction, and the placement of other site features.¹

In 2022, the HPC approved two HAWPs to demolish structures on the property.²

¹ The Staff Report for the July 28, 2021 Preliminary Consultation is available here: <https://montgomeryplanning.org/wp-content/uploads/2021/07/II.A-22022-Ridge-Road-Germantown.pdf>. The audio of the hearing is available here: https://mncppc.granicus.com/MediaPlayer.php?publish_id=d792670e-f08f-11eb-81b1-0050569183fa.

² On February 2, 2022, the HPC approved a HAWP to demolish a silo. The Staff Report for the silo demolition is

PROPOSAL

The applicant proposes to remove the existing pressed metal shingle and standing seam metal roof and install an architectural shingle roof with sections of standing seam metal roofing in its place.

APPLICABLE GUIDELINES

Proposed alterations to individual Master Plan Sites are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the *Secretary of the Interior's Standards for Rehabilitation*.

Rehabilitation is defined 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.

Montgomery County Code; Chapter 24A-8

- (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 ensure 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.

Secretary of the Interior's Standards for Rehabilitation:

- 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.

available here: <https://montgomeryplanning.org/wp-content/uploads/2022/01/I.F-11650-Snowden-Farm-Parkway-Germantown-979811.pdf>. On June 22, 2022, the HPC approved a HAWP to demolish three outbuildings located between the historic house and barn. The Staff Report for the approved HAWP is available here: <https://montgomeryplanning.org/wp-content/uploads/2022/06/II.D-11650-Snowden-Farm-Parkway-Germantown-979811.pdf>.

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
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

Between 1884 and 1892 Eliza and James Robert Howes built the L-shaped house. Eliza and James' son, Joseph G. Howes, modified the house in the 1910s including constructing the wrap-around porch and adding the stucco finish to the exterior. The house retains its appearance from this period of modification. The existing roof includes sections of pressed metal shingles and standing-seam metal and has significantly deteriorated and is leaking in several locations. Roofs of this type can typically be expected to last 80-100 years and this roof appears to have reached the end of its useful life. A previous owner applied roofing tar (or pitch) in several areas of the roof which is a standard method for sealing metal roofs when rust causes pinhole leaks in the metal. Additionally, holes were cut and plexiglass panels were installed in the roof to create skylights. The applicant proposes to remove the existing roof and install an architectural shingle roof with limited sections of standing-seam metal roofing.

Staff requests the HPC's feedback on the appropriateness of replacing the existing roof with a contemporary roofing material.

Existing Roof Condition

The majority of the existing roof is constructed out of pressed metal shingles with standing seam metal roofing on flatter sections of the roof, including the wrap-around porch and the low-sloped gable roof on the house's north side (see *Fig. 2*, below). The applicant indicates the roof is leaking in several locations. Based on Staff's site visits and observations in the attic, Staff concurs with this assessment. Based on the repairs carried out by the previous owner(s), Staff finds the existing roof has deteriorated beyond repair and needs to be replaced.

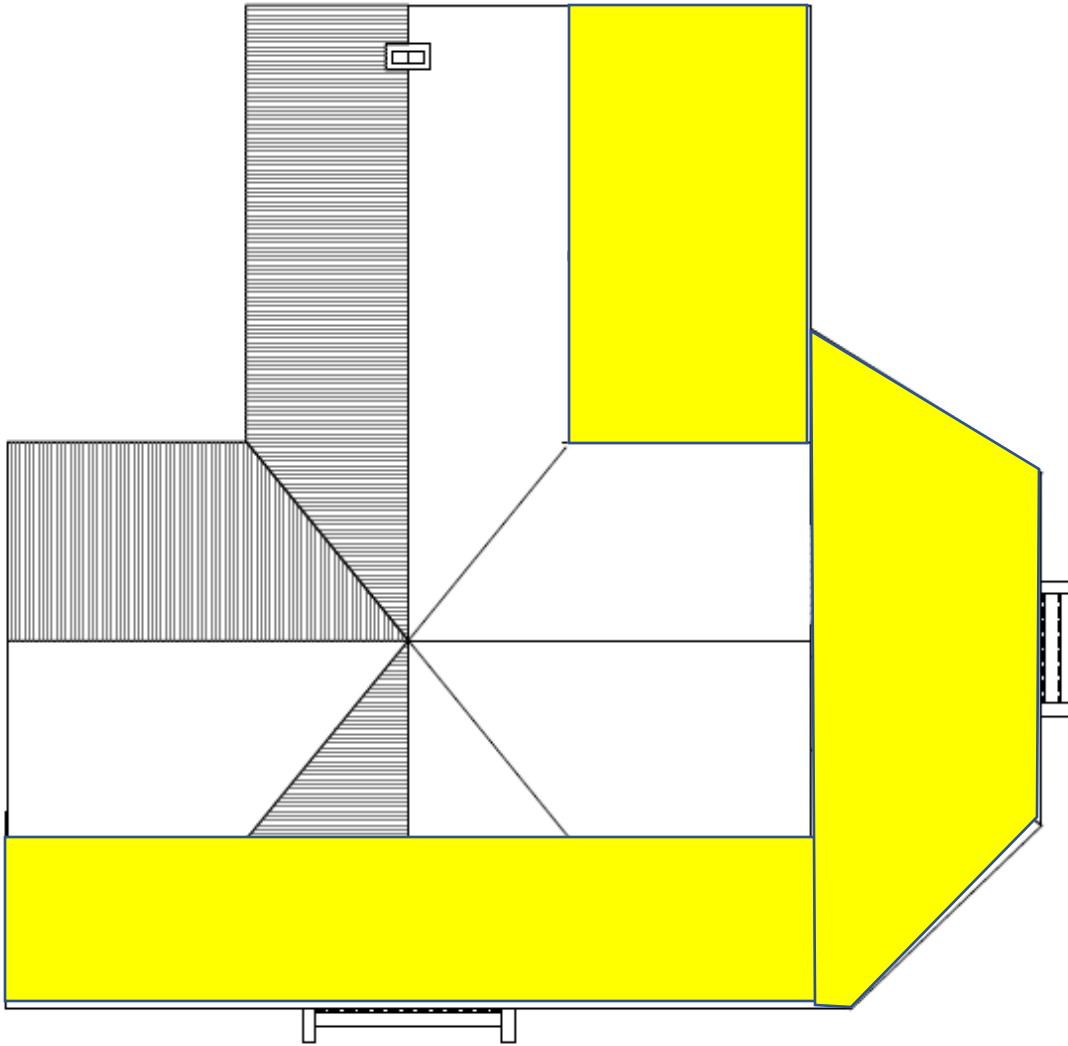


Figure 2: Existing roof plan. Standing seam sections are colored in yellow, all other roofing is metal shingle.

Proposed Replacement

The applicant proposes to replace the existing metal shingles with an architectural shingle and replace the standing seam metal over the porch with a new standing seam metal roof. The application materials do not indicate whether the proposed standing seam metal roofing is a system or a ‘field-turned’ roof that will be fabricated on-site.

Staff finds the existing metal shingle roof is a character-defining feature of the house and should be replaced in-kind under 24A-8(b)(1) and (2) and Standards 2, 5, and 6. Matching shingles are manufactured by Berridge and would require a special order from the manufacturer. The applicants argue a replacement roof – estimated at \$75,000 – is more expensive than their non-profit organization can reasonably be expected to pay.

Staff finds this argument unpersuasive for three reasons. First, the HPC is charged with evaluating HAWPs at Master Plan Sites under 24A and the Standards and the HPC can only consider costs in determining if the property owner would suffer undue hardship. While the applicant/owner identifies the

metal shingle roof as costly, they do not specify a deprivation of use or financial hardship associated with the cost. Second, the Standards clearly specify that when a significant feature, in this case the roof, has deteriorated beyond repair, “the new feature will match the old in design, color, texture, and, where possible, materials.” Replacement shingles match the historic are commercially available and no longer suffer the extreme backlog documented at the height of the coronavirus pandemic. The third reason Staff finds the argument unpersuasive is that there may be a variety of grant funding sources that could help defray the cost of the new roof. The Howes Farm Master Plan Site appears to border the Farming History Heritage Area, so while the property may not be eligible for Maryland Heritage Areas grant funds, there should be other partner funds available to assist in funding the project. Depending on the funding source, the grant may have a maximum that is less than the full cost of the roof project and most require a match from the grant applicant. For these reasons, Staff recommends the HPC require any replacement roof to match the existing, historic roofing material.

STAFF RECOMMENDATION

Staff recommends the applicant pursue a replacement in kind for all sections of the roof.



FOR STAFF ONLY:
HAWP# 1047080
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Nepal Education and Cultural Center_(NECC) _ E-mail: necc.engteam@gmail.com _____

Address: 11650 Snowden Farm Pkwy City: Germantown Zip: 20876

Daytime Phone: 240-751-6359 Tax Account No.: 160202898373 & 160202975153

AGENT/CONTACT (if applicable):

Name: _____ E-mail: _____

Address: _____ City: _____ Zip: _____

Daytime Phone: _____ Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 22022 Ridge Rd, Germantown, MD 20876 New Address: 11650 Snowden Farm Parkway, Germantown, MD

Is the Property Located within an Historic District? Yes/District Name Northern County
 No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input checked="" type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

I hereby certify that I have the authority to make the foregoing application, that the application is correct

and accurate, and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

saroj Prajapati

10/11/2023

Signature of owner or authorized agent

Date

HAWP APPLICATION: MAILING ADDRESSES FOR NOTHING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address</p> <p>11650 Snowden Farm Parkway Germantown, MD 20876</p>	<p>Owner's Agent's mailing address</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p>Zhang Zhiyong Xu Jiju 20301 Mallet Hill Ct Germantown, MD 20876</p> <p>KLOCK JEFFREY M 20305 Mallet Hill Ct Germantown, MD 20876</p> <p>MITCHELL RANDOLPH E MITCHELL LATECHIA 20300 Mallet Hill Ct Germantown, MD 20876</p> <p>SIMONS EDWARD L & M A 20309 Mallet Hill Ct Germantown, MD 20876</p>	<p>CHOUIKHA MOHAMED FAOUZI 20312 Mallet Hill Ct Germantown, MD 20876</p> <p>LYNAM FRANKLIN PATRICK LYNAM DANIELLE NICHOLE 11722 Morning Star Dr Germantown, MD 20876</p> <p>ORDOS BILIG HESHIG SAIHANJULA 11714 Morning Star Dr Germantown, MD 20876</p> <p>ATWELL THOMAS M & T R 11804 Morning Star Dr Germantown, MD 20876</p>
<p>ST ANGELO JOHN & A 11808 Morning Star Dr Germantown, MD 20876</p> <p>ARUMUGAM JAYACHANDRAN MARIADOSS METILDA 11820 Morning Star Dr Germantown, MD 20876</p> <p>BROWN DAMONE R BROWN MARLEANDA L 11824 Morning Star Dr Germantown, MD 20876</p> <p>KERIAKOU LINDA M TR 21725 Brink Meadow Ln Germantown, MD 20876</p> <p>FREDERICK ROBERT M & BONNIE L 21741 Brink Meadow Ln Germantown, MD 20876</p>	<p>HANCOCK WILLIAM M TR 21721 Brink Meadow Ln Germantown, MD 20876</p> <p>BERTRAND WILLIAM C JR & BRENDA 21729 Brink Meadow Ln Germantown, MD 20876</p> <p>POND AMY TKAC 21733 Brink Meadow Ln Germantown, MD 20876</p> <p>CHEOK MICHAEL C & J M 21737 Brink Meadow Ln Germantown, MD 20876</p>

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The property lies at existing 22022 Ridge Road, Germantown, MD 20876, (current 11650 Snowden Farm Parkway, Germantown, MD 20876) the area of the property as listed on plat is 16.75 Acres. The property falls in Historical preservation master plan designated as Howes Farm (Elizabeth Waters Farm), which was built in 1884 by James R. Howes, several other outbuildings like hen house, a double corn crib and machine storage shed, a rusticated concrete block dairy building, pump house, meat house, Silo and feed room also remain from the period.

The property is enclosed by tree lines in all three sides and frontage is connected to Snowden Farm Parkway, the property is mostly vegetated with grass, shrubs, and trees. A stream passes through the east side of the property and part of the property lies on 100-year floodplains.

Description of Work Proposed: Please give an overview of the work to be undertaken:

The roof of the main building is leaking at various spots, the water leak is damaging the interior renovation works. Nepal Education and Cultural Center (NECC) has been planning to replace the roof to its original condition. The existing roofs on the patio is standing seam metal and the main roof is metal shingles however, the existing main roof metal shingle is not a very common roofing material and it's not easily available in the local market. Upon request HPC provided us a manufacturer in Texas who can provide us the materials but will not install. We contacted several contractors to install the roofing material, they provided us the estimate for the roof replacement with in-kind material. All the estimates we received averages \$75,000 and could go higher depending upon the condition of the sub roof materials.

The cost to replace the roof with in-kind material will be very expensive for a non-profit organization that runs fully on charity. That's why we are requesting a permit to allow us to replace the existing roof with either.

1. **Owens Corning duration Trudefinition architectural 50-year warranty shingles**

The architectural 50-year warranty shingle comes in matching colors with existing metal shingles which we believe will reflect beautifully on the white house. Architectural shingles are more consistent in color match and perform better under rain and snow conditions.

or

2. **26 gauge 1.5" Standing Seam Roof**

The existing roof on the patio roof is standing seam metal, we are requesting permission to replace the patio roof and main roof with standing seam metal. The standing seam roofing material is exact match for the lower roof and all other surrounding structures, we believe allowing to replace metal shingles will create uniformity in the roofing system with better performance against rain and snow.

Work Item 1: Roof replacement on main building

Description of Current Condition:
The roof of the main building, including the patio roof are in very poor condition. The roofing material on the main roof is Victorian metal shingles and the patio roof has standing seam metal. There are water leaks from various locations both in the main roof and the patio roof which is damaging the renovation works.

Proposed Work:
NECC is requesting permission to replace existing roof of the main building with either.

1. **Owens Corning duration Trudefinition architectural 50-year warranty shingles**

or

2. **26 gauge 1.5" Standing Seam Roof**

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3:

Description of Current Condition:

Proposed Work:



9 SOUTH ELEVATION
1/8" = 1'-0"



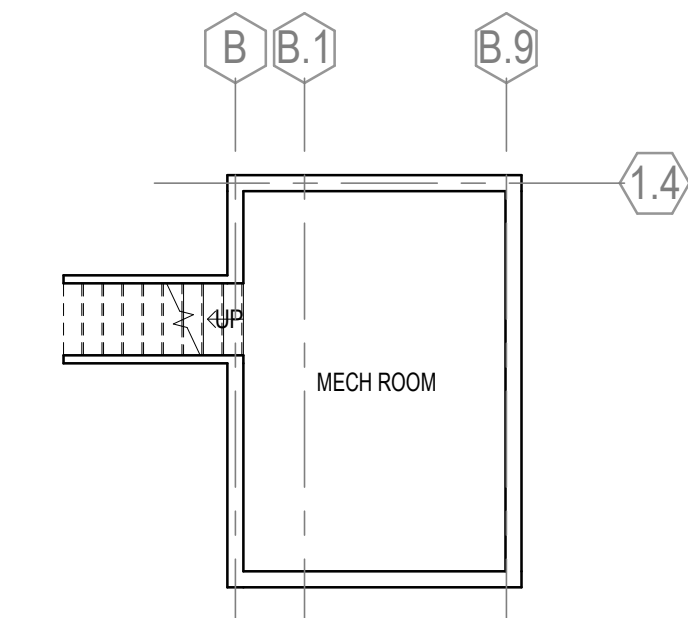
8 NORTH ELEVATION
1/8" = 1'-0"



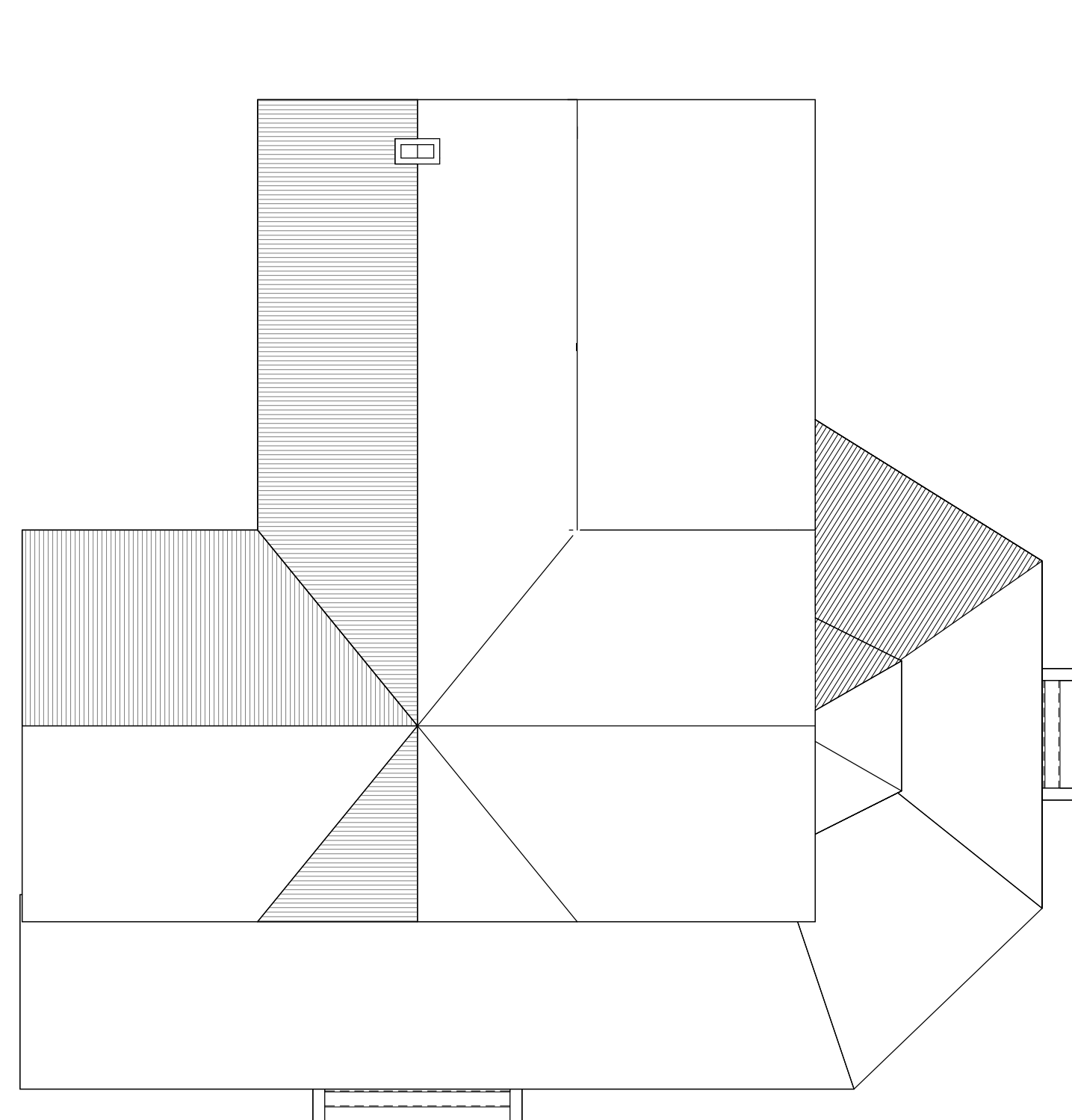
7 WEST ELEVATION
1/8" = 1'-0"



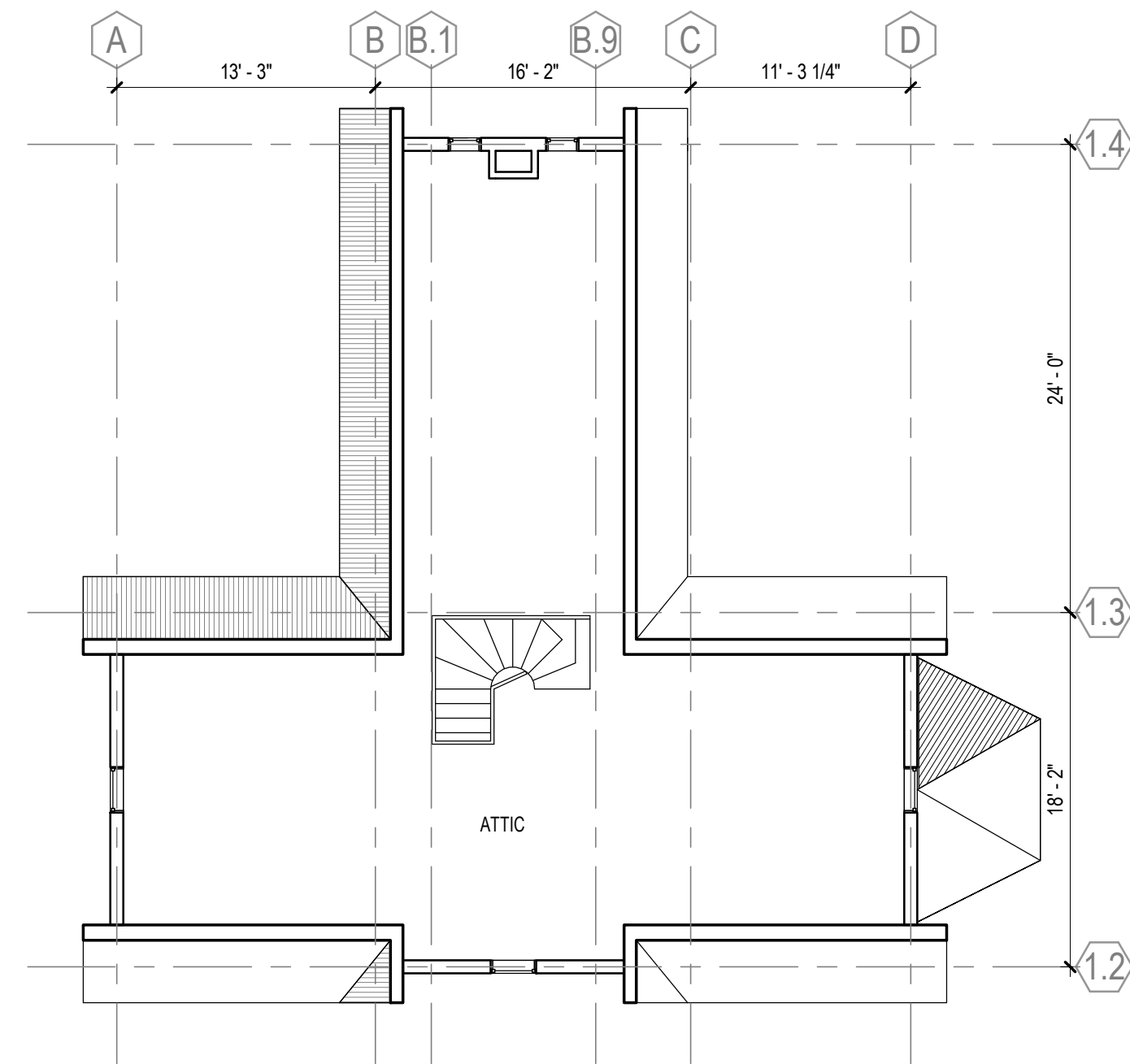
6 EAST ELEVATION
1/8" = 1'-0"



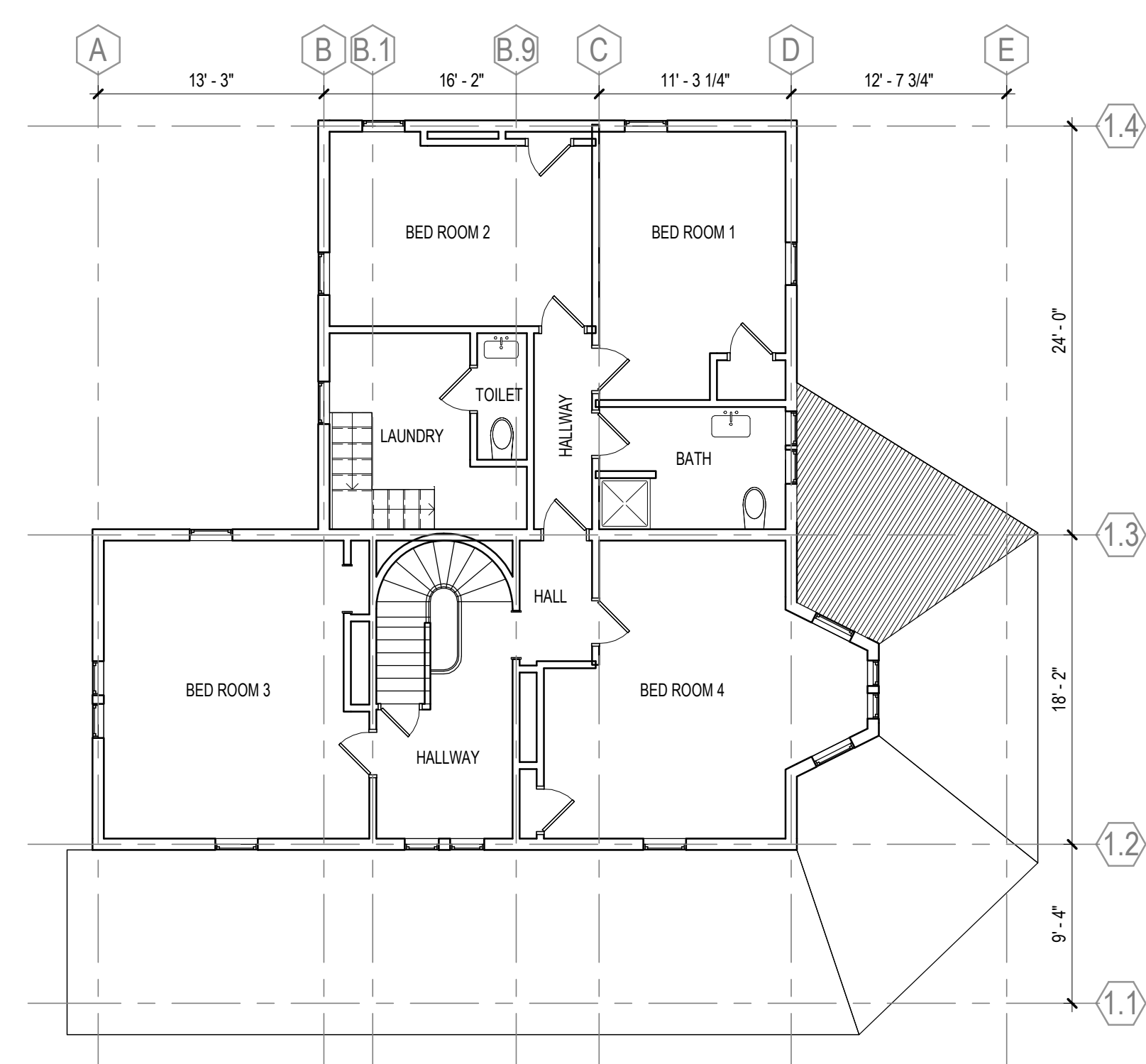
5 BASEMENT - EXISTING
1/8" = 1'-0"



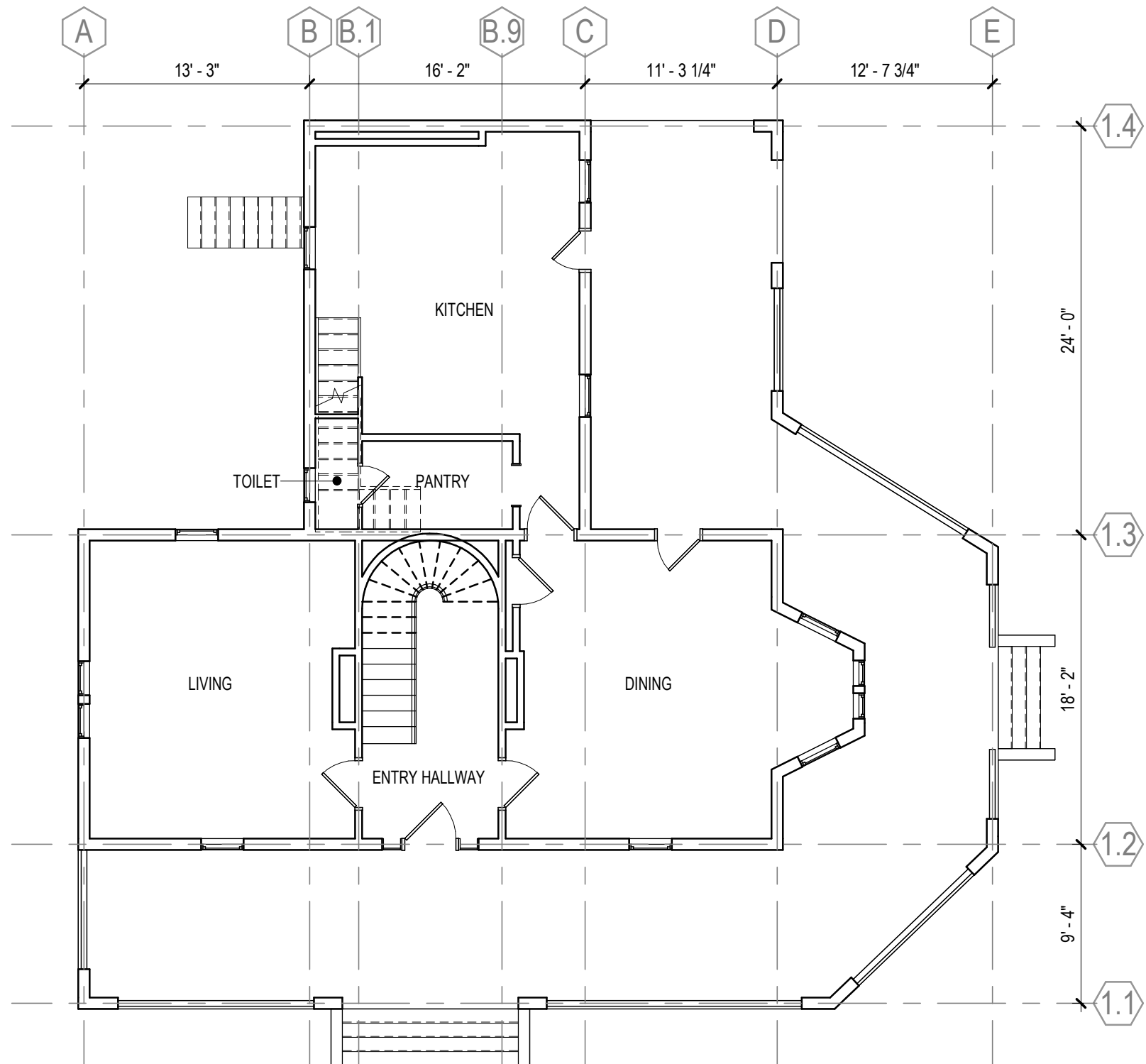
4 ROOF - EXISTING
1/8" = 1'-0"



3 ATTIC - EXISTING
1/8" = 1'-0"



2 LEVEL 02 - EXISTING
1/8" = 1'-0"



1 LEVEL 01 - EXISTING
1/8" = 1'-0"

PROJECT



NECC

11650 Snowden Farm
Parkway,
Germantown, MD 20876

KEYPLAN

ISSUE CHART

NO.	ISSUE	DATE
Job Number	XXXXXX	
TITLE		

**MAIN BLDG -
EXISTING PLANS &
ELEVATION**
SHEET NUMBER

A1.1

SITE NOTES:

- PROPERTY ADDRESS: 11650 SNOWDEN FARM PKWY, GERMANTOWN MD 20876
- PROPERTY TAX ID: 02898373 & 02975153
- RECORD PLAT: PLAT NO. 18056 (TOTAL AREA = 16.75 AC)
- THE SITE IS A HISTORIC PROPERTY, PREVIOUSLY SITE HAS BEEN APPROVED FOR THE CONSTRUCTION OF COUNTRY-INN (RESTAURANT).
- AREA : PARCEL A = 15.61 AC. & PARCEL P/O A = 1.24 AC. TOTAL GROSS TRACT AREA: 16.85 AC.
- WATERSHED: SENECA CREEK
- ELECTION DISTRICT: 10,
- COUNCILMAN DISTRICT: 1
- ZONE: R-200
ADJOINING PROPERTY : R-200 (NORTH), PRC (EAST), R-200 (WEST) & RE-2 (SOUTH)
- PROPOSED USE OF THE PROPERTY: NEPALI TEMPLE (PLACE OF WORSHIP)
- MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE. LOT WIDTH AT FRONT BUILDING LINE: 100'
- FRONT BUILDING SETBACK: 50'
- SIDE BUILDING SETBACKS: 12'/25'
- REAR BUILDING SETBACKS: 30'
- BUILDING HEIGHT : 50 FEET
- STORM WATER MANAGEMENT APPROVAL DATE:
- SEWER/WATER CATEGORIES: S-3/W-1
- TAX MAP/GRID: EV562
- 200 SHEET NO: 230 NW 12
- ENVIRONMENTAL INFORMATION
THERE IS 100 YEAR FLOOD PLAIN ON SITE.
THIS PROPERTY IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA
THERE ARE NO WETLANDS AND WATER OF THE USA ON SITE.
THERE ARE STREAMS PASSING THROUGH THE SITE.
THE SITE IS LOCATED ON CLARKSBURG MASTER PLAN.
THIS PROPERTY IS LOCATED WITHIN CLARKSBURG SPECIAL PROTECTION AREA.
- THE PROPERTY IS LOCATED ON HISTORIC SITE. AN EXISTING HISTORIC BUILDING/S EXISTS ON PROPERTY.
- THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY.
- TOPOGRAPHY SOURCES: MONTGOMERY COUNTY GIS.

PROJECT DESCRIPTION:

THE SITE IS KNOWN AS 11650 SNOWDEN FARM PKWY, GERMANTOWN, MARYLAND 20876. THE SITE IS COMPRISED OF TWO PARCELS, PT PARCEL A AND PT OUTLOT A BRINK MEADOW. THE TOTAL SITE IS 16.74 AC. AND ZONED R-200. THE SITE IS CONSIDERED AS A HISTORICAL SITE AND KNOWN AS THE HOWES FARM, ALSO FORMERLY REFERRED TO AS THE ELIZABETH WATERS FARM. THE SITE CONTAINS A HISTORICAL BUILDING, BARN, AND OTHER SMALL BUILDINGS, AND EXISTS ON SITE. NEPAL EDUCATIONAL & CULTURAL CENTER (NECC) RECENTLY ACQUIRED THIS HISTORICAL PROPERTY TO DEVELOP THIS SITE AS A EDUCATIONAL, RELIGIOUS AND CULTURAL CENTER. NECC HAS A FUTURE PLAN TO CONSTRUCT A COMMUNITY CENTER/MULTI PURPOSE HALL, STATUE PODIUMS, WALKING TRAIL, LANDSCAPING, PARKING AREAS AND ASSOCIATED IMPROVEMENTS TO SERVE THE COMMUNITY.

NECC IS PROPOSING TO CONSTRUCT A PODIUM PLATFORM FOR GOD BUDDHA FOR COMMUNITY.

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A PROFESSIONAL ENGINEER UNDER THE LAWS OF MARYLAND.

Chodhan

LICENSE NO: 43413,

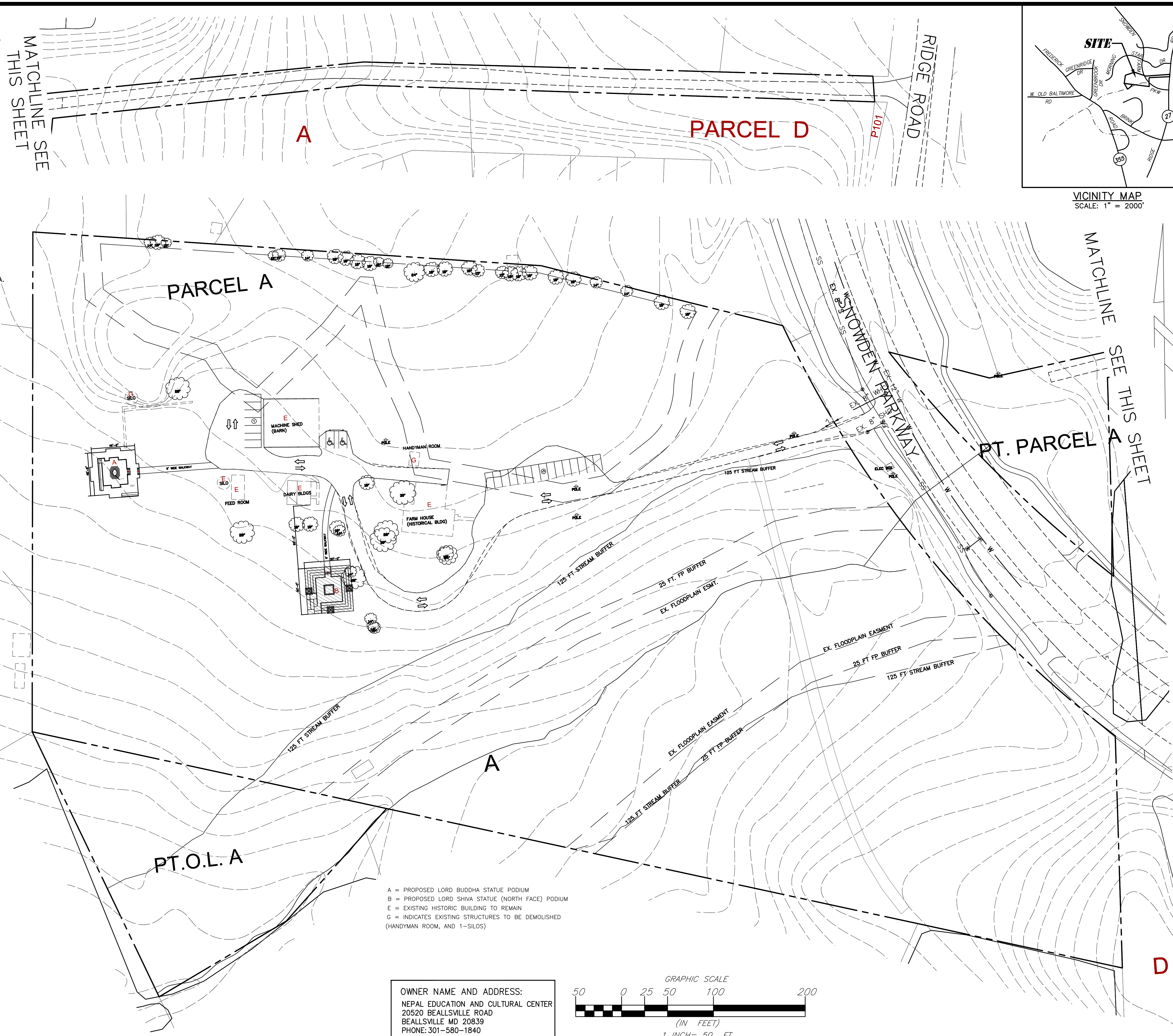
EXPIRATION: 04-2025

LEGEND:

- | | | | |
|---|------------------------|---|-------------------------------|
| ⊙ | SEWER MANHOLE | — | BUILDING LINE |
| ⊙ | SEWER CLEANOUT | — | CONCRETE CURB |
| ⊙ | STORM DRAIN MANHOLE | — | EDGE OF PAVEMENT |
| ⊙ | WATER MANHOLE | — | CENTERLINE OF PAVEMENT |
| ⊙ | CLEANOUT | — | FACE OF SIDEWALK |
| ⊙ | WATER METER | — | BACK OF SIDEWALK |
| ⊙ | FIRE HYDRANT | — | HANDICAP RAMP |
| ⊙ | WATER VALVE | — | STORM PIPE |
| ⊙ | WATER HOUSE CONNECTION | — | FENCE |
| ⊙ | TEST VALVE | — | WOOD FENCE |
| ⊙ | SPIGOT | — | TREE LINE |
| ⊙ | FOUNTAIN | — | TRV TRAVERSE |
| ⊙ | FAUCET | — | GPS GLOBAL POSITIONING SYSTEM |
| ⊙ | MONITORING WELL | — | SDMH STORM DRAIN MANHOLE |
| ⊙ | ELECTRICAL MANHOLE | — | SMH SEWER MANHOLE |
| ⊙ | UTILITY POLE | — | CONC CONCRETE |
| ⊙ | GUY WIRE | — | HCR HANDICAP RAMP |
| ⊙ | ELECTRICAL BOX | — | RET RETAINING |
| ⊙ | LAMP POST | — | C/CURB CONCRETE CURB |
| ⊙ | GROUND LIGHT | — | C/WALKWAY CONCRETE WALK WAY |
| ⊙ | CIRCUIT BREAKER | — | C/SIDEWALK CONCRETE SIDE WALK |
| ⊙ | TELEPHONE MANHOLE | — | 20 PROPOSED CONTOUR |
| ⊙ | TELEPHONE BOX | — | 20 EXISTING CONTOUR |
| ⊙ | GAS MANHOLE | — | 20 INTERM CONTOUR |
| ⊙ | GAS METER | — | BUILDING |
| ⊙ | GATE VALVE | — | LIMIT OF DISTURBANCE |
| ⊙ | UNDENFIED MANHOLE | — | TREES TO BE REMOVED |
| ⊙ | GATE / POST | — | EXISTING ASPHALT ROAD |
| ⊙ | BOLLARD | — | FULL DEPTH PAVEMENT |
| ⊙ | SIGNBOARD | — | PROPERTY LINE |
| ⊙ | MAIL BOX | — | EX. WELL |
| ⊙ | TRAVERSE / FLY | — | EX. TREE |
| ⊙ | BENCHMARK | — | FIRE SIGN |
| ⊙ | | — | EX. ASPHALT & GRAVEL |

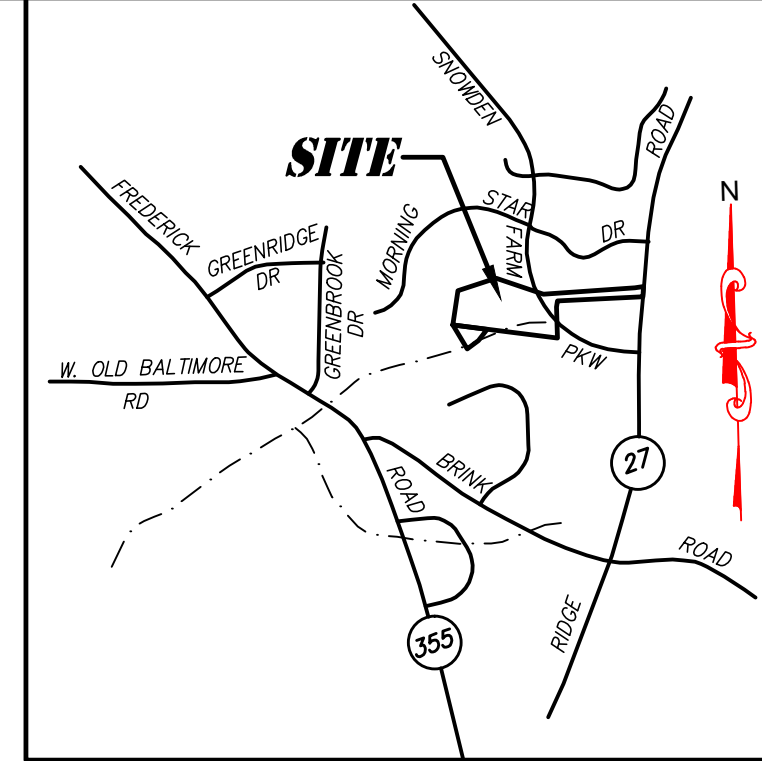
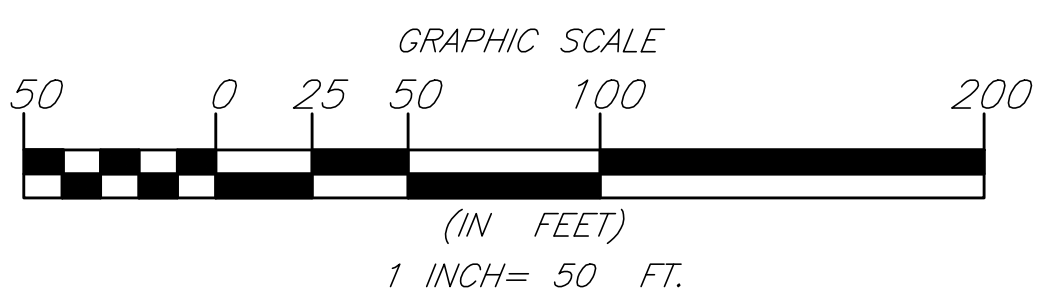
MATCHLINE SEE THIS SHEET

MATCHLINE SEE THIS SHEET



A = PROPOSED LORD BUDDHA STATUE PODIUM
 B = PROPOSED LORD SHIVA STATUE (NORTH FACE) PODIUM
 E = EXISTING HISTORIC BUILDING TO REMAIN
 G = INDICATES EXISTING STRUCTURES TO BE DEMOLISHED (HANDYMAN ROOM, AND 1-SILOS)

OWNER NAME AND ADDRESS:
 NEPAL EDUCATION AND CULTURAL CENTER
 20520 BEALLSVILLE ROAD
 BEALLSVILLE MD 20839
 PHONE: 301-580-1840
 email: necc.engteam@gmail.com



INOVA Engineering Consultants, Inc
 (Engineers, Surveyors, Land Development)

25209 Larks Terrace
 South Riding, Virginia 20152
 Phone : (703) 655-3951
 E-mail: inovaengineers@yahoo.com

SITE PLAN - SHIVA PODIUM

PARCEL 247, WOODSTOCK
 11650 SNOWDEN FARM PKWY, GERMANTOWN
 DISTRICT: ELEVEN MONTGOMERY COUNTY, MARYLAND 20839

NO.	DATE	REVISION	BY	RLS

ACC NO: 02898373, 02975153

DESIGN BY: RLS
 DRAWN BY: DD
 CHECKED BY: RLP
 DATE: 10-01-2023

SCALE: _____

SHEET : 1 OF 1





