

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

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|----------------------|---|-----------------------|-----------|
| Address: | 11650 Snowden Pkwy., Germantown Formerly 22022 Ridge Rd. | Meeting Date: | 6/26/2024 |
| Resource: | Master Plan Site #13/19 <i>Howes Farm</i> | Report Date: | 6/18/2024 |
| Applicant: | NECC | Public Notice: | 6/12/2024 |
| Review Staff: | Preliminary Consultation Dan Bruechert | Tax Credit: | n/a |
| Proposal: | Barn/outbuilding rehabilitation | | |

STAFF RECOMMENDATION

Staff recommends the applicant make any modifications recommended by the HPC and compile the requested documentation before returning for a HAWP.

ARCHITECTURAL DESCRIPTION

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

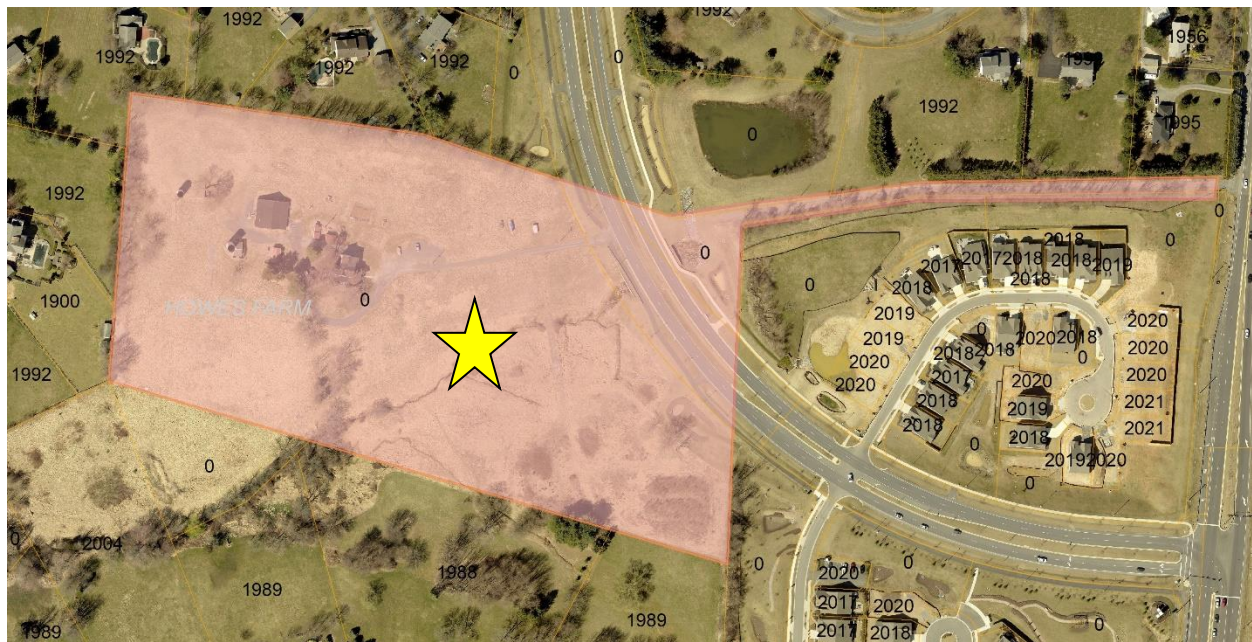


Figure 1: Designated Master Plan Site - Howes Farm.

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]

PROPOSAL

The applicant proposes to rehabilitate the existing barn.

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.
- 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.

Other agricultural buildings were constructed as they were needed to meeting the family farm's needs including a large double corn crib barn, the building that is the subject of this Preliminary Consultation.

The existing barn is in poor shape and the applicants propose to rehabilitate and adaptively reuse the structure to convert it to a gathering space associated with the Nepalese Cultural Center.



Figure 2: The existing barn(marked with a star) is located to the northwest of the historic farm house.

The existing corn crib barn appears to have been constructed over three phases. The central portion was constructed first, with the the west addition coming second, and the eastern portion third. The evolution of the barn is evident in both the roofing material and the roof slopes, there is a larger break in the roof slope to the east. Staff observed extensive barn siding deterioration and rot and noted there are some structural deficiencies. Additionally, the interior floorplates do not align, making interior circulation difficult.



Figure 3: Staff photo of the barn.

The applicants proposal will be carried out in two phases. First, the barn will be stabilized. Second, the barn will be improved to allow it to become an occupiable space. Staff notes the interior of the barn is outside the HPC's purview.

Staff finds information documenting the existing condition of the barn are insufficient to provide a thorough analysis, but nonetheless thought it was important to discuss some of these issues early in the planning process to avoid any potential pitfalls as the project moves forward.

Existing Barn Conditions

Staff conducted a site visit with the applicants in March 2023 to look at the condition of the barn. During Staff's previous visit, the area surrounding the barn was overgrown and the barn was full of trash that had been dumped over the years. The area around the barn has been cleared and the barn has been emptied. Staff observed significant amounts of rot on the siding and flooplate, particularly on the western side of the barn. Staff also observed water damage on some of the roofing members, but could not determine the approximate date of the damage and if that was ongoing or had been repaired. However, Staff was unable to evaluate the full extent of the damage and recommended that a structural engineer conduct a full review of the building and report those findings to the HPC.

Staff also observed that the roof, a mix of 5-V and corrugated metal showed significant signs of deterioration and areas that had been repaired with tar and paint. Based on appearance coupled with years of deferred maintenance, Staff believes that both roof materials have deteriorated beyond repair and would support their replacement.



Figure 4: View of the barn looking east.

Barn Rehabilitation

The objective of the barn rehabilitation project is to make the space weathertight, but also to create a space that can be used for communal gatherings. As stated earlier, the floorplates of the different sections do not align which makes interior circulation all but impossible. The proposed rehabilitation will minimize the disparity between the floor levels to improve circulation, increase head clearance in some areas, and make the space occupiable. Exterior changes include selective siding repair, new roofing, and new windows. The full extent of the proposed demolition was not identified in the submitted materials. At the most recent site visit, the applicant also discussed creating a glazed vestibule, visible in some of the perspective renderings, to improve the comfort in the interior. Some of the details presented are somewhat limited, so Staff would like the HPC to focus its comments on more general aspects of the project and what other information is necessary for the HPC to make a final determination of appropriateness.

Staff recognizes that changes to the barn are necessary to change its use from agricultural to a gathering space, in the same way that adaptively reusing the site from a family dairy to a cultural center also requires changes. Staff's primary concerns are with retaining the overall historic character of the barn to the greatest extent possible while accommodating the applicants' needs.

Because the overall degree of change cannot be effectively analysed based on the information presented, Staff requests feedback from the HPC on the appropriateness of:

- Demolishing portions of the barn additions to raise the roof profile;
- The appropriateness of the window installations and whether additional glazing could be accommodated;
- How best to modify the building to satisfy ADA access; and
- Any other recommendations as future plans are developed.

Identified Additional Information

For a HAWP to complete the proposed barn rehabilitation, the applicant must submit:

- As-built/existing drawings of the barn;

- An engineer's report documenting the condition of the barn;
- Photos of the degraded areas.

Additionally, the HPC requires the following information for a complete HAWP application:

- Demolition plans for the existing barn
- Material specifications for the barn including,
 - Roofing,
 - Siding,
 - Windows,
 - Foundation,
 - Etc.;
- Details for any grading around the barn
- Details for hardscaping modifications

STAFF RECOMMENDATION

Staff recommends the applicant make any modifications recommended by the HPC and compile the requested documentation before returning for a HAWP or another preliminary consultation.



FOR STAFF ONLY:
HAWP# 1071696
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 type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input checked="" type="checkbox"/> Other: __Barn Renovation |

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.

Pramod KC

05/22/2024

Signature of owner or authorized agent

Date

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

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| <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> |

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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:

NECC is proposing renovation/repair of the double corn crib barn located on West of the main building. The barn has many structural issues due to its age and lack of maintenance by the previous owners. NECC has contacted local contractors who specializes in renovation and restoration of the historical barns; NECC also invited HPC staff on site to brief the renovation processes and ideas.

Looking at the scale of renovation work and the funding availability NECC has planned to complete renovation works in two (2) phases. The goal of this renovation work is to prevent the barn from further damages; the rehab/repair work will strengthen the foundation and the structure while keeping the exterior facade matching existing.

NECC intends to salvage the existing materials as far as possible and items that are not salvageable will be replaced by in-kind materials. The renovation work will not change the exterior appearances of the barn, however few dimensions like ceiling heights, roof slope will have minor changes.

Work Item 1: Barn Renovation

Description of Current Condition:
The double corn crib barn currently has structural deficiencies that puts the barn into unsafe conditions. The exterior walls on all sides of the barn have decayed structural woods. The roof of the barn has several leaks and sags.

Proposed Work:
NECC is requesting permission to renovate/repair barn including but not limited to structural strengthening, roof replacement/repair, flooring repairs.

Work Item 2: _____

Description of Current Condition:

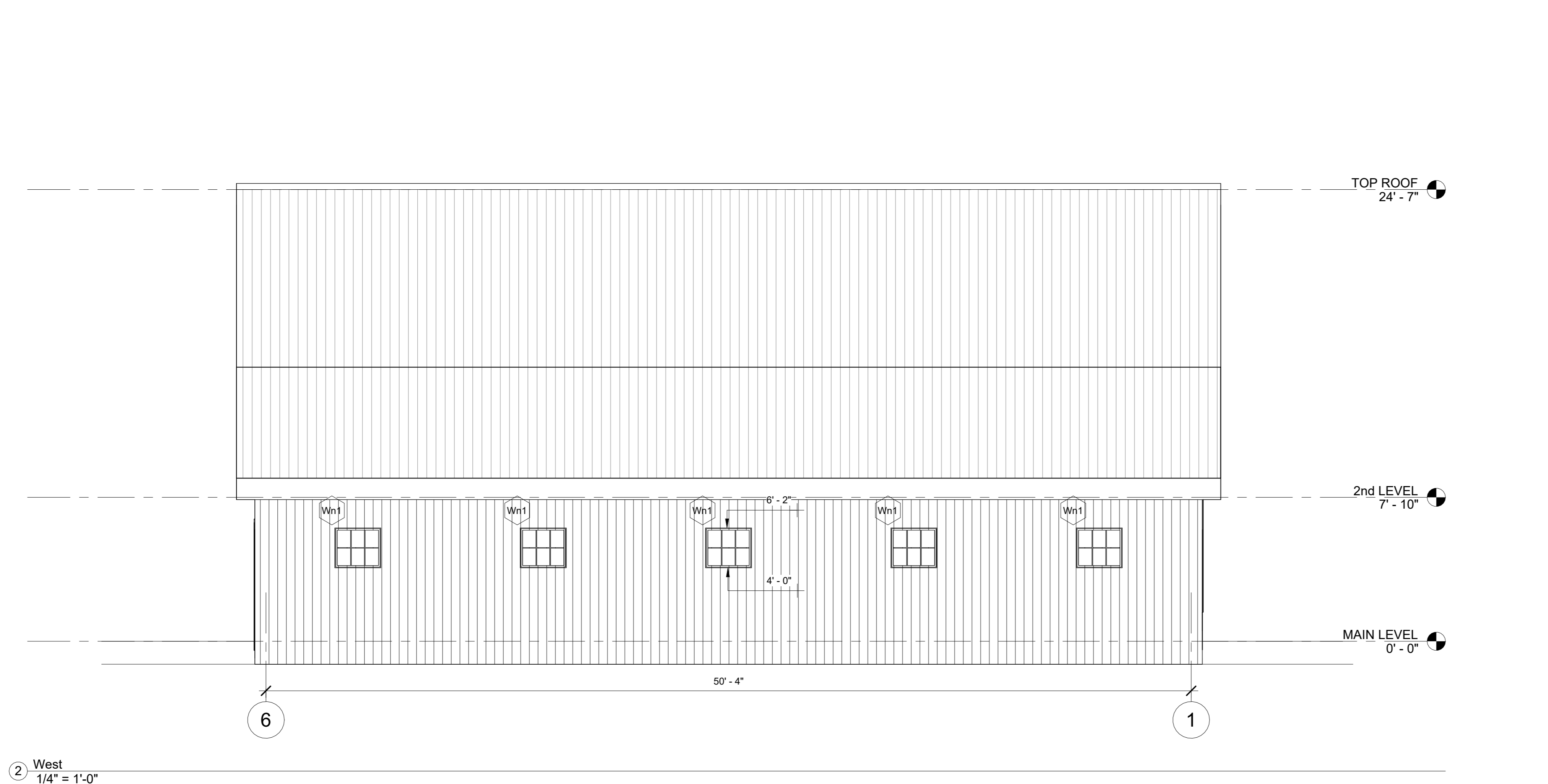
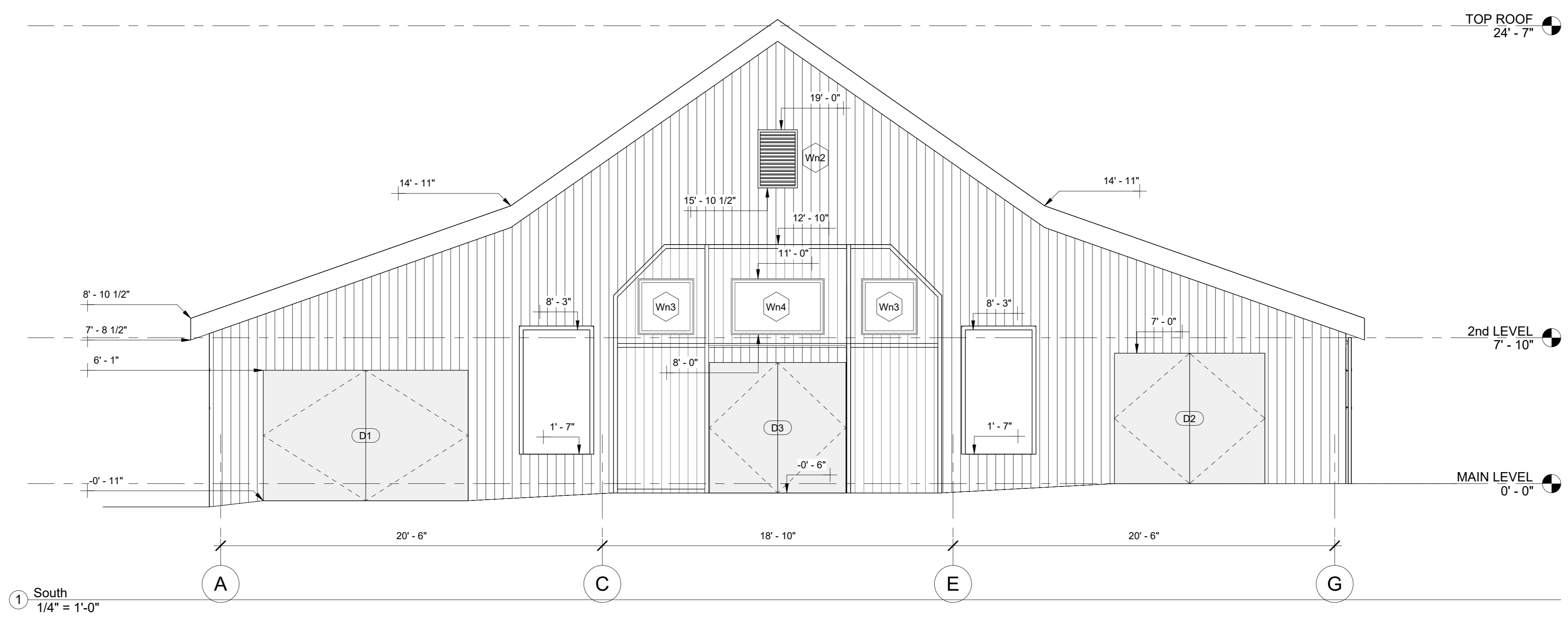
Proposed Work:

Work Item 3:

Description of Current Condition:

Proposed Work:

This drawing is for submission to DPS, permit purpose only.
Do Not submit this to HPC HAWP.



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| Issue Date | | | | | | ISSUED FOR CONSTRUCTION |
| REV. | DATE | BY | CHK | APP | GK | REVISION DESCRIPTION |
| | | | | | | |

PROJECT ADDRESS
11650 Snowden Farm
Parkway,
Germantown, MD 20876

DRAWING TITLE
ELEVATIONS

DOB JOB No.:

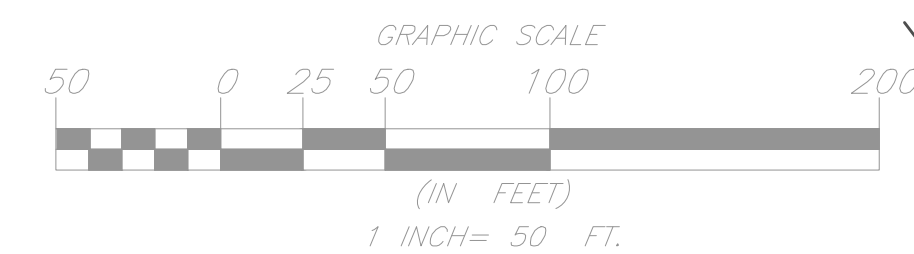
| | |
|-------------|-------------------------------------|
| DRAWING NO. | |
| A3 | of |
| comm no. | <input type="text"/> |
| date | <input type="text"/> Issue Date |
| ID. | <input type="text"/> Project Number |

- 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 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 FRONT BUILDING LINE : 10' FRONT BUILDING SETBACK: 50' SIDE BUILDING SETBACK : 12' / 25' REAR BUILDING SETBACK : 30' BUILDING HEIGHT : 50 FEET
- STORM WATER MANAGEMENT APPROVAL DATE :
- SEWER WATER CATEGORIES : S-3/W-1
- TAX MAP/ GRID : EV562
- 200SHEET 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 WETLAND 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.
17. THE PROPERTY IS LOCATED ON HISTORIC SITE. AN EXISTING HISTORIC BUILDING/S EXIST ON PROPERTY .
- THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY.
- THE REQUIRED 10' PUBLIC UTILITY EASEMENT WILL PROVIDED AS REQUIRED.
- TOPOGRAPHY SOURCES: MONTGOMERY COUNTY GIS.
- SOIL TYPES ARE AS FOLLOW: 6A, 5B, 17B, 16C
- IMPERVIOUS AREA
EXISTING IMPERVIOUS AREA = 0.62 AC.
PROPOSED IMPERVIOUS AREA = 2.08 AC.
- TEMPLE (PLACE OF WORSHIP)
SEATING CAPACITY = 250
REGULAR PARKING : REQ'D = 110 PROVIDED = 110
HANDICAP PARKING : REQ'D = 5 PROVIDED = 10



LEGEND:

- | | | | |
|-----|------------------------|---|-------------------------------|
| ⊙ | SEWER MANHOLE | — | BUILDING LINE |
| SCO | SEWER CLEANOUT | — | CONCRETE CURB |
| ⊙ | STORM DRAIN MANHOLE | — | EDGE OF PAVEMENT |
| ⊙ | WATER MANHOLE | — | CENTERLINE OF PAV |
| ⊙ | CLEANOUT | — | FACE OF SIDEWALK |
| WM | WATER METER | — | BACK OF SIDEWALK |
| ⊙ | FIRE HYDRANT | — | HANDICAP RAMP |
| WV | WATER VALVE | — | STORM PIPE |
| WHC | WATER HOUSE CONNECTION | — | FENCE |
| ⊙ | TEST VALVE | — | WOOD FENCE |
| ⊙ | SPIGET | — | TREE LINE |
| ⊙ | FOUNTAIN | — | TRV TRAVERSE |
| ⊙ | FAUCET | — | GPS GLOBAL POSITIONING SYST |
| ⊙ | MONITORING WELL | — | SDMH STORM DRAIN MANHOLE |
| ⊙ | ELECTRICAL MANHOLE | — | SMH SEWER MANHOLE |
| ⊙ | UTILITY POLE | — | CONC CONCRETE |
| ⊙ | GUY WIRE | — | HCR HANDICAP RAMP |
| E | 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 INTERIM CONTOUR |
| ⊙ | GAS METER | — | BUILDING |
| ⊙ | GATE VALVE | — | LIMIT OF DISTURBANCE |
| ⊙ | UNIDENTIFIED MANHOLE | — | TREES TO BE REMO |
| ⊙ | GATE / POST | — | EXISTING ASPHALT P |
| ⊙ | BOLLARD | — | FULL DEPTH PAVEM |
| ⊙ | SIGNBOARD | — | PROPERTY LINE |
| ⊙ | MAIL BOX | — | EX. WELL |
| ⊙ | TRAVERSE / FLY | — | EX. TREE |
| ⊙ | BENCHMARK | — | FIRE SIGN |
| ⊙ | | — | EX. ASPHALT & GRAVEL |



**SITE CONCEPT
PRELIMINARY PLAN**

PARCEL 247, WOODSTOCK
11650 SNOWDEN FARM PKWY, GERMANTOWN
DISTRICT : ELEVEN MONTGOMERY , MARY LAND 20876

| NO. | DATE | REVISION | BY |
|-----|------|----------------|----|
| | | REVISION BLOCK | |

| | |
|--------------|------------|
| ACC NO: | 00917192 |
| DESIGN BY : | RLS |
| DRAW BY : | DD |
| CHECKED BY : | RLP |
| DATE : | 03-26-2024 |
| SCALE : | |
| SHEET: | 1 OF 1 |