

28/9 Cherry Grove
Subdivision

M E M O R A N D U M

April 23, 1987

TO: Charles Loehr
Subdivision Review

FROM: Bobbi Hahn *bh*
Historic Preservation Commission

I have reviewed the following plans and found them not to involve any identified historic resources:

1-87117	Woodside Park
1-87118	Fairland Gardens
1-87119	Hawkins
1-87121	8711 Georgia Ave. Office
1-87122	Sheintal Property
1-87123	Timberland Estates
1-87125	Wildwood Acres
7-87013	Springbrook Manor
7-87014	Orchard Estates

Plan 1-87124, Musgrove Road, is immediately adjacent to Master Plan historic site #34/8, the Julius Marlow house. As noted in our earlier comments the Historic Preservation Commission has no objection to the plan but urges that the developer be required to install a mature tree buffer between the new buildings and the historic site.

Plan 1-87126, Ashton Manor, involves Master Plan historic site #28/9, Cherry Grove. The area of this plan which is located within the environmental setting of the historic site (outlined on attachment I) is basically the same as the plan which was reviewed by the HPC at its November 6, 1986 meeting. At that time the Commission had no serious problem with the plan with the possible exception of lot 2. The Commission was unable to make more specific comments on the plan until the applicant submits siting locations for the proposed houses.

Plan 1-87120, Germantown Station, is immediately across Mateney Road from contributing resources within the Germantown Atlas historic district (#19/13). Attachment II shows the boundaries of the Germantown historic district as recommended by the Historic Preservation Commission for placement on the Master Plan for Historic Preservation. I will forward Commission comments on this plan as soon as possible.

BH:jk:009LE

M E M O R A N D U M

November 26, 1985

TO: Philip Tierney
Administrative Hearing Examiner

FROM: Bobbi Hahn *BH*
Historic Preservation Commission

SUBJECT: Application for County Inn Zone on the Riggs property
17530 New Hampshire Avenue, Ashton

I wish to bring to your attention the fact that the above referenced property contains a house known as Cherry Grove which is listed on the Montgomery County Master Plan for Historic Preservation as historic site #28/9. The main block of this well preserved brick house was built in 1773 by Richard Thomas, an active revolutionary.

The applicant, Mr. Ronald Ladue, has appeared before the Historic Preservation Commission to explain his proposals for the property. At its July 18, 1985 meeting, the Commission voted to approve in concept the use of Cherry Grove for a country inn on the conditions that the applicant provide the Commission with details of the development including the construction of a berm along New Hampshire Avenue and a reduction in the number of parking spaces. The Commission will look carefully at maintaining both the interior and exterior integrity of the house before issuing Historic Area Work Permits for alterations to the structure and its environmental setting.

BH:gk:0771E

M E M O R A N D U M

August 5, 1985

TO: Joe Davis
Development Review
MNCPPC

FROM: Bobbi Hahn, Executive Director *BH*
Historic Preservation Commission

SUBJECT: Country Inn Zone Application,
Cherry Grove Property

At its June 20 and July 18, 1985 meetings the Historic Preservation Commission reviewed the proposal of Ronald Ladue for a zoning change on a property at 17530 New Hampshire Avenue from RE-2 to Country Inn Zone. As you know, this property contains Master Plan historic site #28/9 Cherry Grove. After considerable deliberation, including study of the Country Inn zone requirements and limits, the Commission took the following position:

1. The Commission approves in concept the use of Cherry Grove as a country inn with the applicant to return to the Commission to discuss details before the Hearing Examiner hears the case.
2. The Commission will carefully review the development details of the property including but not limited to the construction of a berm along New Hampshire Avenue, the parking area, and interior and exterior additions and alterations to the house to assure the continued integrity of the structure.
3. The Commission will work with the applicant to request a waiver of the full number of parking spaces required by county regulations.
4. Plastic pavers of a type shown by the applicants are recommended for use in the parking area in front of the house.

0556E

LAW OFFICES
CONROY, FITZGERALD & BALLMAN
CHARTERED
5870 HUBBARD DRIVE
ROCKVILLE, MARYLAND 20852

(301) 984-3100

JOHN M. CONROY*
B. GEORGE BALLMAN**
JAY FITZGERALD*
J. MICHAEL CONROY, JR.*
ALEXIS S. C. ISZARD*
RICHARD L. BLACK**
KIM B. ARNOWITT*
LYNN CAUDLE BOYNTON
ANDREW FITZGERALD
CARLOTTA P. WELLS
ELLEN GAUGHAN SHELTON

* D.C. AND MARYLAND
** DISTRICT OF COLUMBIA
X LL.M. IN TAXATION
* VIRGINIA

July 18, 1985

OFFICES
ROCKVILLE, MD.
984-3100
BETHESDA, MD.
654-6860
GAITHERSBURG, MD.
258-9650
WHEATON, MD.
933-8200
WASHINGTON, D.C.

HAND DELIVERED

Ms. Bobbie Hahn
Historic Preservation Commission
Room 412, 100 Maryland Avenue
Rockville, MD 20850

Re: Zoning Reclassification for Cherry Grove

Dear Bobbie:

Enclosed are the slides for tonight's presentation before the Historic Preservation Commission by Mr. Ladue. There are 13 slides in number and they should be inserted in the projector in the order as follows: 17, 13, 5, 6, 7, 11, 18, 19, 20, 16, 22, 23.

If there is any problem concerning the number of slides proposed for viewing, kindly contact me immediately. Thank you for your time and attention to this matter.

Very truly yours,


Alexis S. C. Izard

ASCI:gs

Enclosures

July 11, 1985

Agenda Item #II, Cherry Grove rezoning issue

From: Bobbi Hahn BH

Attached is information relating to the Country Inn zone which you requested at the last meeting. You might save this for reference in future cases. The attached plat shows the proposals of the developers should their application for rezoning be approved. You should be aware that there is another aspect of this case, namely the proposed resubdivision of this property which you reviewed several meetings ago, a copy of which I will have available at the meeting.

This is of importance only in so far as it seems possible that the owner could reconfigure his proposed resubdivision to allow more room behind the house to accommodate parking. If this would be part of the Commission's position I should know it now in order to be prepared to present that to the Planning Board when they hear the subdivision application.

0513E

plans of existing structure built in 1910

510

NEW HAMPSHIRE AVENUE
MARYLAND STATE ROUTE 650

ULTIMATE 120' RIGHT-OF-WAY LINE

105 SPACES

42 SPACES

PROPOSED ONE STORY
W/ BASEMENT - KITCHEN
AND STORAGE

EXISTING 2 STORY
BRICK HOUSE
PROPOSED
COUNTRY INN

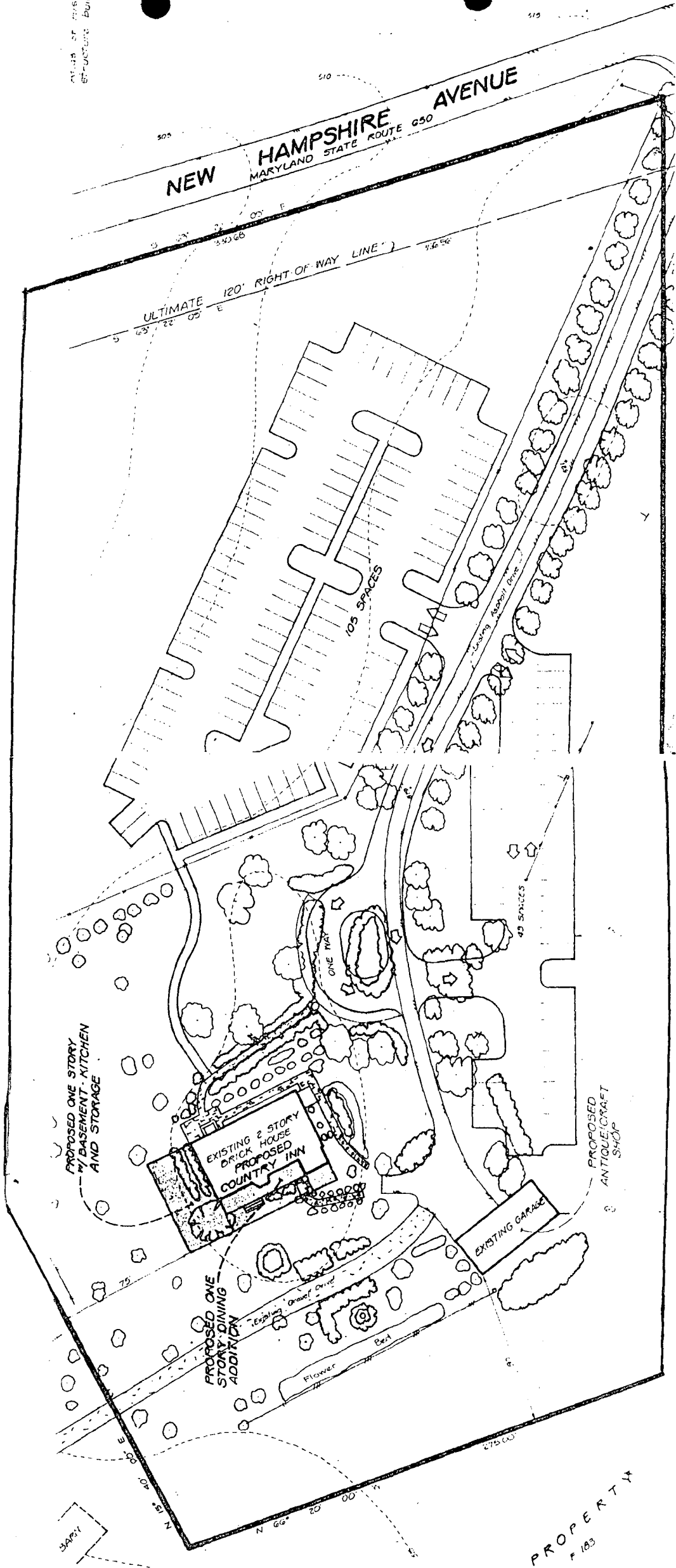
PROPOSED
ANTIQUE/CRAFT
SHOP

EXISTING GARAGE

PROPOSED ONE
STORY DINING
ADDITION

Flower Bed

PROPERTY
L 274 F 123



LAW OFFICES
CONROY, FITZGERALD & BALLMAN

CHARTERED
5870 HUBBARD DRIVE
ROCKVILLE, MARYLAND 20852

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JOHN M. CONROY*
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RICHARD L. BLACK**
KIM B. ARNOWITT*
LYNN CAUDLE BOYNTON
ANDREW FITZGERALD
CARLOTTA P. WELLS
ELLEN GAUGHNAN SHELTON

* D C AND MARYLAND
** DISTRICT OF COLUMBIA
X LL.M. IN TAXATION
* VIRGINIA

May 30, 1985

OFFICES
ROCKVILLE, MD.
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654-6660
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258-9650
WHEATON, MD.
933-8200
WASHINGTON, D.C.

Priscilla Anne Schwab, Chairperson
Historic Preservation Commission
100 Maryland Avenue, Room 412
Rockville, MD 20850

Re: Cherry Grove - Reference 28/9

Dear Chairperson Schwab:

Our firm has been retained by Ronald R. Ladue, President, Ladue Real Estate, Inc., to represent the corporation in a zoning reclassification of a portion of the above-referenced site. The corporation is currently the contract purchaser of the entire parcel owned by Ms. Eugenie LeMerle Riggs, and it plans to file an application to change the zoning from the current RE-2 to the Country Inn zone. John R. Witmer, Macris, Hendricks and Witmer, P. A., has been retained as the applicant's engineer and land planner for this project.

We are advising you of the above so that you and your fellow Commissioners have notice of the plans for this site and to let you know that we welcome your comments on Mr. Ladue's project. We have proposed and enclosed a development plan which will result in the enjoyment and use of the property by the general public and the enhancement and preservation of this site for years to come.

We look forward to working with your Commission during this process and in the future when we apply for a Historic Work

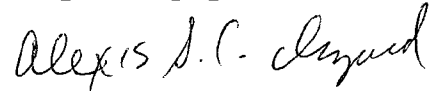
Priscilla Anne Schwab, Chairperson

Page 2

May 30, 1985

Permit. Please contact us if you have any questions on the above or the proposed project.

Very truly yours,



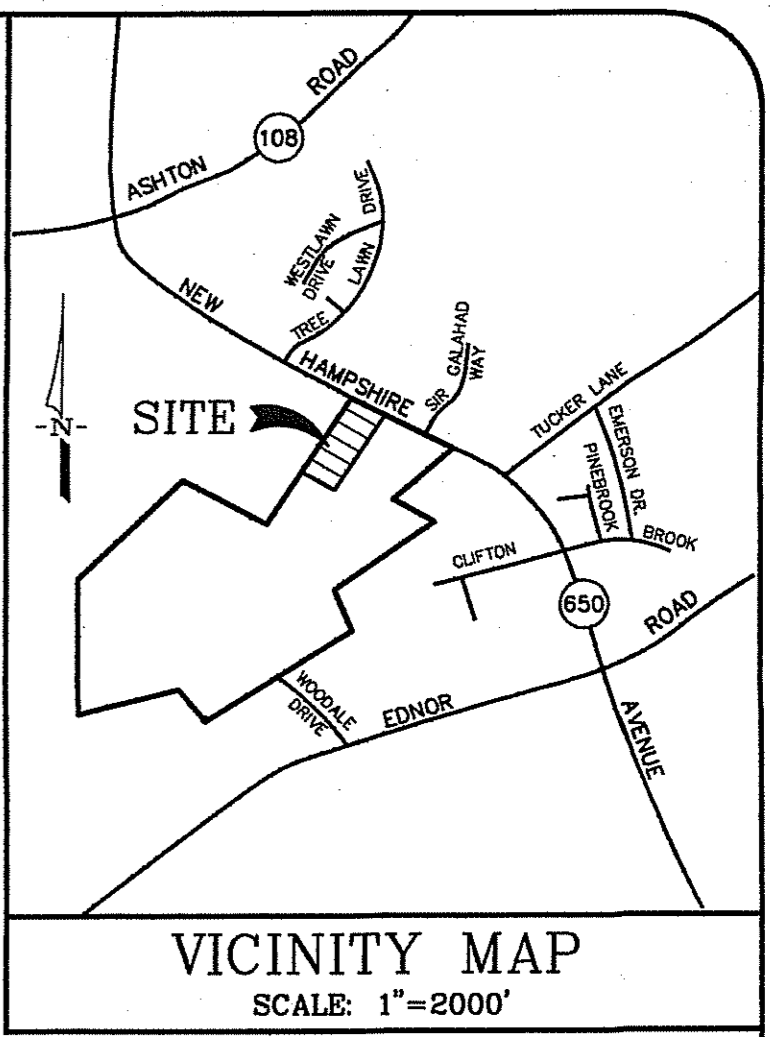
Alexis S. C. Iszard

ASCI:gs

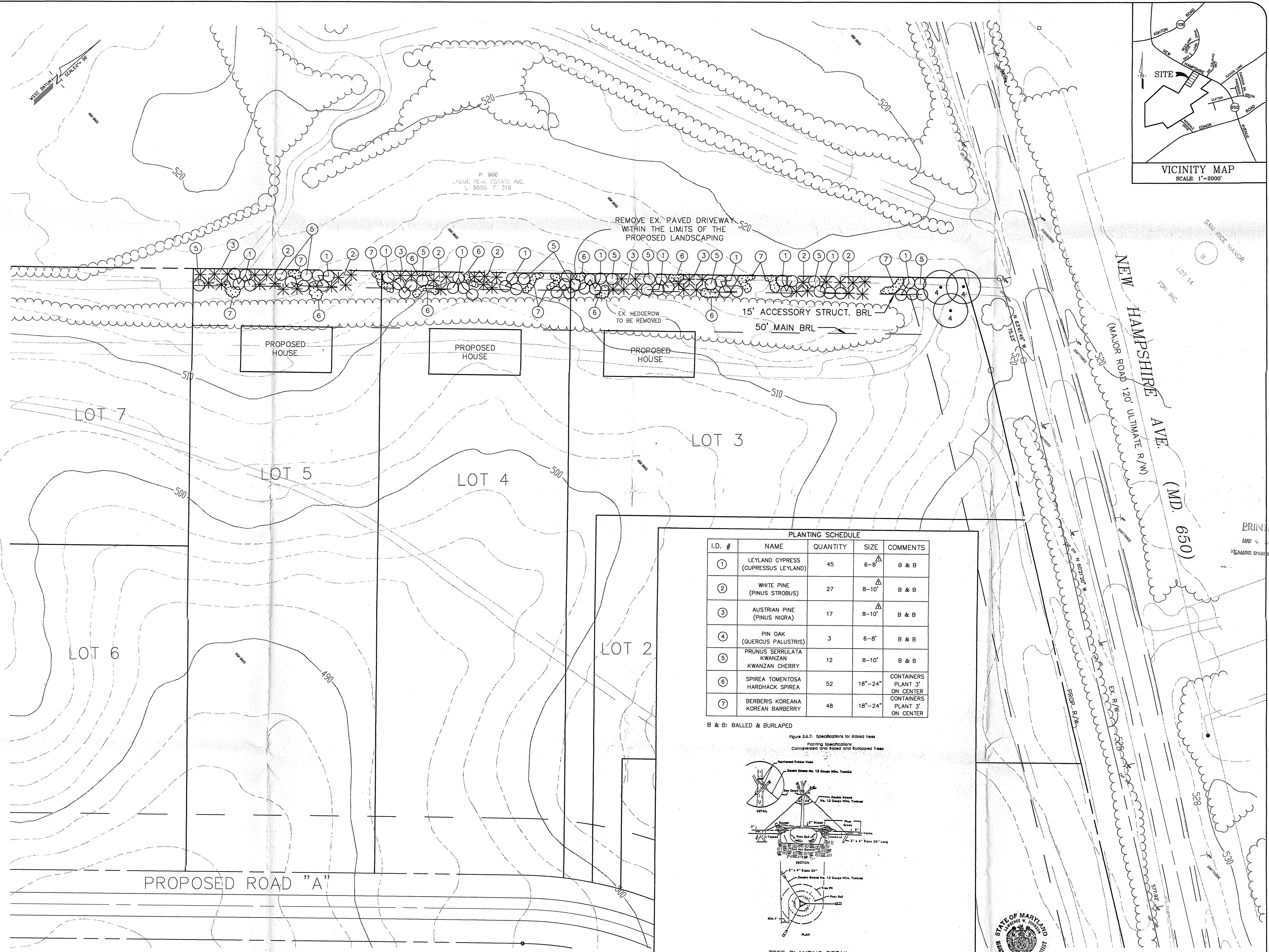
Enclosure

cc: Bobbie Hahn, Executive Director

Schwab, Priscilla Anne
Letr 14



Project	9015.06	Date	APRIL 92
Illustration	JAR	Engineering	LWJ
Scale	1" = 30'	Approval	LWJ
Revised Tree Sizes per HPC Comments	5/4/92		
1st Submission to M-NCRAPC	4/13/92		

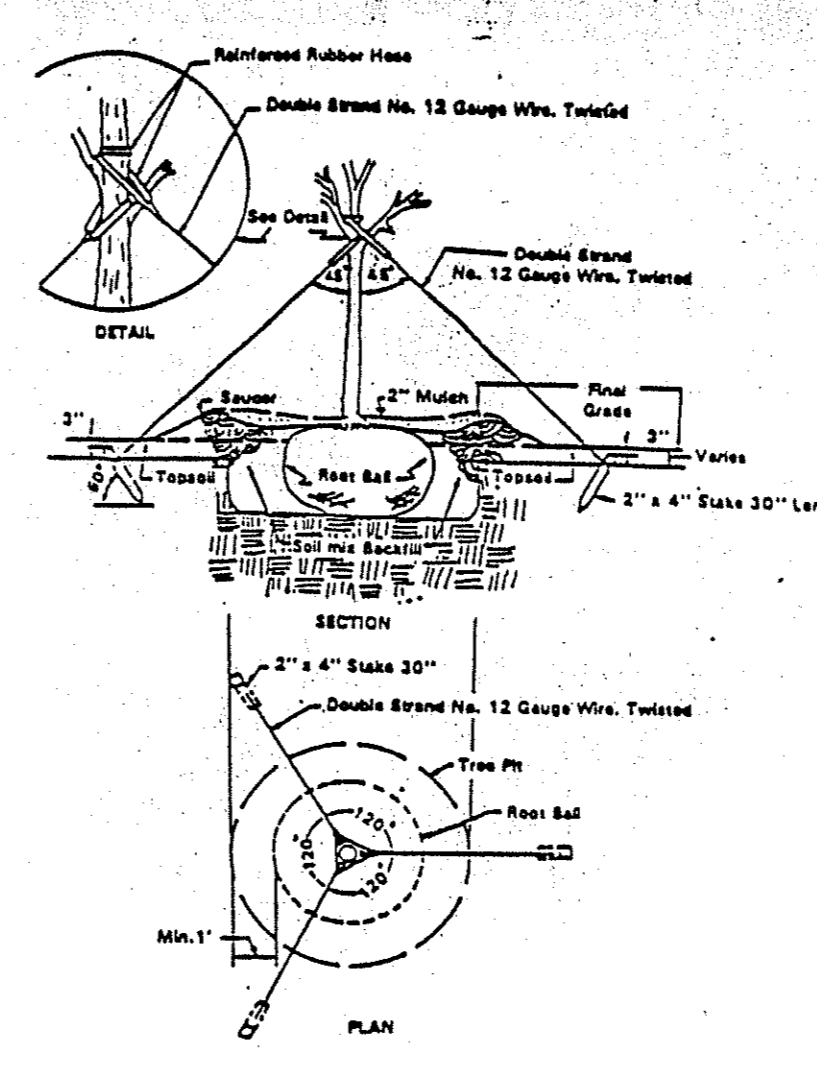


PLANTING SCHEDULE

I.D. #	NAME	QUANTITY	SIZE	COMMENTS
①	LEYLAND CYPRESS (CUPRESSUS LEYLAND)	45	6-8'	B & B
②	WHITE PINE (PINUS STROBUS)	27	8-10'	B & B
③	AUSTRIAN PINE (PINUS NIGRA)	17	8-10'	B & B
④	PIN OAK (QUERCUS PALUSTRIS)	3	6-8'	B & B
⑤	PRUNUS SERRULATA KWANZAN KWANZAN CHERRY	12	8-10'	B & B
⑥	SPIREA TOMENTOSA HARDHACK SPIREA	52	18"-24"	CONTAINERS PLANT 3' ON CENTER
⑦	BERBERIS KOREANA KOREAN BARBERRY	48	18"-24"	CONTAINERS PLANT 3' ON CENTER

B & B: BALLED & BURLAPED

Figure 3A.7: Specifications for stored trees
Planting Specifications
Containerized and Baled and Burlapped Trees

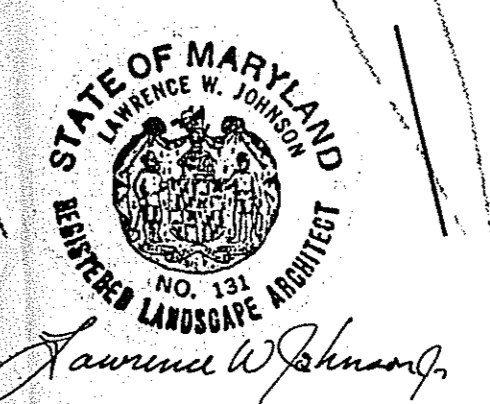


TREE PLANTING DETAIL

AVENSHIRE
SUBDIVISION OF PARCEL P. 375 L. 8801, F. 822,
TAX MAPS J7541, J7561, J7582
CINCY ELECTION DISTRICT NO. 8
MONTGOMERY COUNTY, MARYLAND

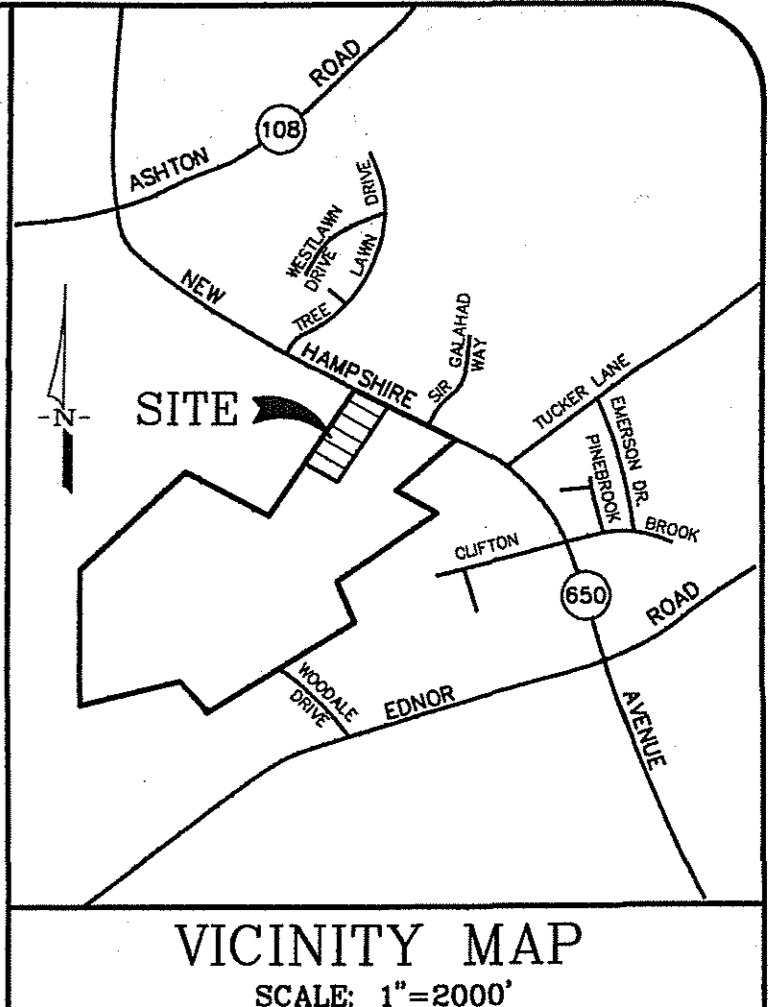
PARTIAL LANDSCAPE PLAN (HISTORIC STRUCTURE BUFFER)

kamber engineering
civil environmental surveying
818 w. diamond ave. #20878
gathersburg, md. 20878
(301) 840-1030



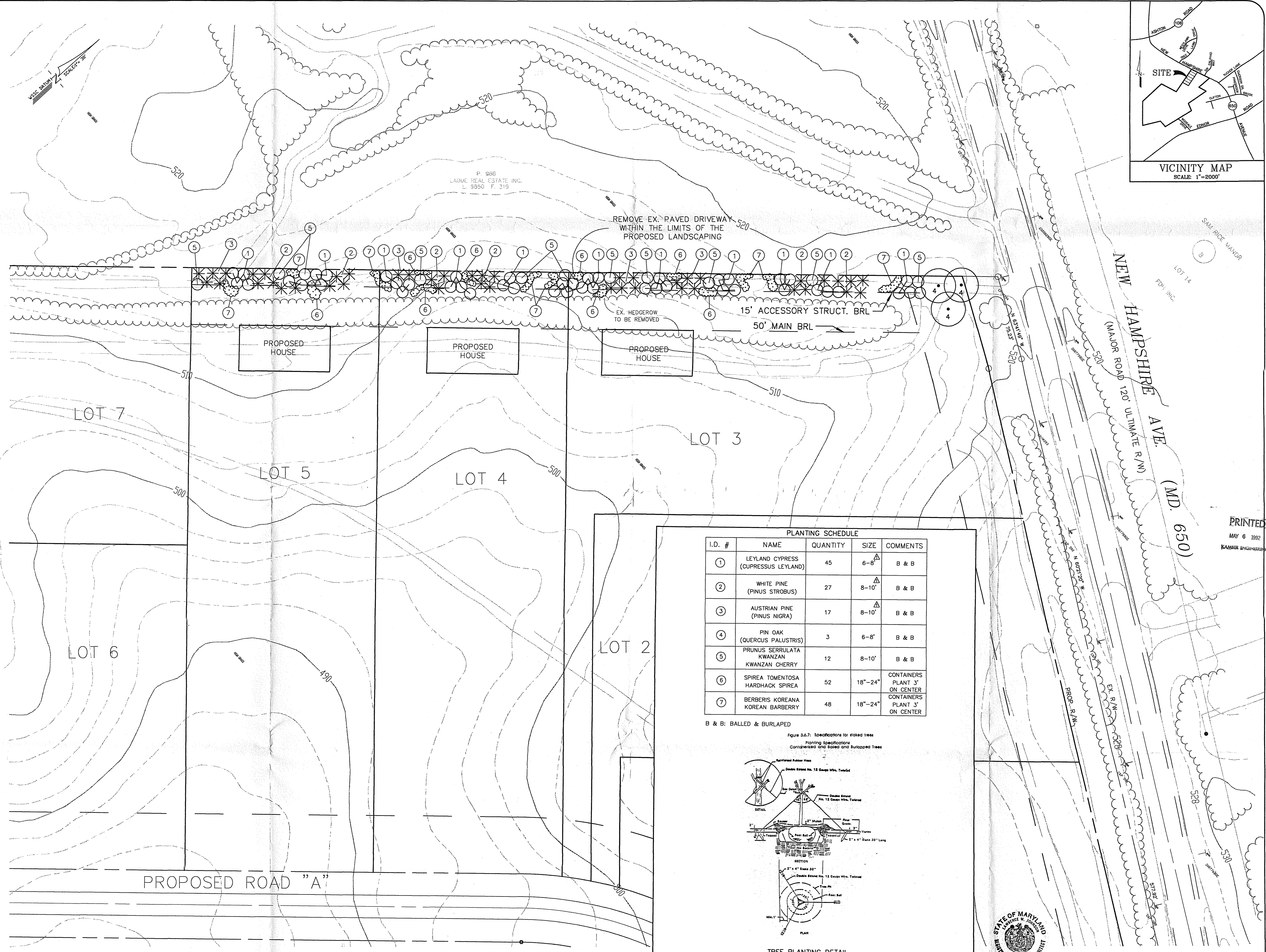
PLAN SCALE: 1" = 30'

LOT 1



Project	date	90115.06	APRIL 92
Publication	engineering	JAR	LWJ
scale	approval	1"=30'	LWJ

1	REVISED TREE SIZES PER HFC COMMENTS	5/4/92
0	1ST SUBMISSION TO M-NCP&PC	4/13/92
REVISED		

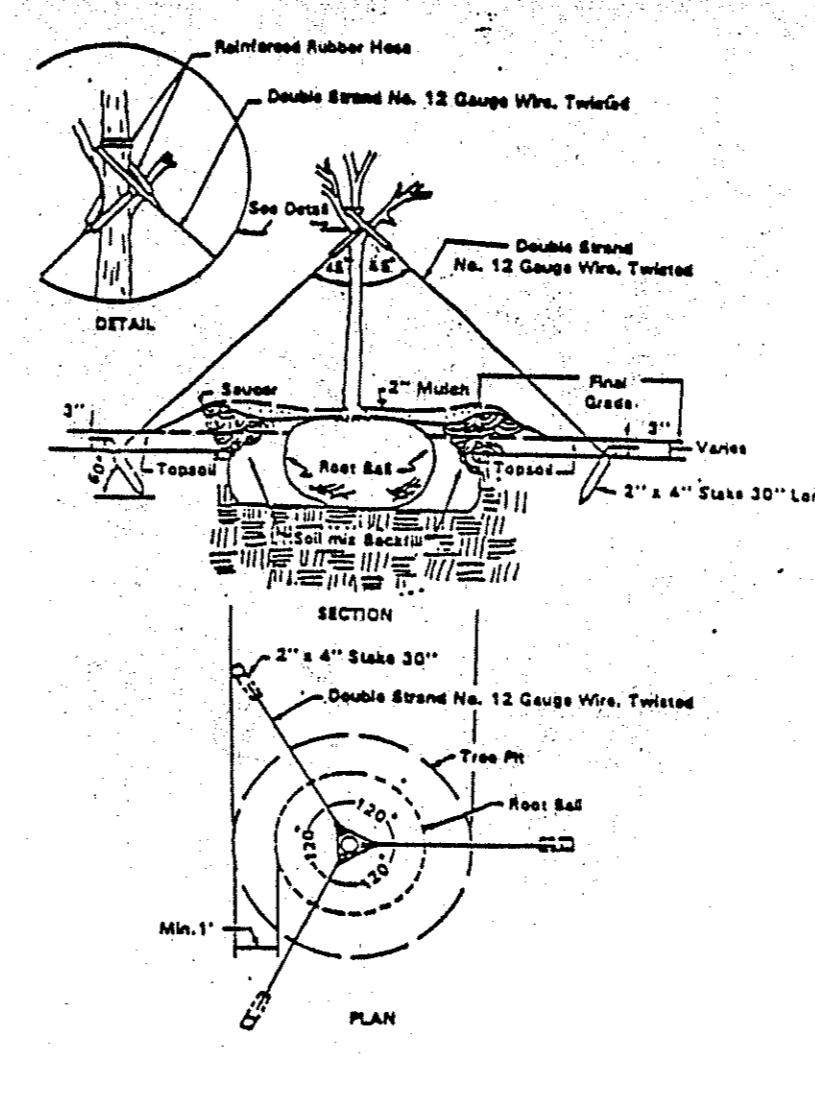


PLANTING SCHEDULE

I.D. #	NAME	QUANTITY	SIZE	COMMENTS
①	LEYLAND CYPRESS (CUPRESSUS LEYLAND)	45	6-8'	B & B
②	WHITE PINE (PINUS STROBUS)	27	8-10'	B & B
③	AUSTRIAN PINE (PINUS NIGRA)	17	8-10'	B & B
④	PIN OAK (QUERCUS PALUSTRIS)	3	6-8'	B & B
⑤	PRUNUS SERRULATA KWANZAN KWANZAN CHERRY	12	8-10'	B & B
⑥	SPIREA TOMENTOSA HARDHACK SPIREA	52	18"-24"	CONTAINERS PLANT 3' ON CENTER
⑦	BERBERIS KOREANA KOREAN BARBERRY	48	18"-24"	CONTAINERS PLANT 3' ON CENTER

B & B: BALLED & BURLAPED

Figure 3.6.7: Specifications for staked trees
Planting Specifications
Compensated and boxed and burlapped trees



TREE PLANTING DETAIL

AVENSHIRE
SUBDIVISION OF PARCEL P. 375 L. 8801, F. 382,
TAX MAPS JT341, JT561, JT562
CJANEY ELECTION DISTRICT NO. 8
MONTGOMERY COUNTY, MARYLAND

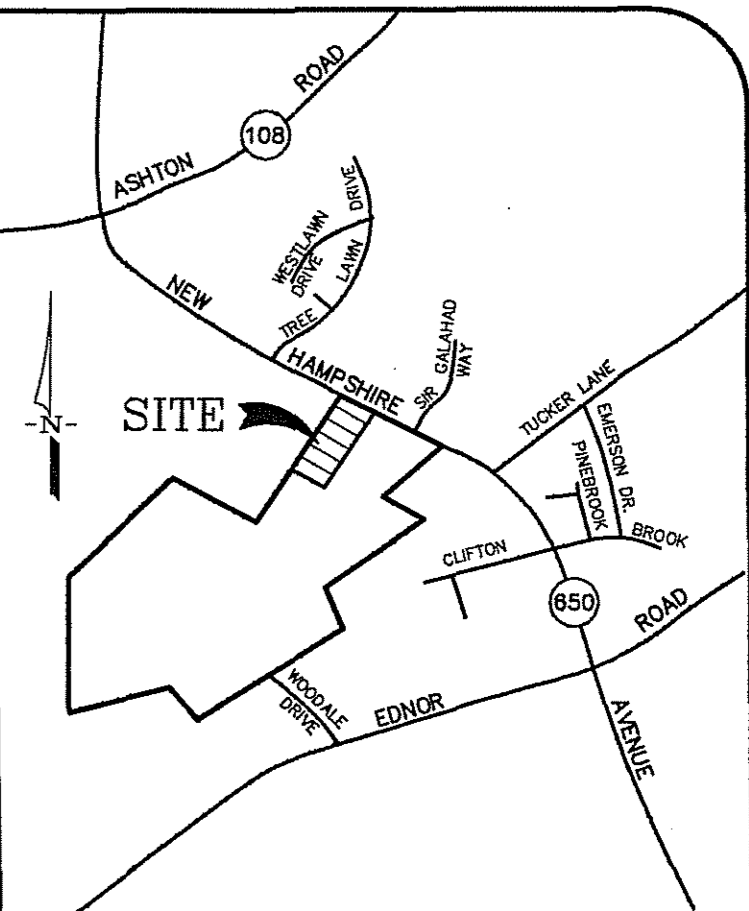
PRINTED
MAY 6 1992
KAMBER ENGINEERING

kamber engineering
civil environmental - surveying
818 environmental - surveying
gaitherburg, md. 20878
(301) 840-1030

PLAN SCALE: 1" = 30'

LOT 1

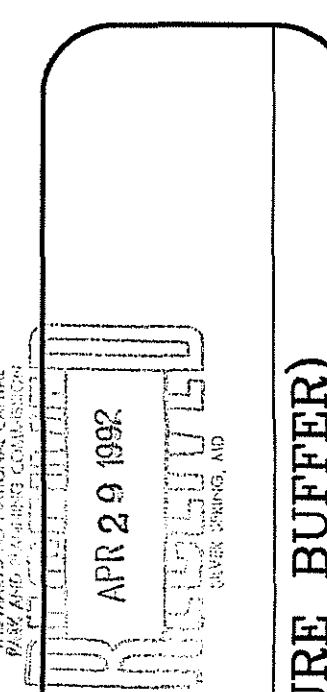




VICINITY MAP
SCALE: 1"=2000'

DATE	APRIL 92
PROJECT	90115.06
ILLUSTRATION	JAR
SCALE	1"=30'
APPROVAL	LWJ

DATE	4/19/92
DESCRIPTION	1ST SUBMISSION TO M-NCP&PC
REVISIONS	



AVENSHIRE
SUBDIVISION MAP
TAX MAP
MONTGOMERY COUNTY, MARYLAND
OLNEY ELECTION DISTRICT NO. 8
F. 362.

PARTIAL LANDSCAPE PLAN (HISTORIC STRUCTURE BUFFER)

kamber engineering
civil - environmental - surveying
818 W. Diamond Ave. #20878
(301) 640-1030

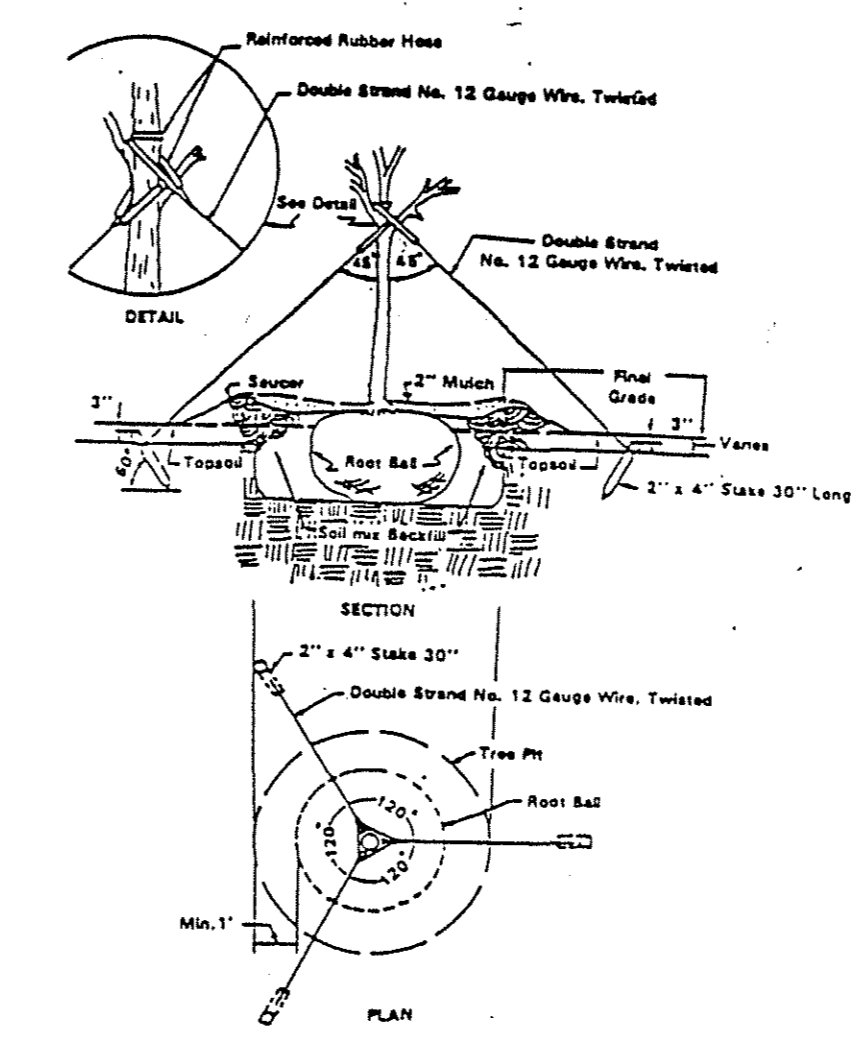


PLANTING SCHEDULE

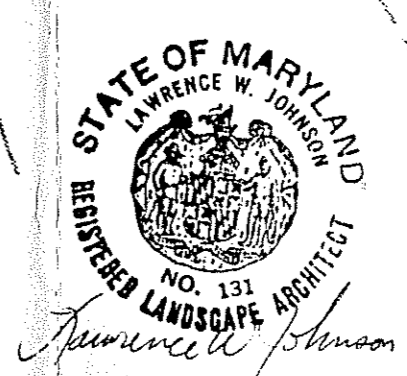
I.D. #	NAME	QUANTITY	SIZE	COMMENTS
①	LEYLAND CYPRESS (CUPRESSUS LEYLAND)	56	4-6'	B & B
②	WHITE PINE (PINUS STROBUS)	27	6-8'	B & B
③	AUSTRIAN PINE (PINUS NIGRA)	17	6-8'	B & B
④	PIN OAK (QUERCUS PALUSTRIS)	3	6-8'	B & B

B & B: BALLED & BURLAPED

Figure 3.6.7: Specifications for staked trees
Planting Specifications
Containerized and Balled and Burlaped Trees



TREE PLANTING DETAIL



PRINTED

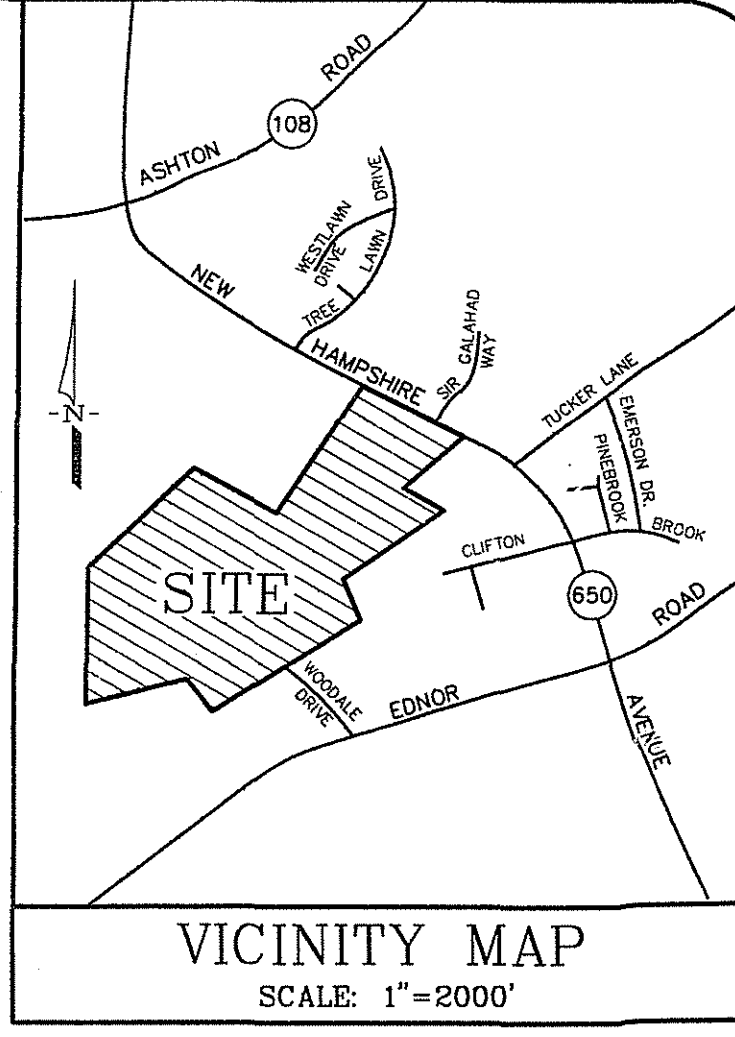
1992

KAMBER ENGINEERING

PLAN SCALE: 1" = 30'

PHASE 1

BLOCK	LOT	TEST SITE	AVERAGE TIME IN MINUTES	DEPTH IN FEET	AVERAGE TEST TIME IN MINUTES	DEPTH IN FEET	AVERAGE TEST TIME IN MINUTES	DEPTH IN FEET	AVERAGE PER LOT	LOWEST PER LOT	SEPTIC TANK INVERT IN	SEPTIC TANK INVERT OUT	BEGIN OF SYSTEM STONE	END OF PART OF SYSTEM	LENGTH OF SYSTEM	NUMBER OF BEDROOMS	TOTAL LT OF SYSTEM	
1	1C	20	3	11-1/2	25	3-1/2	14-1/2	3C	17	515.0	514.7	514.5	513.5	4'	364'	6	1,376'	
2	1C	20	3	11-1/2	27	4	13	2C	25	514.0	513.7	513.5	513.0	4'	364'	6	1,376'	
3	2E	18	4-1/2	13	27	4	13	2D	18	512.0	511.7	511.5	511.4	4'	364'	6	1,376'	
4	3H	27	4-1/2	14	2C	25	5	13-1/2	2B	14	509.0	509.7	509.5	509.0	4'	364'	6	1,376'
5	3J	10	4	13	24	2-1/2	13	4D	14	505.0	505.4	505.2	505.0	4'	278'	6	1,112'	
6	6E	15	2-1/2	14	5H	16	2-1/2	13	5C	10	499.0	498.7	498.5	498.0	4'	277'	6	1,109'
7	4F	19	2-1/2	12-1/2	5D	17	4	12-1/2	7D	23	504.5	504.2	504.0	503.9	4'	278'	6	1,112'
8	5I	12	4	13	6F	17	5	14	7D	23	507.0	506.7	506.5	506.4	4'	278'	6	1,112'
9	7C	12	5	14	9D	17	3	11-1/2	8C	18	502.0	501.7	501.5	501.0	4'	278'	6	1,112'
10	9F	21	4-1/2	14-1/2	12A	17	3-1/2	13	10C	19	492.0	491.7	491.5	491.4	4'	278'	6	1,112'
11	12A	17	3-1/2	13	10F	12	2-1/2	13	11C	27	492.0	491.7	491.5	491.4	4'	278'	6	1,112'
12	10F	12	2-1/2	13-1/2	11C	27	4	13-1/2	10H	14	484.5	484.2	484.0	483.0	4'	278'	6	1,112'
13	6B	14	5	13-1/2	66C	21	2-1/2	14	11C	18	513.0	512.7	512.5	512.4	4'	278'	6	1,112'
14	6F	9	5	14	65D	16	3	12	64C	9	500.7	500.4	500.2	500.0	4'	217'	6	1,000'
15	65A	15	5	13-1/2	64D	11	6	13-1/2	64C	9	497.6	497.3	497.1	497.0	4'	217'	6	1,000'
16	65B	15	5	13-1/2	64D	11	6	13-1/2	64C	9	497.6	497.3	497.1	497.0	4'	217'	6	1,000'
17	65C	15	5	13-1/2	64D	11	6	13-1/2	64C	9	497.6	497.3	497.1	497.0	4'	217'	6	1,000'
18	59C	18	4	12-1/2	59F	14	4	13	60F	9	480.0	479.7	479.5	479.4	4'	217'	6	1,000'
19	59F	14	4	13	58D	16	3-1/2	12-1/2	68D	20	477.0	476.7	476.5	476.4	4'	278'	6	1,112'
20	59E	25	5	13	58C	8	3-1/2	12-1/2	58D	16	481.6	481.3	481.1	481.0	4'	278'	6	1,112'
21	58H	12	3-1/2	12-1/2	58G	8	3-1/2	12-1/2	57E	13	480.6	480.3	480.1	480.0	4'	217'	6	1,000'
22	58I	12	3-1/2	12-1/2	58G	8	3-1/2	12-1/2	57E	13	480.6	480.3	480.1	480.0	4'	217'	6	1,000'
23	58J	12	3-1/2	12-1/2	58G	8	3-1/2	12-1/2	57E	13	480.6	480.3	480.1	480.0	4'	217'	6	1,000'
24	55F	9	2-1/2	14	54E	14	2-1/2	14	54C	18	468.0	467.7	467.5	467.4	4'	217'	6	1,000'
25	54C	19	2-1/2	14	53D	19	3	14	53D	20	459.0	458.7	458.5	458.4	4'	278'	6	1,112'
26	52E	16	2-1/2	13	52H	13	3-1/2	14	51C	15	459.6	459.3	459.1	459.0	4'	217'	6	1,000'
27	52D	16	2-1/2	13	52H	13	3-1/2	14	51C	15	459.6	459.3	459.1	459.0	4'	217'	6	1,000'
28	48D	18	5	13	48C	19	2-1/2	13	49B	20	447.6	447.3	447.1	447.0	4'	240'	5	1,000'

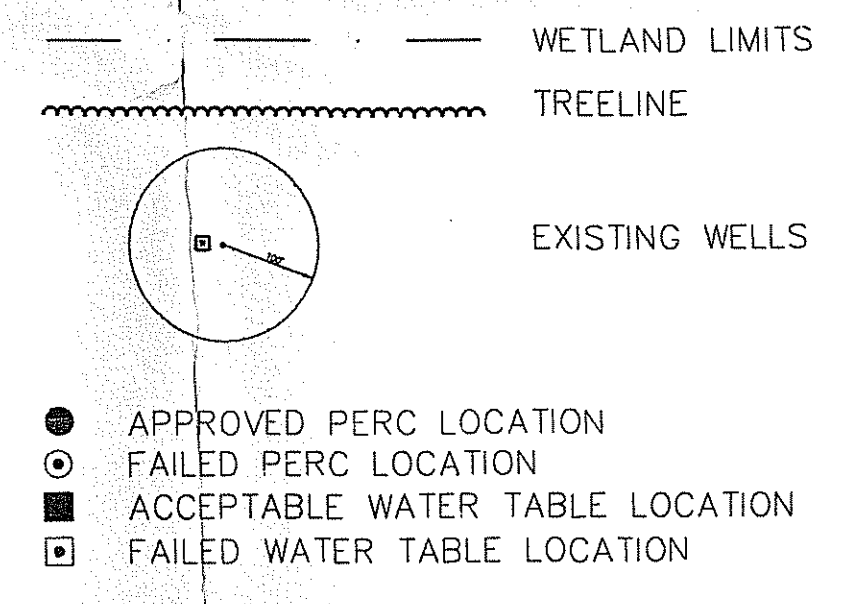


DATE	SEPT 1981
ENGINEERING	GLM
ILLUSTRATION	GLM
SCALE	1"=100'
APPROVAL	JFH

RE-2 LOTS
AVENSHIRE
 SUBDIVISION OF PARCEL P. 375 L. 8301, F. 382,
 TAX MAPS J7341, J7561, J7562
 OLNEY ELECTION DISTRICT NO. 8
 MONTGOMERY COUNTY, MARYLAND
 PRELIMINARY SUBDIVISION PLAN

OWNER/DEVELOPER
 POTOMAC INVESTMENT ASSOCIATION
 800 WEST DIAMOND AVENUE
 GAITHERSBURG, MD. 20878
 CONTACT: CHARLIE BARBOT
 PHONE: 301-670-4020

- GENERAL NOTES:
- BOUNDARY SURVEY BY KAMBER ENGINEERING, MARCH 1986.
 - AERIAL PHOTOCGRAMMETRY BY MAPPING ASSOCIATES, EASTON, MD. FEBRUARY, 1990.



I HEREBY CERTIFY TO THE ACCURACY AND LOCATION OF THE SEPTIC SYSTEM TESTS INDICATED ON THIS PLAN OF SUBDIVISION.

Date: _____
 Richard Kahr
 Registered Land Surveyor
 Maryland No. 4930



PRINTED
 MAR 18 1992
 KAMBER ENGINEERING

PLAN SCALE: 1"= 100'

PHASE 2

BLOCK	LOT	TEST SITE	AVERAGE TIME IN MINUTES	DEPTH IN FEET	AVERAGE TEST TIME IN MINUTES	DEPTH IN FEET	AVERAGE TEST TIME IN MINUTES	DEPTH IN FEET	AVERAGE PER LOT	LOWEST PER LOT	SEPTIC TANK INVERT IN	SEPTIC TANK INVERT OUT	BEGIN OF SYSTEM STONE	END OF PART OF SYSTEM	LENGTH OF SYSTEM	NUMBER OF BEDROOMS	TOTAL LT OF SYSTEM	
29	32G	17	3-1/2	14-1/2	35A	14	3	14-1/2	32D	9	452.6	452.3	452.1	452.0	4'	217'	6	1,000'
30	32G	20	4	13-1/2	35E	13	4	13	32D	17	444.6	444.3	444.1	444.0	4'	278'	6	1,112'
31	33A	14	5	14-1/2	34B	12	2-1/2	13	32D	13	444.6	444.3	444.1	444.0	4'	217'	6	1,000'
32	33G	20	6	13-1/2	35L	8	6-1/2	15-1/2	35H	9	444.6	444.3	444.1	444.0	4'	217'	6	1,000'
33	33G	20	6	13-1/2	35C	13	4	13	32D	17	438.6	438.3	438.1	438.0	4'	278'	6	1,112'
34	44E	17	4	12-1/2	44G	25	4-1/2	13	44C	21	435.6	435.3	435.1	435.0	4'	364'	6	1,376'
35	42K	19	6-1/2	15-1/2	42L	23	5-1/2	14	42J	9	427.6	427.3	427.1	427.0	4'	278'	6	1,112'
36	42K	19	6-1/2	15-1/2	42L	23	5-1/2	14	42J	9	427.6	427.3	427.1	427.0	4'	217'	6	1,000'
37	20K	21	3	13	20L	18	2-1/2	12-1/2	20J	22	439.6	439.3	439.1	439.0	4'	364'	6	1,376'
38	20B	21	2-1/2	13-1/2	20I	24	3	13	20L	18	445.6	445.3	445.1	445.0	4'	364'	6	1,376'
39	19H	20	3	13	19K	23	4-1/2	13	19D	25	451.6	451.3	451.1	451.0	4'	364'	6	1,376'
40	16F	16	3	12-1/2	17G	20	2-1/2	12-1/2	16D	18	454.6	454.3	454.1	454.0	4'	278'	6	1,112'
41	16F	16	3	12-1/2	16A	18	6	13	17C	20	460.6	460.3	460.1	460.0	4'	278'	6	1,112'
42	12D	10	5	12-1/2	28E	30	2-1/2	12	28D	30	476.6	476.3	476.1	476.0	4'	278'	6	1,112'
43	12D	10	5	12-1/2	28E	30	2-1/2	12	28D	30	482.6	482.3	482.1	482.0	4'	278'	6	1,112'
44	10F	12	2-1/2	13	12B	22	3-1/2	14	12D	10	486.6	486.3	486.1	486.0	4'	217'	6	1,000'



P. 850
PETIT & GRAFFIN, INC.
L. PROPOSED
SPRING LAWN FARM
SUBDIVISION

P. 430
KATHLEEN SMITH et al
L. 4736 F. 211

P. 715
JOHN F. O'CONNELL
L. 1451 F. 367

P. 841
FRED JOINER
L. 5460 F. 717

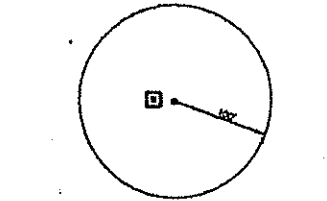
P. 808
BENARD PRZYWARA
L. 6540 F. 502

P. 709
W.T. MARTIN
L. 3265 F. 065

P. 655
W.T. MARTIN
L. 3265 F. 065

- GENERAL NOTES:
- BOUNDARY SURVEY BY KAMBER ENGINEERING, MARCH 1986.
 - AERIAL PHOTOGRAMMETRY BY MAPPING ASSOCIATES, EASTON, MD. FEBRUARY, 1990.

--- WETLAND LIMITS
- - - - - TREELINE



EXISTING WELLS

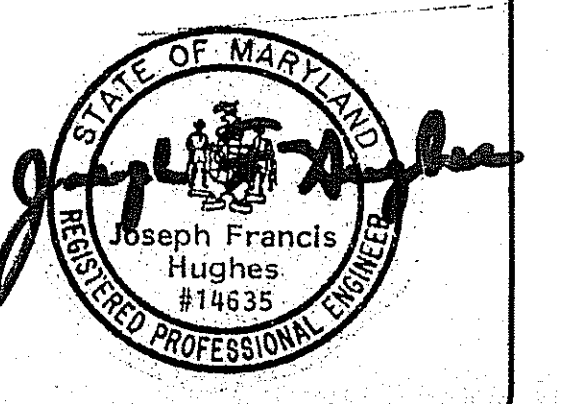
- APPROVED PERC LOCATION
- FAILED PERC LOCATION
- ACCEPTABLE WATER TABLE LOCATION
- FAILED WATER TABLE LOCATION



I HEREBY CERTIFY TO THE ACCURACY AND LOCATION OF THE SEPTIC SYSTEM TESTS INDICATED ON THIS PLAN OF SUBDIVISION.

Date: 3/17/92

Richard Kehr
Registered Land Surveyor
Maryland No. 4830



PLAN SCALE: 1" = 100'

RE-2 LOTS

AVENSHIRE
SUBDIVISION OF PARCELS, P. 375 L. 8901 F. 382,
TAX MAPS JT344, JT561, JT562,
OLNEY ELECTION DISTRICT NO. 8
MONTGOMERY COUNTY, MARYLAND

PRELIMINARY SUBDIVISION PLAN

kamber engineering
civil environmental surveying
818 w diamond ave.
guthrieburg, md. 20878
(301) 840-1030

DATE	DESCRIPTION
9/21/91	ILLUSTRATION
9/21/91	ENGINEERING
9/21/91	APPROVAL
9/21/91	SCALE
9/21/91	1" = 100'

DATE	DESCRIPTION

Call if can move agave ^{up}
Lamy Gordon, Atty
Avenshire

650-7072

Charlie Brotow
Potomac ^{Dept}

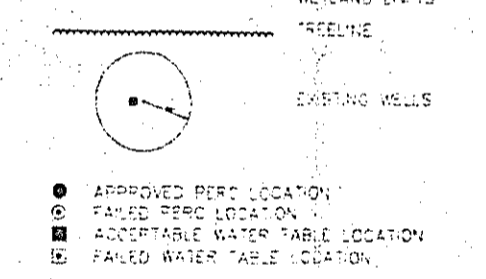
- can move about 15 ft in
saves hedge row.
15ft. or more if allowed by ^{Heard}

NO.	DATE	BY	REVISION
1	11-15-91	GLM	INITIAL DESIGN
2	11-15-91	GLM	REVISIONS
3	11-15-91	GLM	REVISIONS
4	11-15-91	GLM	REVISIONS
5	11-15-91	GLM	REVISIONS
6	11-15-91	GLM	REVISIONS
7	11-15-91	GLM	REVISIONS
8	11-15-91	GLM	REVISIONS
9	11-15-91	GLM	REVISIONS
10	11-15-91	GLM	REVISIONS
11	11-15-91	GLM	REVISIONS
12	11-15-91	GLM	REVISIONS
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45	11-15-91	GLM	REVISIONS
46	11-15-91	GLM	REVISIONS
47	11-15-91	GLM	REVISIONS
48	11-15-91	GLM	REVISIONS
49	11-15-91	GLM	REVISIONS
50	11-15-91	GLM	REVISIONS



OWNER/DEVELOPER
 POTOMAC INVESTMENT ASSOCIATION
 1000 WEST BROADWAY AVENUE
 BETHESDA, MD 20814
 CONTACT: CHARLES BURROUGHS
 PHONE: 301-271-4000

- GENERAL NOTES:**
- BOUNDARY SURVEY BY KAMBER ENGINEERING, MARCH 1986.
 - AERIAL PHOTOGRAMMETRY BY HARRIS ASSOCIATES, EASTON, MD, FEBRUARY, 1982.



REFER TO THE ACCURACY AND LOCATION OF THE SETBACK DISTANCE INDICATED ON THIS PLAN OF SUBDIVISION.
 DATE: 11/15/91
 REVIEWED BY: [Signature]
 PREPARED BY: [Signature]
 Maryland No. 4103



PRELIMINARY

PRINTED
 JAN 9 1992
 KAMBER ENGINEERING

date	DEC. 1991
project	9011506
illustration	GLM
scale	1"=200'
approval	JFH

no.	description	date

COMPOSITE PLAN
AVENSHIRE
 SUBDIVISION OF PARCEL P. 375 L. 8301, F. 322.
 TAX MAPS JTS4, JTS61, JTS62
 OLNEY ELECTION DISTRICT NO. 8
 MONTGOMERY COUNTY, MARYLAND
PRELIMINARY SUBDIVISION PLAN

kamber engineering
 environmental • civil • surveying
 314 n. west street • culepeper, va 22701 • (703) 825-0413

PHASE I AVENSHIRE FOREST CONSERVATION WORKSHEET

A. TOTAL AREA OF TRACT:	75.26 ACRES
B. AREA WITHIN 100 YEAR FLOODPLAIN:	0.0 ACRES
C. AREA OF LAND TO BE USED FOR AGRICULTURE:	0.0 ACRES
D. AREA WITHIN WSSC ROW/EASEMENT FOR LINES WHICH SERVE MORE THAN ONE PROPERTY:	0.0 ACRES
E. AREA WITHIN ROW OF ROADS CONSTRUCTED PARTIALLY OR WHOLLY WITH PUBLIC FUNDS:	0.0 ACRES
F. NET TRACT AREA (A-B-C-D-E):	75.26 ACRES
G. LAND USE CATEGORY:	MED. DENSITY
H. CURRENT FOREST COVER:	20.26 ACRES
I. AFFORESTATION ACREAGE (% FROM TABLE 20% x F):	15.0 ACRES
J. CONSERVATION ACREAGE (THRESHOLD FROM TABLE 25% x F):	18.8 ACRES
K. FOREST COVER ABOVE AFFORESTATION ACREAGE (H-I):	5.3 ACRES
L. FOREST COVER ABOVE CONSERVATION THRESHOLD (H-J):	1.5 ACRES

BREAK-EVEN POINT:

M. TOTAL ACRES TO BE RETAINED FOR NO REQUIRED REFORESTATION ((L20%) + I - (L25)(20%) + 30.6):	19.1 ACRES
N. FOREST COVER TO BE SAVED:	14.6 ACRES
O. TOTAL AREA OF FOREST TO BE CLEARED:	5.7 ACRES
P. AREA OF FOREST ABOVE CONSERVATION THRESHOLD TO BE CLEARED:	1.5 ACRES
Q. AREA OF FOREST BELOW CONSERVATION THRESHOLD TO BE CLEARED:	4.2 ACRES
R. FORESTED AREA ABOVE CONSERVATION THRESHOLD TO BE SAVED:	0.0 ACRES

AFFORESTATION REQUIREMENT:

S. FORESTED ACRES REQUIRED (I):	15.0 ACRES
T. AFFORESTATION REQUIREMENT (S - H = -5.3 (<0+0)):	0.0 ACRES

REFORESTATION REQUIREMENT:

U. ABOVE THRESHOLD: P x 1/4 =	4 ACRES
V. BELOW THRESHOLD: Q x 2 =	8.4 ACRES
W. CREDIT FOR FOREST SAVED ABOVE CONSERVATION THRESHOLD (R):	0.0 ACRES
X. CREDIT FOR INDIVIDUAL TREES AND LANDSCAPING (MATURE CANOPY COVERAGE x 0.25):	** ACRES
Y. TOTAL REFORESTATION REQUIREMENT (U+V-W-X):	8.8 ACRES

TOTAL PLANTING REQUIREMENT

Z. AFFORESTATION AND REFORESTATION (T+Y):	8.8 ACRES
---	-----------

* FLOODPLAINS HAVE LESS THAN 400 ACRES OF DRAINAGE AREA AND ARE NOT WITHIN A USE III OR III-P WATERSHED.
** NOT NEEDED AT THIS TIME.

PHASE I AND PHASE II AVENSHIRE FOREST CONSERVATION WORKSHEET

A. TOTAL AREA OF TRACT:	159.8 ACRES
B. AREA WITHIN 100 YEAR FLOODPLAIN:	4 ACRES
C. AREA OF LAND TO BE USED FOR AGRICULTURE:	0.0 ACRES
D. AREA WITHIN WSSC ROW/EASEMENT FOR LINES WHICH SERVE MORE THAN ONE PROPERTY:	1.3 ACRES
E. AREA WITHIN ROW OF ROADS CONSTRUCTED PARTIALLY OR WHOLLY WITH PUBLIC FUNDS:	0.0 ACRES
F. NET TRACT AREA (A-B-C-D-E):	158.5 ACRES
G. LAND USE CATEGORY:	MED. DENSITY
H. CURRENT FOREST COVER:	51.8 ACRES
I. AFFORESTATION ACREAGE (% FROM TABLE 20% x F):	31.7 ACRES
J. CONSERVATION ACREAGE (THRESHOLD FROM TABLE 25% x F):	39.6 ACRES
K. FOREST COVER ABOVE AFFORESTATION ACREAGE (H-I):	20.1 ACRES
L. FOREST COVER ABOVE CONSERVATION THRESHOLD (H-J):	12.2 ACRES

BREAK-EVEN POINT:

M. TOTAL ACRES TO BE RETAINED FOR NO REQUIRED REFORESTATION ((L20%) + I - (L25)(20%) + 30.6):	42.0 ACRES
N. FOREST COVER TO BE SAVED:	44.2 ACRES
O. TOTAL AREA OF FOREST TO BE CLEARED:	7.6 ACRES
P. AREA OF FOREST ABOVE CONSERVATION THRESHOLD TO BE CLEARED:	7.6 ACRES
Q. AREA OF FOREST BELOW CONSERVATION THRESHOLD TO BE CLEARED:	0.0 ACRES
R. FORESTED AREA ABOVE CONSERVATION THRESHOLD TO BE SAVED:	4.6 ACRES

AFFORESTATION REQUIREMENT:

S. FORESTED ACRES REQUIRED (I):	31.7 ACRES
T. AFFORESTATION REQUIREMENT (S - H = -20.1 (<0+0)):	0.0 ACRES

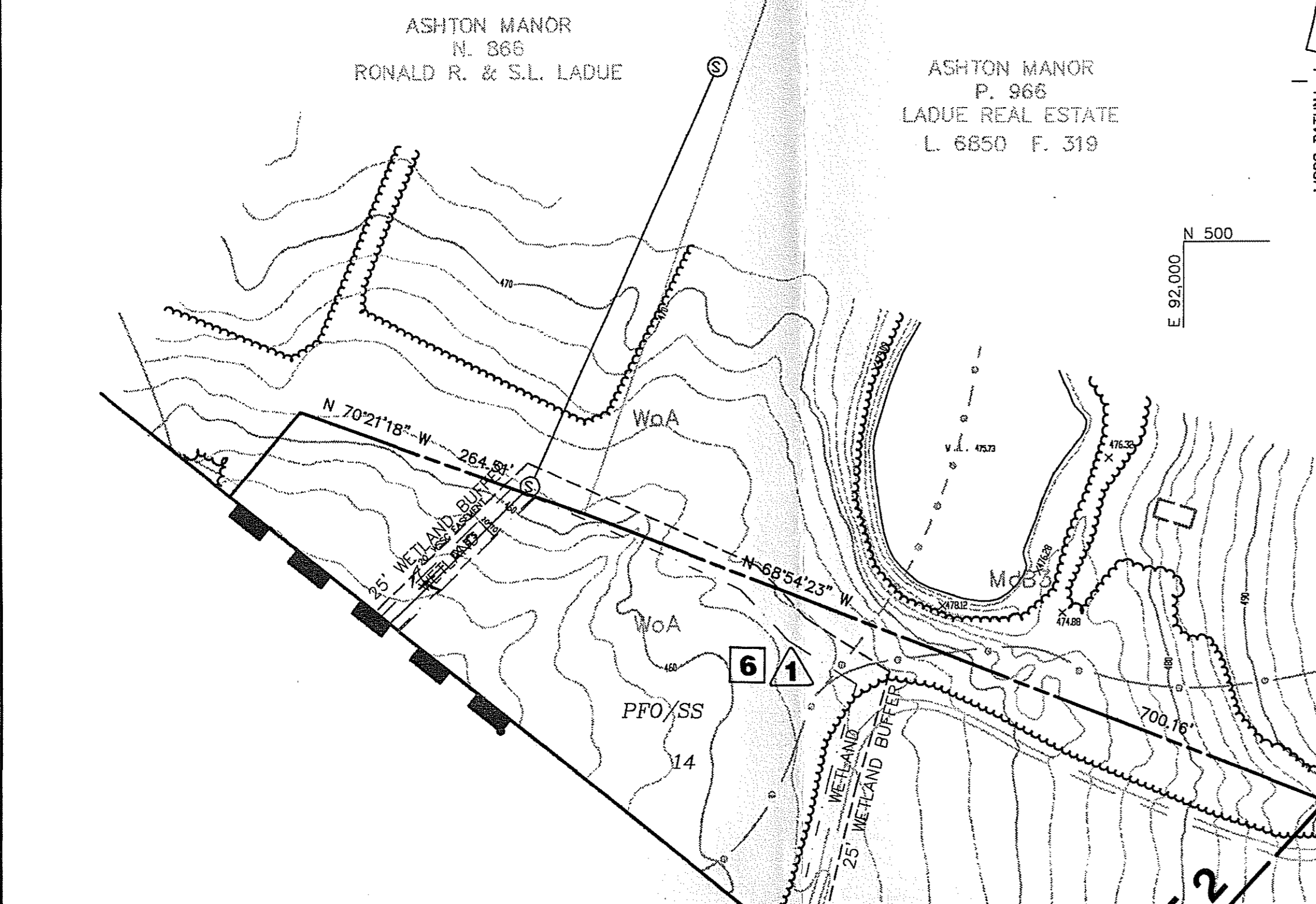
REFORESTATION REQUIREMENT:

U. ABOVE THRESHOLD: P x 1/4 =	1.9 ACRES
V. BELOW THRESHOLD: Q x 2 =	0.0 ACRES
W. CREDIT FOR FOREST SAVED ABOVE CONSERVATION THRESHOLD (R):	4.6 ACRES
X. CREDIT FOR INDIVIDUAL TREES AND LANDSCAPING (MATURE CANOPY COVERAGE x 0.25):	** ACRES
Y. TOTAL REFORESTATION REQUIREMENT (U+V-W-X):	0.0 ACRES

TOTAL PLANTING REQUIREMENT

Z. AFFORESTATION AND REFORESTATION (T+Y):	0.0 ACRES
---	-----------

* FLOODPLAINS HAVE LESS THAN 400 ACRES OF DRAINAGE AREA AND ARE NOT WITHIN A USE III OR III-P WATERSHED.
** NOT NEEDED AT THIS TIME.



TREE STANDS

Stand #	Dominant/Codominant	Size	Other Associated	Comments
1	Oak/Hickory	(12-40')	Red Maple Tulip Poplar Black Cherry	largest trees at edge of wood area White Oak, Scarlet Oak, Mockernut
2	Tulip Poplar/Red Maple	(8'-16')	Black Cherry White Oak	forest floor clean
3	Tulip Poplar/Red Maple	(2-8')	Black Cherry	Tulip Poplar Thicket 80% of stand
4	Red Maple/Tulip Poplar	(8'-14')	White Oak Mockernut	
5	Osage Orange/Sassafras	(4'-8')	Locust Tree of Heaven	Typical fence row material
6	Red Maple/Tulip Poplar	(<6')	White Oak Alder (sp)	Predominately Red Maple Thicket
7	Osage Orange/Locust	(to 8')	Tree of Heaven	Typical fence row material
8	Red Maple/Tulip	(to 6')	Black Cherry Osage Orange Tree of Heaven	Former mainhouse area specimen trees such as Norway Spruce, White Pines. Grounds are being taken over by exotic and wild species pioneer growth
9	Red Oak/Maple	(12-20')	Scarlet Oak White Oak Tulip Poplar	Well defined clean stand
10	Red Maple, Tulip Poplar	(6-12)	White Oak	

SPECIMEN TREES

Stand ID#	Tree Type	Size	Condition
1A	White Oak	42"	Good
1B	White Oak	42"	Good
1C	White Oak	42"	Good
1D	Tulip Poplar	24"	Good
1E	White Oak	24"	Good
1F	White Oak	24"	Good
1G	White Oak	24"	Good
4A	Tulip Poplar	24"	Good
4B	Tulip Poplar	24"	Good
4C	Tulip Poplar	24"	Good
5A	Red Maple	30"	Fair
10	Red Maple	30"	Good
10B	Black Walnut	40"	Fair
10C	Black Walnut	40"	Fair

ASHTON MANOR N. 365 RONALD R. & S.L. LADUE

ASHTON MANOR P. 966 LADUE REAL ESTATE L. 6650 F. 319

EDNOR HIGHLANDS LOT 15 GARY L. & M.D. MANGUM

EDNOR HIGHLANDS LOT 16 EASTON L. & L.C. MANDERSON

EDNOR HIGHLANDS LOT 17 DENNIS & VEL POWELL

EDNOR HIGHLANDS LOT 18 JOSEPH T. BUSSARD, JR.

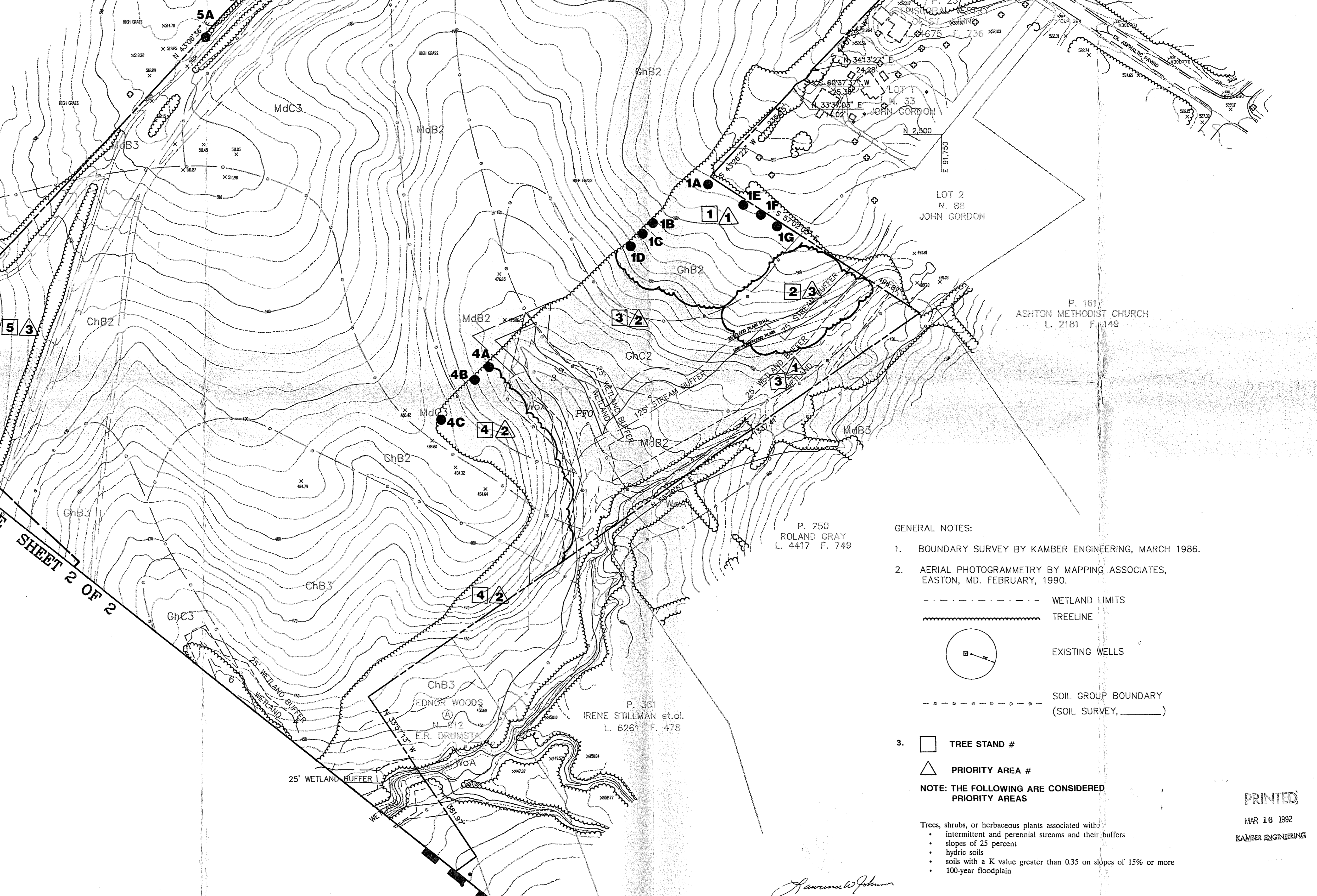
EDNOR HIGHLANDS LOT 35 RICHARD KEEN

EDNOR HIGHLANDS LOT 2 N. 85 JOHN GORDON

ASHTON METHODIST CHURCH P. 161 L. 2181 F. 149

ROLAND GRAY P. 250 L. 4417 F. 749

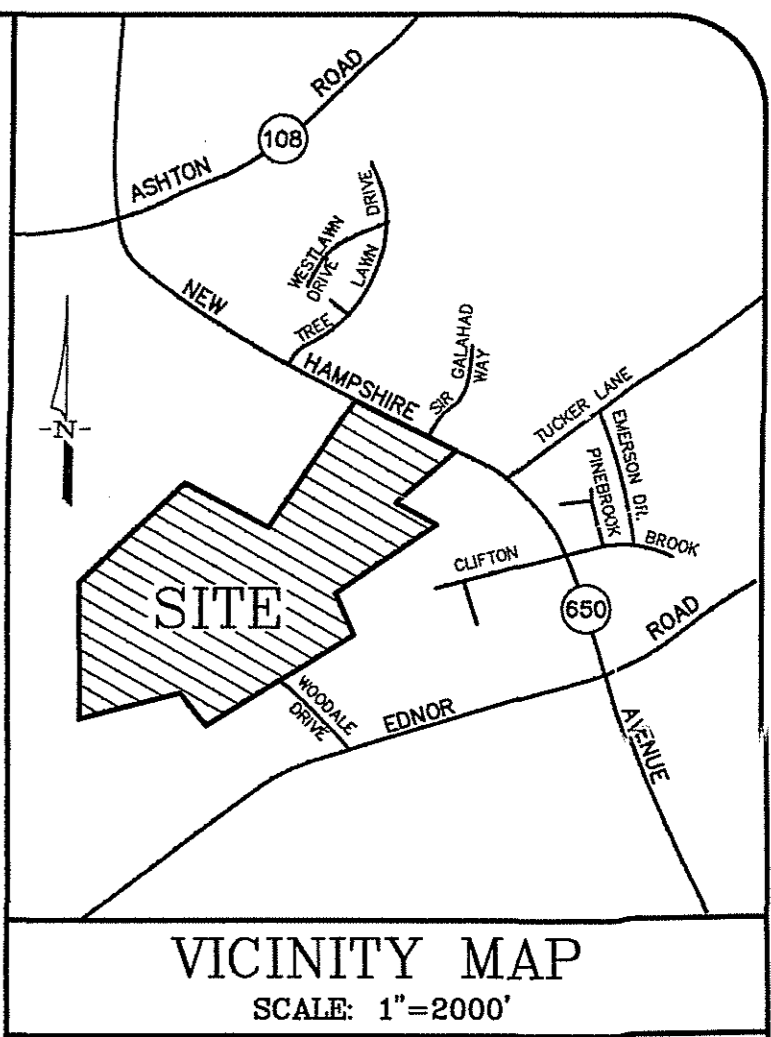
IRENE STILLMAN et al. P. 361 L. 6261 F. 478



PLAN SCALE: 1" = 100'

- GENERAL NOTES:
- BOUNDARY SURVEY BY KAMBER ENGINEERING, MARCH 1986.
 - AERIAL PHOTOGRAMMETRY BY MAPPING ASSOCIATES, EASTON, MD. FEBRUARY, 1990.
- WETLAND LIMITS
 - TREELINE
 - EXISTING WELLS
 - SOIL GROUP BOUNDARY (SOIL SURVEY, ---)
3. TREE STAND #
- PRIORITY AREA #
- NOTE: THE FOLLOWING ARE CONSIDERED PRIORITY AREAS

- Trees, shrubs, or herbaceous plants associated with:
- intermittent and perennial streams and their buffers
 - slopes of 25 percent
 - hydric soils
 - soils with a K value greater than 0.35 on slopes of 15% or more
 - 100-year floodplain



DATE	SEPT. 1991
PROJECT	AVENSHIRE
ILLUSTRATION	GLM
APPROVAL	JFH
SCALE	1" = 100'

DATE	
DESCRIPTION	
REVISIONS	

AVENSHIRE

SUBDIVISION OF PARCEL P. 375 L. 8501, F. 322,
TAX MAPS J7341, J7561, J7562
OLNEY ELECTION DISTRICT NO. 8
MONTGOMERY COUNTY, MARYLAND

FOREST STAND DELINEATION PLAN

kamber engineering
civil
818 eastwood lane - surveying
gaitheburg, md. 20878
(301) 840-1030

PRINTED
MAR 10 1992
KAMBER ENGINEERING

MATCH LINE
THIS SHEET
A-A

MATCH LINE
SHEET 1 OF 2

PHASE 1
PHASE 2

MATCH LINE
THIS SHEET
A-A

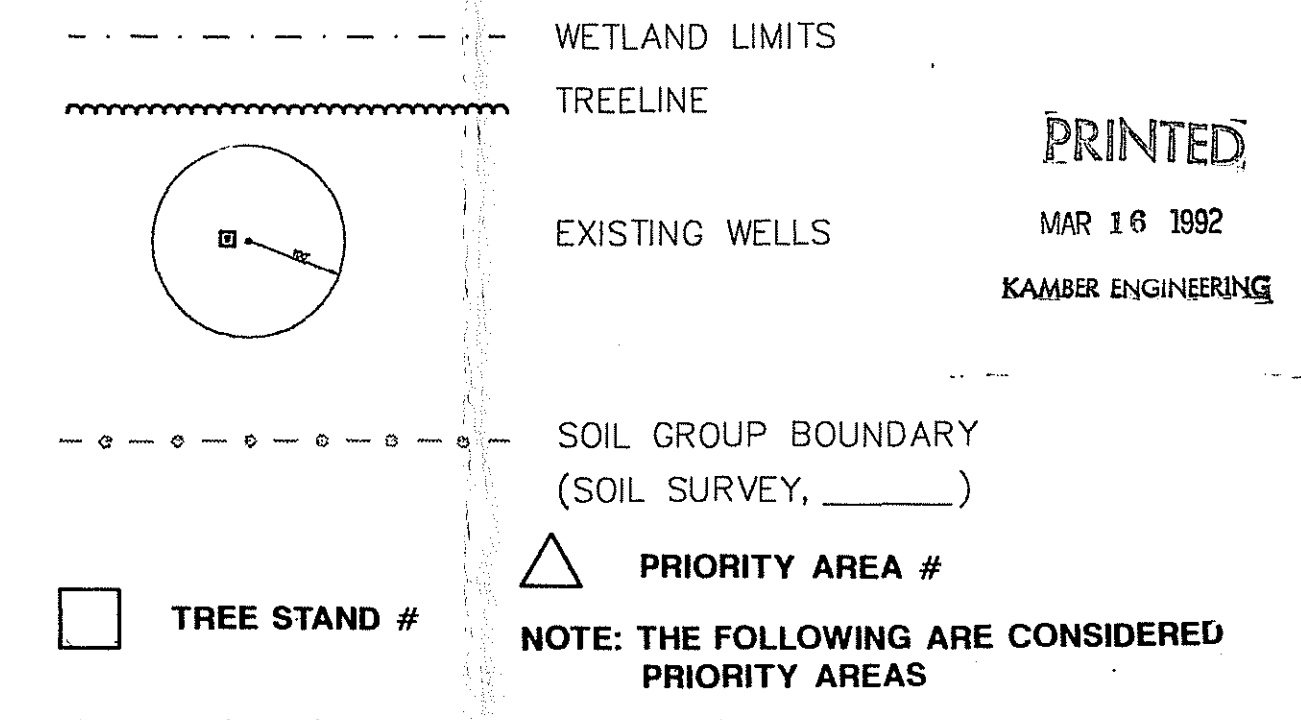
TREE STANDS				
Stand	Dominate/Code/Comment	Size	Other	Comments
6	Red Maple/Tulip Poplar	(4-7)	White Oak Alder (9)	Primarily Red Maple Thicket
8	Red Maple/Tulip	(6-7)	Black Cherry Deep Orange Tree of Heaven	Fence midhouse area specimen trees such as Norway Spruce, White Pine, Ginkgo are being taken over by exotic and wild species pioneer growth
9	Red Oak/Maple	(12-20)	Scarlet Oak	Well defined clean stand
10	Red Maple, Tulip Poplar	(6-12)	White Oak	
11	Red Oak/Red Maple	(18-18)	Tulip Poplar Scarlet Oak	
12	Tulip Poplar/Red Maple	(4-5)	Black Cherry Shag Bark Hickory	Shrub-like growth. Pioneer
13	Tulip Poplar, Red Maple	(6-12)	Red Oak Mockernut	
14	Tulip Poplar, Red Maple	(6-10)	Swamp White Oak Dogwood Black Cherry	
15	Oak/Hickory	(10-10)	Tulip Mockernut	Three types of Oak. White, red, scarlet predominant
16	Red Maple/Tulip Poplar		Elm Hickory White Oak	Very low but some small Birch.
17	Red Oak/Mockernut Hickory		Tulip Poplar Pignut Scarlet Oak	
18	Tulip Poplar/Black Cherry	(4-7)	Shagbark Hickory Red Maple	Space second growth. Some Exotics
19	Red Oak/Mockernut Hickory	(8-12)	Tulip Poplar Red Maple S. Red Oak Dogwood	
20	Red Maple, Tulip Poplar	(6-14)	Red Cedar Black Cherry	Dense Thicket
21	Tulip Poplar/Maple		Tree of Heaven Black Locust White Mulberry	Fence row typical material
22	Tulip Poplar, Red Maple	(4-7)	Black Locust White Mulberry	Shrub-like Material

SPECIMEN TREES			
Stand ID#	Tree Type	Size	Condition
8A	White Pine	34"	Good (Champion Size)
8B	Red Maple	42"	Poor
8C	Red Maple	42"	Good
8D	Red Maple	24"	Good
8E	Red Maple	24"	Good
15A	White Oak	40"	Good



GENERAL NOTES:

- BOUNDARY SURVEY BY KAMBER ENGINEERING, MARCH 1986.
- AERIAL PHOTOGRAMMETRY BY MAPPING ASSOCIATES, EASTON, MD. FEBRUARY, 1990.



Trees, shrubs, or herbaceous plants associated with:
 • intermittent and perennial streams and their buffers
 • slopes of 25 percent
 • hydric soils
 • soils with a K value greater than 0.35 on slopes of 15% or more
 • 100-year floodplain

PLAN SCALE: 1" = 100'

James W. Johnson

P. 430
KATHLEEN SMITH et al
L. 4738 F. 211

P. 715
JOHN F. O'CONNELL
L. 1451 F. 367

P. 841
FRED JOINER
L. 5480 F. 717

P. 665
W.T. MARTIN
L. 3265 F. 065

P. 709
W.T. MARTIN
L. 3265 F. 065

PROJECT DATE
9/15/06
SEPT 1991

ILLUSTRATION
GMA/CLM
scale
1" = 100'

DESCRIPTION
REGIONS
DATE

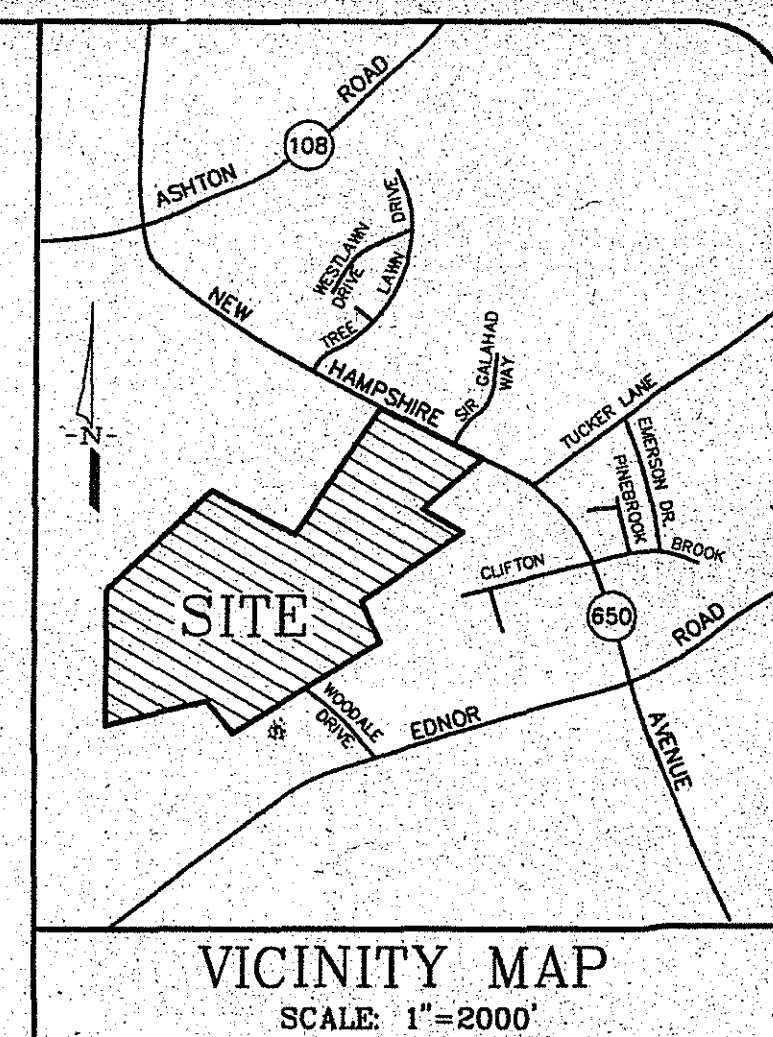
AVENSHERE
SUBDIVISION OF PARCEL P. 376 L. 6801 F. 322,
TAX MAPS J7341, J7561, J7562
SECTION DISTRICT NO. B
MONTGOMERY COUNTY, MARYLAND
FOREST STAND DELINEATION PLAN

kamber engineering
civil - environmental - surveying
818 W. Diamond Ave.
Gallaherburg, Md. 20876
(301) 640-1600

PRINTED
MAR 16 1992
KAMBER ENGINEERING

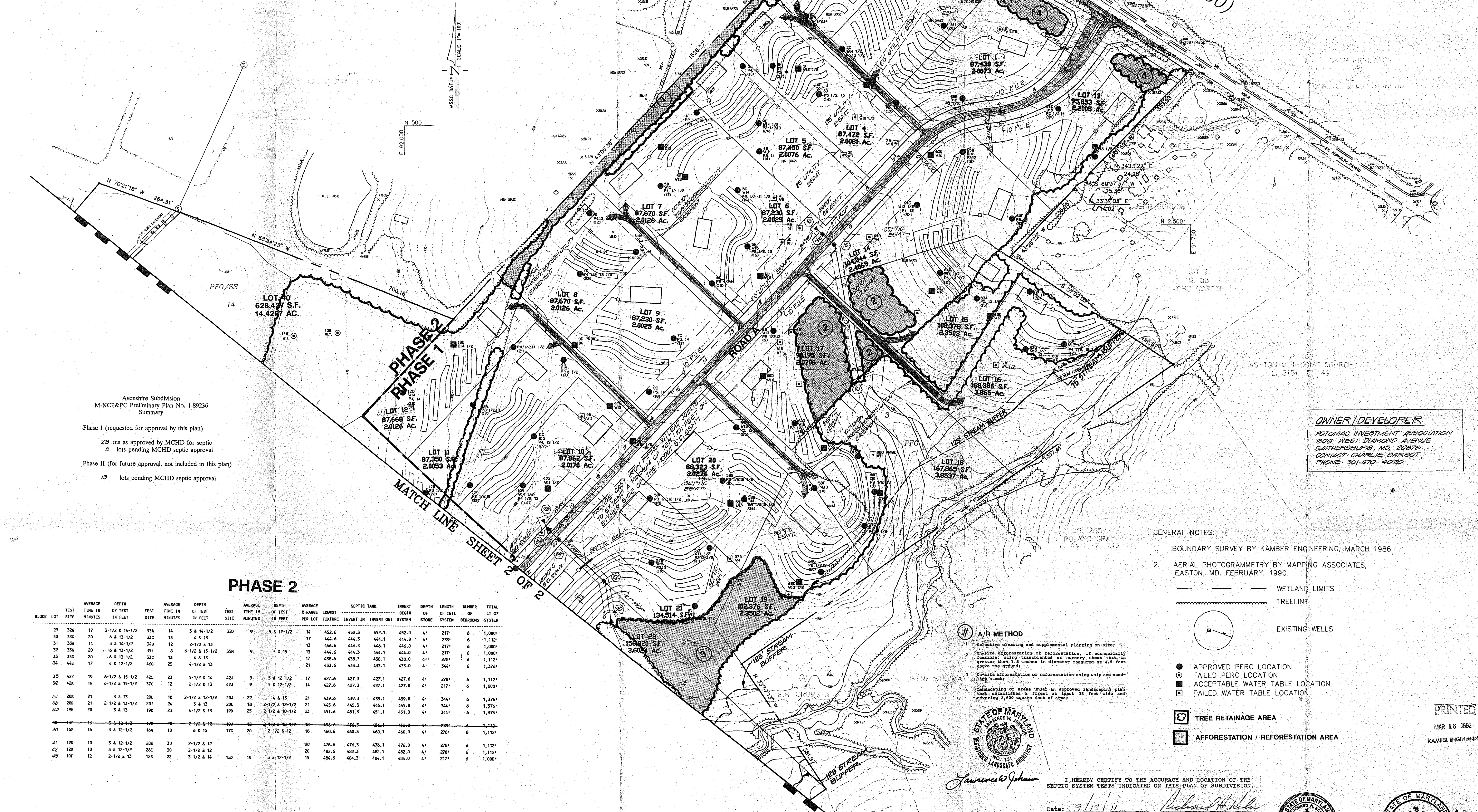
PHASE 1

BLOCK	LOT	TEST SITE	AVERAGE TIME IN TEST IN MINUTES	DEPTH OF TEST IN FEET	TEST SITE	AVERAGE TIME IN TEST IN MINUTES	DEPTH OF TEST IN FEET	TEST SITE	AVERAGE TIME IN TEST IN MINUTES	DEPTH OF TEST IN FEET	AVERAGE PERCENT	LOWEST PERCENT	SEPTIC TANK INVERT IN	SEPTIC TANK INVERT OUT	INVERT SYSTEM	DEPTH OF STONE	LENGTH OF INTL SYSTEM	NUMBER OF BEDROOMS	TOTAL LT. OF SYSTEM
1	1C	20	3-11-1/2	658	25	3-1/2 & 14-1/2	3C	17	6-8-14-1/2	21	515.0	514.7	514.5	513.5	4"	344'	6	1,376'	
2	1C	20	3-11-1/2	2F	27	4-8-13	2C	23	5-8-13-1/2	23	514.0	513.7	513.5	513.0	4"	344'	6	1,376'	
3	2E	18	4-1/2 & 13	2F	27	4-8-13	2C	18	2-1/2 & 14	21	512.0	511.7	511.5	511.4	4"	344'	6	1,376'	
4	3H	27	4-1/2 & 14	2C	23	5-8-13-1/2	3B	14	3-1/3 & 13	22	500.0	499.7	499.5	499.0	4"	344'	6	1,376'	
5	3J	10	4-8-13	4E	24	2-1/2 & 13	4D	14	3-8-11	16	505.7	505.4	505.2	505.0	4"	278'	6	1,112'	
6	4E	15	2-1/2 & 14	5B	16	2-1/2 & 13	5C	16	2-1/2 & 11-1/2	15	499.0	498.7	498.5	498.0	4"	277'	6	1,109'	
7	4F	19	2-1/2 & 12-1/2	5D	17	4-8-12-1/2	5E	18	5-4-13	18	504.5	504.2	504.0	503.9	4"	278'	6	1,112'	
8	5I	12	4-8-13	6F	17	5-8-14	7D	23	4-8-13-1/2	18	507.0	506.7	506.5	506.4	4"	278'	6	1,112'	
9	7C	12	5-8-14	9D	17	3-8-11-1/2	8C	18	5-8-14-1/2	16	502.0	501.7	501.5	501.0	4"	278'	6	1,112'	
10	9F	21	4-1/2 & 14-1/2	12A	17	3-1/2 & 13	12C	19	4-4-14	19	492.0	491.7	491.5	491.4	4"	278'	6	1,112'	
11	12A	17	3-1/2 & 13	10F	12	2-1/2 & 13	11C	27	4-8-13-1/2	19	492.0	491.7	491.5	491.4	4"	278'	6	1,112'	
12	10F	12	2-1/2 & 13-1/2	11C	27	4-8-13-1/2	11C	27	4-8-13-1/2	18	485.5	485.2	485.0	485.0	4"	278'	6	1,112'	
13	608	14	5-8-13-1/2	66C	21	2-1/2 & 14	66C	21	2-1/2 & 14	18	513.0	512.7	512.5	512.4	4"	278'	6	1,112'	
14	65F	9	5-8-14	65D	16	3-8-12	64C	9	4-8-13	12	500.7	500.4	500.2	500.0	4"	277'	6	1,109'	
15	63A	15	5-8-13-1/2	64D	11	6-8-13-1/2	64C	9	4-8-13	12	497.5	497.2	497.0	496.9	4"	277'	6	1,109'	
16	65E	16	3-1/2 & 13-1/2	66D	16	3-1/2 & 13-1/2	66D	16	3-1/2 & 13-1/2	17	477.0	476.7	476.5	476.4	4"	278'	6	1,112'	
17	59F	16	4-8-13	59D	16	3-1/2 & 12-1/2	58D	20	2-1/2 & 12-1/2	17	477.0	476.7	476.5	476.4	4"	278'	6	1,112'	
18	59E	25	5-8-13	58C	8	3-1/2 & 12-1/2	57E	13	3-1/2 & 12-1/2	17	481.6	481.3	481.1	481.0	4"	278'	6	1,112'	
19	58H	12	3-1/2 & 12-1/2	58C	8	3-1/2 & 12-1/2	57E	13	3-1/2 & 12-1/2	17	488.6	488.3	488.1	488.0	4"	277'	6	1,109'	
20	61C	7	3-1/2 & 13	56C	16	2-1/2 & 14	56C	16	2-1/2 & 14	16	468.0	467.7	467.5	467.4	4"	277'	6	1,109'	
21	54C	19	2-1/2 & 14	52D	19	3-8-12	53D	20	3-8-14	19	459.0	458.7	458.5	458.4	4"	278'	6	1,112'	
22	52E	16	2-1/2 & 13	50C	13	3-1/2 & 14	51C	15	2-1/2 & 13-1/2	15	459.6	459.3	459.1	459.0	4"	277'	6	1,109'	
23	48D	18	2-1/2 & 13	48C	10	2-1/2 & 13	49C	20	2-1/2 & 13	19	447.6	447.3	447.1	447.0	4"	277'	6	1,109'	



PROJECT: 9015.06
 DATE: SEPT. 1991
 ILLUSTRATION: GLM
 ENGINEERING: GLM
 APPROVAL: JPH
 SCALE: 1"=100'

1 SECOND SUBMISSION TO MCHD
 2 THIRD SUBMISSION TO MCHD
 3 FOURTH SUBMISSION TO MCHD
 4 FIFTH SUBMISSION TO MCHD



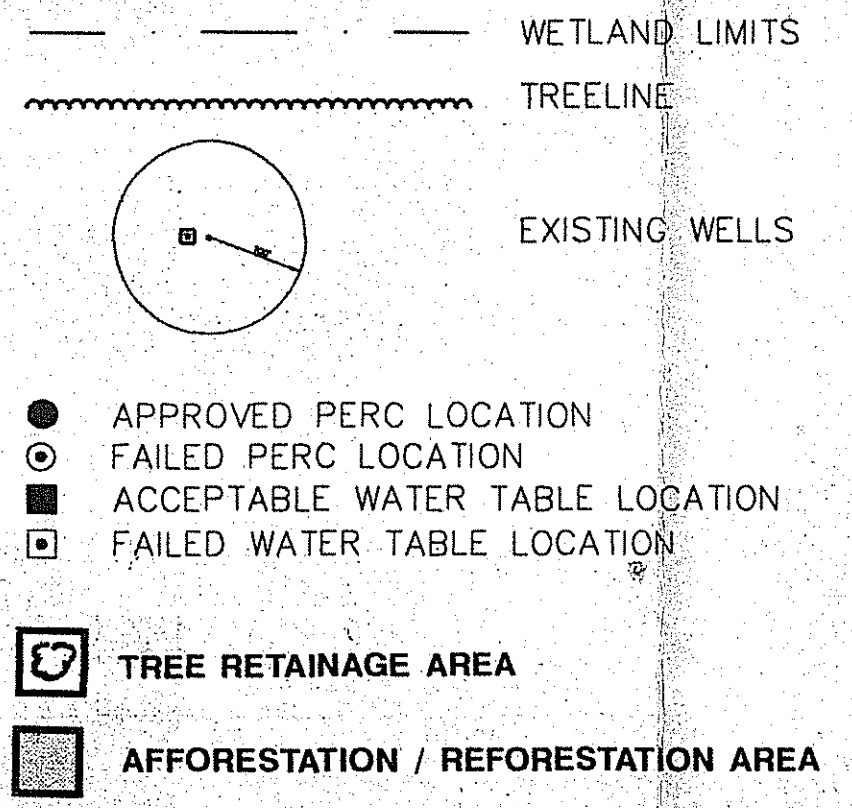
Avenshire Subdivision
 M-NCR&PC Preliminary Plan No. 1-89236
 Summary

Phase I (requested for approval by this plan)
 23 lots as approved by MCHD for septic
 5 lots pending MCHD septic approval

Phase II (for future approval, not included in this plan)
 15 lots pending MCHD septic approval

OWNER / DEVELOPER
 POTOMAC INVESTMENT ASSOCIATION
 808 WEST DIAMOND AVENUE
 GAITHERSBURG, MD 20878
 CONTACT: CHARLIE DARTMOUTH
 PHONE: 301-670-4020

- GENERAL NOTES:**
- BOUNDARY SURVEY BY KAMBER ENGINEERING, MARCH 1986.
 - AERIAL PHOTOGAMMETRY BY MAPPING ASSOCIATES, EASTON, MD. FEBRUARY, 1990.

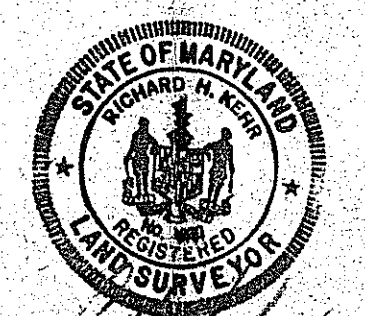


- # A/R METHOD**
- Selective clearing and supplemental planting on site;
 - On-site afforestation or reforestation, if economically feasible, using transplanted or nursery stock that is greater than 1 1/2 inches in diameter measured at 4.5 feet above the ground;
 - On-site afforestation or reforestation using whip and seedlings;
 - Landscaping of areas under an approved landscaping plan that establishes a forest at least 15 feet wide and covering 2,500 square feet of area;



I HEREBY CERTIFY TO THE ACCURACY AND LOCATION OF THE SEPTIC SYSTEM TESTS INDICATED ON THIS PLAN OF SUBDIVISION.

Date: 9/13/91
 Richard H. Hehr
 Registered Land Surveyor
 Maryland No. 4950



Joseph Francis Hughes
 Registered Professional Engineer
 No. 114635

PLAN SCALE: 1"= 100'

RE-2 LOTS
AVENSHERE
 SUBDIVISION OF PARCEL P. 375 L. 8301, F. 322.
 TAX MAPS J7541, J7561, J7562
 DISTRICT NO. 8
 MONTGOMERY COUNTY, MARYLAND

CONCEPT FOREST CONSERVATION PLAN

kamber engineering
 civil - environmental - surveying
 816 W. Diamond Ave.
 Gaithersburg, Md. 20878
 (301) 946-3100



MATCH LINE
THIS SHEET
A-A

MATCH LINE
SHEET 1 OF 2

MATCH LINE
THIS SHEET
A-A

P. 850
L. GRIFIN, INC.
PROGRESSO
SPRING LAWN FARM
SUBDIVISION

EDNOR WOODS
LOT 6
STEPHEN POWELL

EDNOR WOODS
LOT 7
PAUL W. & B. JOHNSON

EDNOR WOODS
LOT 5
JAMES W. WILKE

P. 430
KATHLEEN SMITH et al
L. 4738 F. 211

P. 715
JOHN F. O'CONNELL
L. 1451 F. 367

P. 841
FRED JOINER
L. 5460 F. 717

P. 808
BENARD PRZYWARA
L. 6640 F. 502

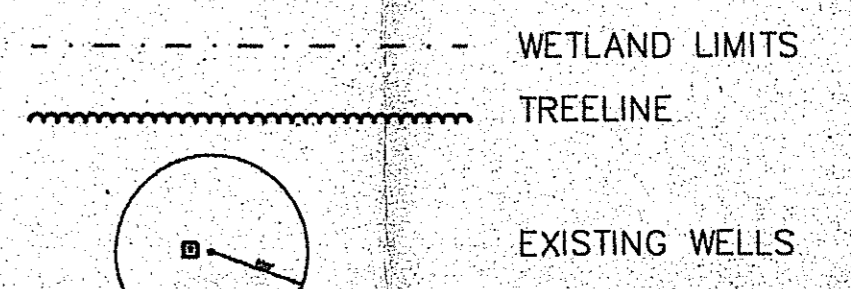
P. 782
RUSSEL DOMINGUE
L. 5982 F. 813

P. 655
W.T. MARTIN
L. 3265 F. 065

P. 709
W.T. MARTIN
L. 3265 F. 065

GENERAL NOTES:

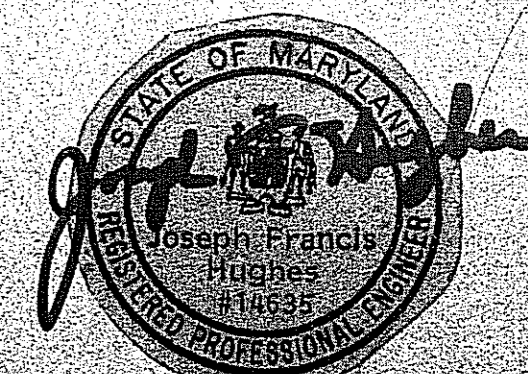
- BOUNDARY SURVEY BY KAMBER ENGINEERING, MARCH 1986.
- AERIAL PHOTOGRAMMETRY BY MAPPING ASSOCIATES, EASTON, MD. FEBRUARY, 1990.



- TREE RETAINANCE AREA
- AFFORESTATION / REFORESTATION AREA
- APPROVED PERC LOCATION
- FAILED PERC LOCATION
- ACCEPTABLE WATER TABLE LOCATION
- FAILED WATER TABLE LOCATION

1. Selective clearing and supplemental planting on site.
2. On-site afforestation or reforestation, if economically feasible, using transplanted or nursery stock that is greater than 1.5 inches in diameter measured at 4.3 feet above the ground.
3. On-site afforestation or reforestation using whip and seedling stock.
4. Landscaping of areas under approved landscaping plan that accumulates at forest at least 75 feet wide and covering 2,500 square feet of area.

PRINTED
MAR 16 1992
KAMBER ENGINEERING



Project	90115.06	Date	SEPT 1991
Illustration	GMM/GLM	Engineering	GLM
Access	1"=100'	Approval	JFH

No.	description	date

RE-2 LOTS
AVENSHIRE
SUBDIVISION OF PARCEL P. 876 L. 8301. F. 822.
TAX MAPS 77541, 77561, 77682
UNICESTON DISTRICT, NO. 18
ANNE ARUNDEL COUNTY, MARYLAND

CONCEPT FOREST CONSERVATION PLAN

kamber engineering
civil - environmental - surveying
818 W. Diamond Ave.
Fallersburg, Md. 20676
(301) 640-1000

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

ROUTING SLIP

FROM: Develop. Review DATE: 3-31-92

TO:	DATE OUT	INITIALS
(1) <u>EPD (sent 3/27)</u>		
(2) <u>DOT</u>		
(3) <u>Steven Marcus</u>		
(4) <u>J. Lower - TPD</u>		

RE: 1-89236 Avenshere
 (identify attached correspondence)

- Appropriate Action
- Approval
- Prepare Draft Reply
- For Your Signature
- Full Report
- Recommendation and Return
- Per Our Conversation
- Note and Return
- For Your Information
- File
- See me for discussion _____
 (date) (time)
- Prepare reply for the signature of _____
- Answer or acknowledge on or before _____

*revised preliminary,
 forest stand
 delineation and
 concept forest
 conservation plan*

REMARKS:



P. 800
L. GRIFIN, INC.
PROPOSED
SPRING LAWN FARM
SUBDIVISION

EDNOR WOODS
LOT 6
STEPHEN POWELL

P. 430
KATHLEEN SMITH et al
L. 4738 F. 211

P. 715
JOHN F. O'CONNELL
L. 1451 F. 367

P. 841
FRED JOINER
L. 5460 F. 717

P. 808
BENARD PRZYWARA
L. 8640 F. 500

P. 709
W.T. MARTIN
L. 3265 F. 065

P. 655
W.T. MARTIN
L. 3265 F. 065

GENERAL NOTES:

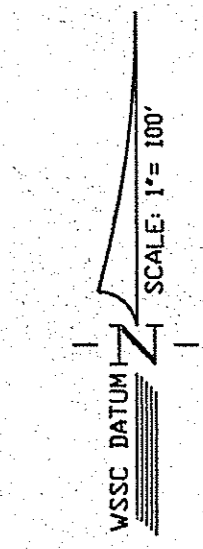
- BOUNDARY SURVEY BY KAMBER ENGINEERING, MARCH 1986.
- AERIAL PHOTOGRAMMETRY BY MAPPING ASSOCIATES, EASTON, MD. FEBRUARY, 1990.

- WETLAND LIMITS
- TREELINE
- EXISTING WELLS

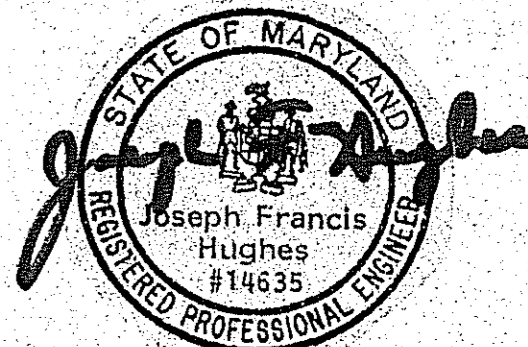
- APPROVED PERC LOCATION
- FAILED PERC LOCATION
- ACCEPTABLE WATER TABLE LOCATION
- FAILED WATER TABLE LOCATION

I HEREBY CERTIFY TO THE ACCURACY AND LOCATION OF THE SEPTIC SYSTEM TESTS INDICATED ON THIS PLAN OF SUBDIVISION.

Date: _____
Richard Kehr
Registered Land Surveyor
Maryland No. 4930



PRINTED
MAR 16 1992
KAMBER ENGINEERING



Project	90115.06	Date	SEPT 1991
Illustration	CAM/CLM	Scale	1" = 100'
Approval	CLM	Approval	JFH

RE-2 LOTS
AVENSHIRE
SUBDIVISION OF PARCEL P. 375 L. 8501, F. 382,
TAX MAPS J7341, J7361, J7382
MONTGOMERY COUNTY, MARYLAND
PRELIMINARY SUBDIVISION PLAN

kamber engineering
civil environmental surveying
818 W. diamond ave.
gathersville, md. 20776
(301) 949-1800

PHASE I AVENSHERE FOREST CONSERVATION WORKSHEET		PHASE I AND PHASE II AVENSHERE FOREST CONSERVATION WORKSHEET	
A. TOTAL AREA OF TRACT:	75.26 ACRES	A. TOTAL AREA OF TRACT:	1528 ACRES
B. AREA WITHIN 100 YEAR FLOODPLAIN:	0.0 ACRES	B. AREA WITHIN 100 YEAR FLOODPLAIN:	0.0 ACRES
C. AREA OF LAND TO BE USED FOR AGRICULTURE:	0.0 ACRES	C. AREA OF LAND TO BE USED FOR AGRICULTURE:	0.0 ACRES
D. AREA WITHIN WSC ROW/EASEMENT FOR LINES WHICH SERVE MORE THAN ONE PROPERTY:	0.0 ACRES	D. AREA WITHIN WSC ROW/EASEMENT FOR LINES WHICH SERVE MORE THAN ONE PROPERTY:	1.3 ACRES
E. AREA WITHIN ROW OF ROADS CONSTRUCTED PARTIALLY OR WHOLLY WITH PUBLIC FUNDS:	0.0 ACRES	E. AREA WITHIN ROW OF ROADS CONSTRUCTED PARTIALLY OR WHOLLY WITH PUBLIC FUNDS:	0.0 ACRES
F. NET TRACT AREA (A-B-C-D-E):	75.26 ACRES	F. NET TRACT AREA (A-B-C-D-E):	1583 ACRES
G. LAND USE CATEGORY:	MED. DENSITY	G. LAND USE CATEGORY:	MED. DENSITY
H. CURRENT FOREST COVER:	2036 ACRES	H. CURRENT FOREST COVER:	315 ACRES
I. AFFORESTATION ACREAGE (% FROM TABLE 20% x P):	150 ACRES	I. AFFORESTATION ACREAGE (% FROM TABLE 20% x P):	317 ACRES
J. CONSERVATION ACREAGE (THRESHOLD FROM TABLE 25% x P):	188 ACRES	J. CONSERVATION ACREAGE (THRESHOLD FROM TABLE 25% x P):	386 ACRES
K. FOREST COVER ABOVE AFFORESTATION ACREAGE (H-I):	833 ACRES	K. FOREST COVER ABOVE AFFORESTATION ACREAGE (H-I):	201 ACRES
L. FOREST COVER ABOVE CONSERVATION THRESHOLD (H-J):	13 ACRES	L. FOREST COVER ABOVE CONSERVATION THRESHOLD (H-J):	122 ACRES
BREAK-EVEN POINT:		BREAK-EVEN POINT:	
M. TOTAL ACRES TO BE RETAINED FOR NO REQUIRED REFORESTATION ((L20%) + (J1.5)(20%) + 18.8):	191 ACRES	M. TOTAL ACRES TO BE RETAINED FOR NO REQUIRED REFORESTATION ((L20%) + (J1.5)(20%) + 18.8):	42.5 ACRES
N. FOREST COVER TO BE SAVED:	146 ACRES	N. FOREST COVER TO BE SAVED:	442 ACRES
O. TOTAL AREA OF FOREST TO BE CLEARED:	57 ACRES	O. TOTAL AREA OF FOREST TO BE CLEARED:	7.6 ACRES
P. AREA OF FOREST ABOVE CONSERVATION THRESHOLD TO BE CLEARED:	1.5 ACRES	P. AREA OF FOREST ABOVE CONSERVATION THRESHOLD TO BE CLEARED:	7.6 ACRES
Q. AREA OF FOREST BELOW CONSERVATION THRESHOLD TO BE CLEARED:	4.3 ACRES	Q. AREA OF FOREST BELOW CONSERVATION THRESHOLD TO BE CLEARED:	0.0 ACRES
R. FORESTED AREA ABOVE CONSERVATION THRESHOLD TO BE SAVED:	0.0 ACRES	R. FORESTED AREA ABOVE CONSERVATION THRESHOLD TO BE SAVED:	4.6 ACRES
AFFORESTATION REQUIREMENT:		AFFORESTATION REQUIREMENT:	
S. FORESTED ACRES REQUIRED (I):	150 ACRES	S. FORESTED ACRES REQUIRED (I):	317 ACRES
T. AFFORESTATION REQUIREMENT (S - H = .53(+0=0)):	0.0 ACRES	T. AFFORESTATION REQUIREMENT (S - H = .53(+0=0)):	0.0 ACRES
REFORESTATION REQUIREMENT:		REFORESTATION REQUIREMENT:	
U. ABOVE THRESHOLD: P x 1/4 =	4 ACRES	U. ABOVE THRESHOLD: P x 1/4 =	15 ACRES
V. BELOW THRESHOLD: Q x 2 =	8.6 ACRES	V. BELOW THRESHOLD: Q x 2 =	0.0 ACRES
W. CREDIT FOR FOREST SAVED ABOVE CONSERVATION THRESHOLD(R):	60 ACRES	W. CREDIT FOR FOREST SAVED ABOVE CONSERVATION THRESHOLD(R):	4.6 ACRES
X. CREDIT FOR INDIVIDUAL TREES AND LANDSCAPING (MATURE CANOPY COVERAGE x 0.25):	** ACRES	X. CREDIT FOR INDIVIDUAL TREES AND LANDSCAPING (MATURE CANOPY COVERAGE x 0.25):	** ACRES
Y. TOTAL REFORESTATION REQUIREMENT (U+V-W-X):	8.8 ACRES	Y. TOTAL REFORESTATION REQUIREMENT (U+V-W-X):	0.0 ACRES
TOTAL PLANTING REQUIREMENT		TOTAL PLANTING REQUIREMENT	
Z. AFFORESTATION AND REFORESTATION (T+Y):	8.8 ACRES	Z. AFFORESTATION AND REFORESTATION (T+Y):	0.0 ACRES
* FLOODPLAINS HAVE LESS THAN 400 ACRES OF DRAINAGE AREA AND ARE NOT WITHIN A USE III OR III-P WATERSHED.		* FLOODPLAINS HAVE LESS THAN 400 ACRES OF DRAINAGE AREA AND ARE NOT WITHIN A USE III OR III-P WATERSHED.	
** NOT NEEDED AT THIS TIME.		** NOT NEEDED AT THIS TIME.	

Stand #	Dominant/Codominant	Size	Other Associated	Comments
1	Oak/Hickory	(12-40')	Red Maple Tulip Poplar Black Cherry	largest trees at edge of wood area White Oak, Scarlet Oak, Mockernut
2	Tulip Poplar/Red Maple	(8'-16')	Black Cherry White Oak	forest floor clean
3	Tulip Poplar/Red Maple	(2-8')	Black Cherry	Tulip Poplar Thicket 80% of stand
4	Red Maple/Tulip Poplar	(8'-14')	White Oak Mockernut	
5	Osage Orange/Sassafras	(4'-8')	Locust Tree of Heaven	Typical fence row material
6	Red Maple/Tulip Poplar	(<6')	White Oak Alder (sp)	Predominately Red Maple Thicket
7	Osage Orange/Locust	(to 8')	Tree of Heaven	Typical fence row material
8	Red Maple/Tulip	(to 6')	Black Cherry Osage Orange Tree of Heaven	Fencer mainhouse area specimen trees such as Norway Spruce, White Pines. Grounds are being taken over by exotic and wild species pioneer growth
9	Red Oak/Maple	(12-20')	Scarlet Oak White Oak Tulip Poplar	Well defined clean stand
10	Red Maple, Tulip Poplar	(6-12)	White Oak	

Stand ID#	Tree Type	Size	Condition
1A	White Oak	42"	Good
1B	White Oak	42"	Good
1C	White Oak	42"	Good
1D	Tulip Poplar	24"	Good
1E	White Oak	24"	Good
1F	White Oak	24"	Good
1G	White Oak	24"	Good
4A	Tulip Poplar	24"	Good
4B	Tulip Poplar	24"	Good
4C	Tulip Poplar	24"	Good
5A	Red Maple	30"	Fair
10B	Red Maple	30"	Good
10B	Black Walnut	40"	Fair
10C	Black Walnut	40"	Fair



- GENERAL NOTES:
- BOUNDARY SURVEY BY KAMBER ENGINEERING, MARCH 1986.
 - AERIAL PHOTOGRAMMETRY BY MAPPING ASSOCIATES, EASTON, MD. FEBRUARY, 1990.

- WETLAND LIMITS
 - TREELINE
 - EXISTING WELLS
 - SOIL GROUP BOUNDARY (SOIL SURVEY, _____)
3. □ TREE STAND #
 ▲ PRIORITY AREA #
- NOTE: THE FOLLOWING ARE CONSIDERED PRIORITY AREAS

- Trees, shrubs, or herbaceous plants associated with:
- intermittent and perennial streams and their buffers
 - slopes of 25 percent
 - hydric soils
 - soils with a K value greater than 0.35 on slopes of 15% or more
 - 100-year floodplain

PRINTED
MAR 18 1992
KAMBER ENGINEERING

PLAN SCALE: 1" = 100'

project	90115.06	date	SEP 1991
illustration	engineering	approval	approval
client	GM/GM	scale	1"=100'
description	AVENSHERE FOREST CONSERVATION WORKSHEET	revision	

AVENSHERE
 SUBDIVISION OF PARCEL, P. 876 L. 8801, F. 882, ASHTON MANOR, EASTON, MONTGOMERY COUNTY, MARYLAND

FOREST STAND DELINEATION PLAN

kamber engineering
 818 W. Diamond Ave., Suite 2007B
 Easton, MD 21829
 (301) 840-1000

1 OF 2

MATCH LINE
THIS SHEET
A-A

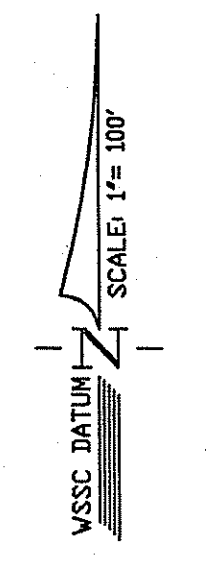
MATCH LINE
SHEET 1 OF 2

PHASE 1
PHASE 2

MATCH LINE
THIS SHEET
A-A

Stand	Dominant/Co-dominant	Size	Other Associates	Comments
6	Red Maple/Tulip Poplar	(6-8)	White Oak Alder (sp)	Primarily Red Maple Thicket
8	Red Maple/Tulip	(6-8)	Black Cherry Oxeye Tree of Heaven	Fence maintenance area specimen trees such as Norway Spruce, White Pine. Grounds are being taken over by exotic and wild species pioneer growth
9	Red Oak/Maple	(12-20)	Scarlet Oak White Oak Tulip Poplar	Well defined clear stand
10	Red Maple, Tulip Poplar	(6-12)	White Oak	
11	Red Oak/Red Maple	(10-18)	Tulip Poplar Scarlet Oak	
12	Tulip Poplar/Red Maple	(4-6)	Black Cherry Shag Bark Hickory	Shrub-like growth. Pioneer
13	Tulip Poplar, Red Maple	(6-12)	Red Oak Mockernut	
14	Tulip Poplar, Red Maple	(6-10)	Swamp White Oak Depressed Black Cherry	
15	Oak/Hickory	(10-20)	Tulip Mockernut	Three types of Oak. White, red, scarlet predominant
16	Red Maple/Tulip Poplar		File Hickory White Oak	Very low but some small Birch
17	Red Oak/Mockernut Hickory		Tulip Poplar Paper Scarlet Oak	
18	Red Maple/Black Cherry	(4-7)	Shagbark Hickory Red Maple	Sparsely wooded growth. Some Emergents
19	Red Oak/Mockernut Hickory	(8-12)	Tulip Poplar Red Maple S. Red Oak Dogwood	
20	Red Maple, Tulip Poplar	(6-14)	Red Cedar Black Cherry	Dense Thicket
21	Tulip Poplar/Red Maple		Tree of Heaven Black Locust White Mulberry	Fence row typical material
22	Tulip Poplar, Red Maple	(4-7)	Black Locust White Mulberry	Shrub-like Material

Stand ID#	Tree Type	Size	Condition
8A	White Pine	34'	Good (Champion Size)
8B	Red Maple	42'	Poor
8C	Red Maple	42'	Good
8D	Red Maple	24'	Good
8E	Red Maple	24'	Good
15A	White Oak	40'	Good



GENERAL NOTES:

- BOUNDARY SURVEY BY KAMBER ENGINEERING, MARCH 1986.
- AERIAL PHOTOGAMMETRY BY MAPPING ASSOCIATES, EASTON, MD. FEBRUARY, 1990.

--- WETLAND LIMITS
--- TREELINE

○ EXISTING WELLS

--- SOIL GROUP BOUNDARY (SOIL SURVEY, ---)

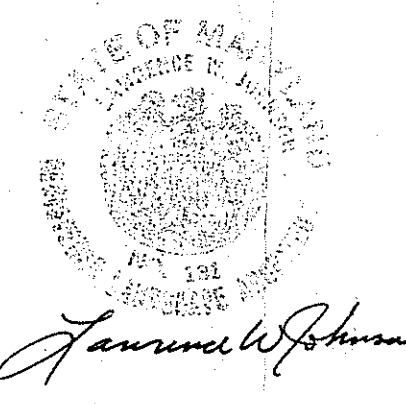
- TREE STAND # ▲ PRIORITY AREA #

NOTE: THE FOLLOWING ARE CONSIDERED PRIORITY AREAS

- Trees, shrubs, or herbaceous plants associated with:
- intermittent and perennial streams and their buffers
 - slopes of 25 percent
 - hydric soils
 - soils with a K value greater than 0.35 on slopes of 15% or more
 - 100-year floodplain

PRINTED
MAR 18 1992

KAMBER ENGINEERING



PLAN SCALE: 1" = 100'

PROJECT DATE: SEPT 1991
PROJECT NO: 90115.06
ILLUSTRATION: CMM/CLM
SCALE: 1" = 100'
APPROVAL: [Signature]

DESCRIPTION: FOREST STAND DELINEATION PLAN
REVISIONS: [Table with columns for revision number, description, and date]

AVENSHIRE
SUBDIVISION OF PARCEL P. 375 L. 8501, F. 322,
TAX MAPS J7341, J7561, J7562
COUNTY ELECTION DISTRICT NO. 8
MONTGOMERY COUNTY, MARYLAND
FOREST STAND DELINEATION PLAN

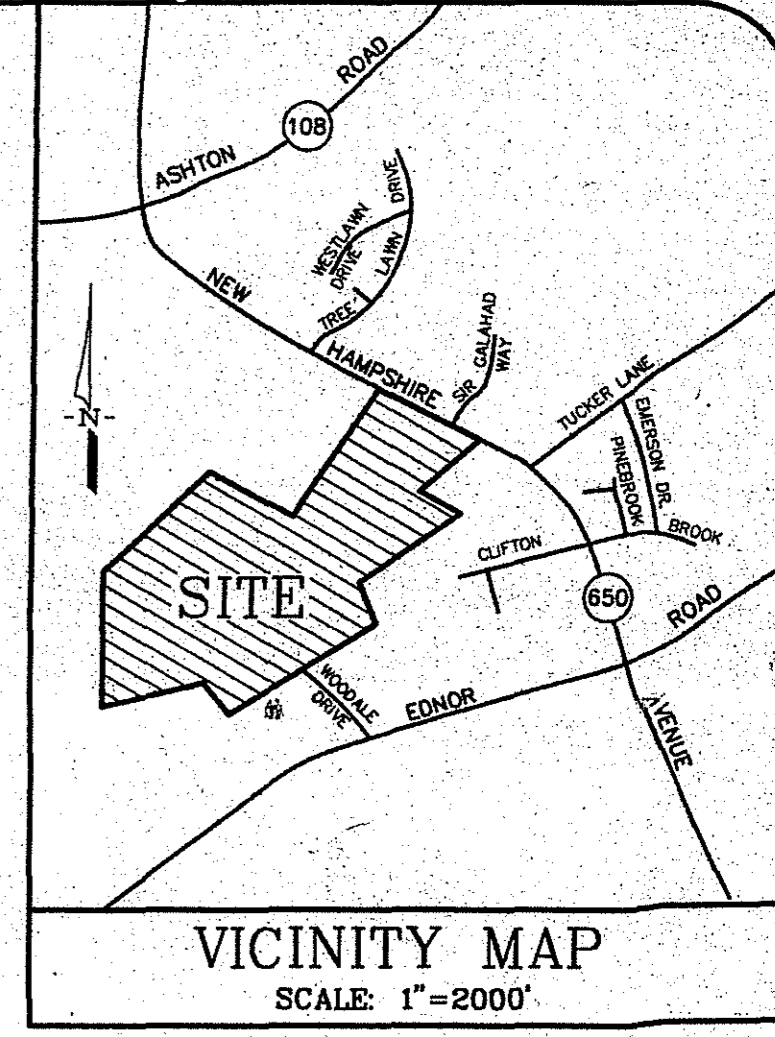
kamber engineering
civil, environmental, surveying
818 W. Diamond Ave.
Bethesda, Maryland 20876
(301) 640-1850

2 OF 2

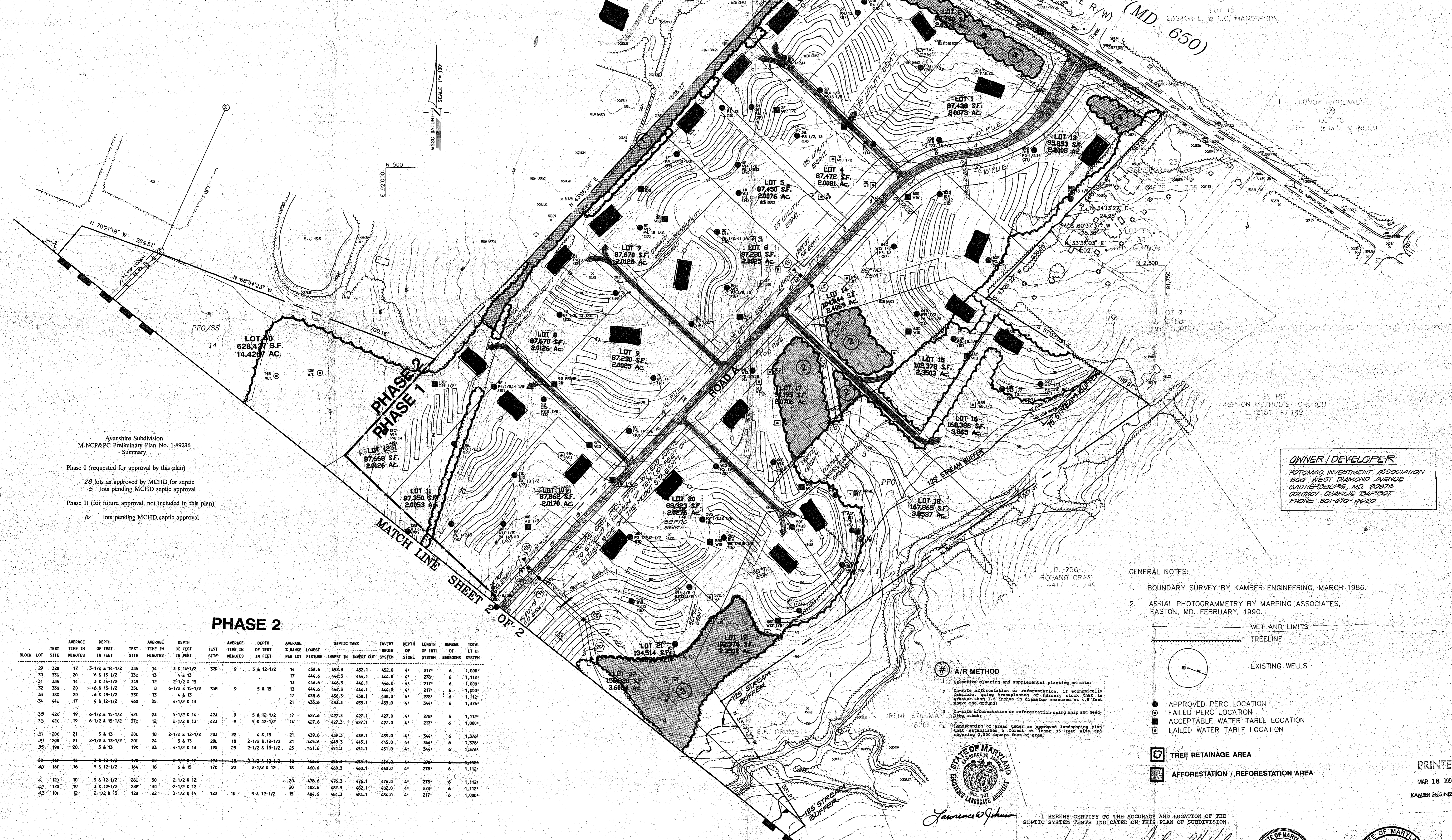
PHASE 1

BLOCK	LOT	TEST SITE	AVERAGE TIME IN MINUTES	DEPTH IN FEET	AVERAGE TIME IN MINUTES	DEPTH IN FEET	AVERAGE TIME IN MINUTES	DEPTH IN FEET	AVERAGE TIME IN MINUTES	DEPTH IN FEET	% RANGE	LOWEST PER LOT	HIGHEST PER LOT	INVERT IN	INVERT OUT	SYSTEM	DEPTH OF STONE	LENGTH OF PIPE	NUMBER OF SYSTEMS	TOTAL LT OF SYSTEMS	
1	1C	20	3 & 11-1/2	25	3 & 11-1/2	25	3 & 11-1/2	25	3 & 11-1/2	25	17	6 & 14-1/2	21	515.0	514.7	514.5	513.5	4"	344'	6	1,376'
2	1C	20	3 & 11-1/2	25	3 & 11-1/2	25	3 & 11-1/2	25	3 & 11-1/2	25	17	6 & 14-1/2	21	514.0	513.7	513.5	513.0	4"	344'	6	1,376'
3	2E	18	4 & 12 & 13	25	4 & 12 & 13	25	4 & 12 & 13	25	4 & 12 & 13	25	18	2-1/2 & 14	21	512.0	511.7	511.5	511.4	4"	344'	6	1,376'
4	3H	27	4-1/2 & 14	25	4-1/2 & 14	25	4-1/2 & 14	25	4-1/2 & 14	25	14	3-1/2 & 13	22	500.0	499.7	499.5	499.0	4"	344'	6	1,376'
5	3J	10	4 & 13	24	4 & 13	24	4 & 13	24	4 & 13	24	14	3 & 11	16	505.7	505.4	505.2	505.0	4"	278'	6	1,112'
6	4E	15	2-1/2 & 14	58	2-1/2 & 14	58	2-1/2 & 14	58	2-1/2 & 14	58	16	2-1/2 & 11-1/2	16	499.0	498.7	498.5	498.0	4"	278'	6	1,112'
7	4F	19	2-1/2 & 12-1/2	50	2-1/2 & 12-1/2	50	2-1/2 & 12-1/2	50	2-1/2 & 12-1/2	50	17	4 & 12-1/2	18	504.5	504.2	504.0	503.9	4"	278'	6	1,112'
8	5I	12	4 & 13	47	4 & 13	47	4 & 13	47	4 & 13	47	23	4 & 13-1/2	18	507.0	506.7	506.5	506.4	4"	278'	6	1,112'
9	7C	12	5 & 14	90	5 & 14	90	5 & 14	90	5 & 14	90	18	5 & 14-1/2	16	502.0	501.7	501.5	501.0	4"	278'	6	1,112'
10	9F	21	4-1/2 & 14-1/2	124	4-1/2 & 14-1/2	124	4-1/2 & 14-1/2	124	4-1/2 & 14-1/2	124	19	4 & 14	19	492.0	491.7	491.5	491.4	4"	278'	6	1,112'
11	12A	17	3-1/2 & 13	101	3-1/2 & 13	101	3-1/2 & 13	101	3-1/2 & 13	101	27	4 & 13-1/2	19	492.0	491.7	491.5	491.4	4"	278'	6	1,112'
12	10F	12	2-1/2 & 13-1/2	110	2-1/2 & 13-1/2	110	2-1/2 & 13-1/2	110	2-1/2 & 13-1/2	110	14	4 & 13-1/2	10	484.5	484.2	484.0	483.0	4"	278'	6	1,112'
13	60B	14	5 & 13-1/2	66C	5 & 13-1/2	66C	5 & 13-1/2	66C	5 & 13-1/2	66C	9	4 & 13	18	513.0	512.7	512.5	512.4	4"	278'	6	1,112'
14	65F	9	5 & 14	60B	5 & 14	60B	5 & 14	60B	5 & 14	60B	9	4 & 13	12	500.7	500.4	500.2	500.0	4"	217'	6	1,000'
15	63A	15	5 & 13-1/2	66C	5 & 13-1/2	66C	5 & 13-1/2	66C	5 & 13-1/2	66C	9	4 & 13	12	497.6	497.3	497.1	497.0	4"	217'	6	1,000'
16	62I	15	5 & 13-1/2	66C	5 & 13-1/2	66C	5 & 13-1/2	66C	5 & 13-1/2	66C	9	4 & 13	12	497.6	497.3	497.1	497.0	4"	217'	6	1,000'
17	62J	15	5 & 13-1/2	66C	5 & 13-1/2	66C	5 & 13-1/2	66C	5 & 13-1/2	66C	9	4 & 13	12	497.6	497.3	497.1	497.0	4"	217'	6	1,000'
18	59C	18	4 & 12-1/2	59F	4 & 12-1/2	59F	4 & 12-1/2	59F	4 & 12-1/2	59F	9	3-1/2 & 13	14	480.0	479.7	479.5	479.4	4"	217'	6	1,000'
19	59F	14	4 & 13	580	4 & 13	580	4 & 13	580	4 & 13	580	16	3-1/2 & 12-1/2	17	477.0	476.7	476.5	476.4	4"	278'	6	1,112'
20	59E	25	5 & 13	580	5 & 13	580	5 & 13	580	5 & 13	580	8	3-1/2 & 12-1/2	17	481.6	481.3	481.1	481.0	4"	278'	6	1,112'
21	58H	12	3-1/2 & 12-1/2	57E	3-1/2 & 12-1/2	57E	3-1/2 & 12-1/2	57E	3-1/2 & 12-1/2	57E	13	2 & 11-1/2	11	489.6	489.3	489.1	489.0	4"	217'	6	1,000'
22	57F	12	3 & 12-1/2	57E	3 & 12-1/2	57E	3 & 12-1/2	57E	3 & 12-1/2	57E	10	2 & 11-1/2	11	489.6	489.3	489.1	489.0	4"	217'	6	1,000'
23	57G	12	3 & 12-1/2	57E	3 & 12-1/2	57E	3 & 12-1/2	57E	3 & 12-1/2	57E	10	2 & 11-1/2	11	489.6	489.3	489.1	489.0	4"	217'	6	1,000'
24	55F	9	2-1/2 & 14	54E	2-1/2 & 14	54E	2-1/2 & 14	54E	2-1/2 & 14	54E	18	2-1/2 & 14	14	468.0	467.7	467.5	467.4	4"	217'	6	1,000'
25	54C	19	2-1/2 & 14	52D	2-1/2 & 14	52D	2-1/2 & 14	52D	2-1/2 & 14	52D	20	3 & 14	19	459.0	458.7	458.5	458.4	4"	278'	6	1,112'
26	52E	16	2-1/2 & 13	30B	2-1/2 & 13	30B	2-1/2 & 13	30B	2-1/2 & 13	30B	15	2-1/2 & 13-1/2	15	459.6	459.3	459.1	459.0	4"	217'	6	1,000'
27	48D	18	5 & 13	40D	5 & 13	40D	5 & 13	40D	5 & 13	40D	19	4 & 11-1/2	19	447.6	447.3	447.1	447.0	4"	204'	5	1,000'

#28/9 CHERRY GROVE



Project	DATE	SEPT 1981
Illustration	DATE	1/16/82
1/16/82	DATE	1/16/82
2/16/82	DATE	2/16/82
3/16/82	DATE	3/16/82
4/16/82	DATE	4/16/82
5/16/82	DATE	5/16/82
6/16/82	DATE	6/16/82
7/16/82	DATE	7/16/82
8/16/82	DATE	8/16/82
9/16/82	DATE	9/16/82
10/16/82	DATE	10/16/82
11/16/82	DATE	11/16/82
12/16/82	DATE	12/16/82



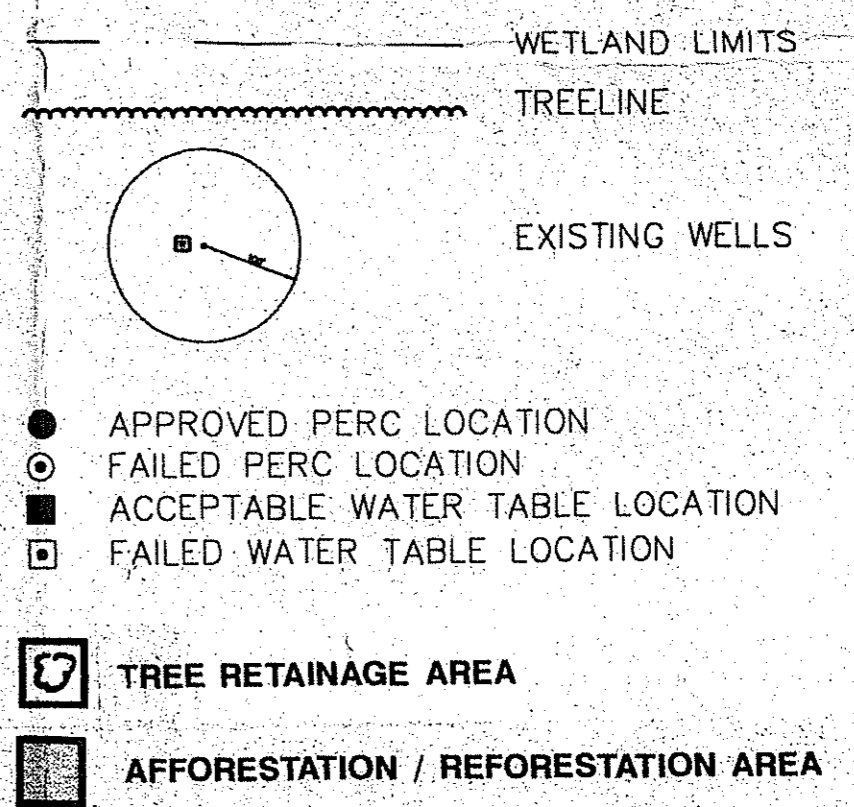
Avenshire Subdivision
M-NCP&PC Preliminary Plan No. 1-89236
Summary

Phase I (requested for approval by this plan)
29 lots as approved by MCHD for septic & lots pending MCHD septic approval

Phase II (for future approval, not included in this plan)
75 lots pending MCHD septic approval

OWNER / DEVELOPER
POTOMAC INVESTMENT ASSOCIATION
500 WEST DIAMOND AVENUE
GATHERSBURG, MD 20878
CONTACT: CHARLIE BARBOT
PHONE: 301-670-4000

- GENERAL NOTES:
- BOUNDARY SURVEY BY KAMBER ENGINEERING, MARCH 1986.
 - AERIAL PHOTOGAMMETRY BY MAPPING ASSOCIATES, EASTON, MD, FEBRUARY, 1990.



- # A/R METHOD**
- Selective clearing and supplemental planting on site.
 - Onsite afforestation or reforestation, if economically feasible, using transplanted or nursery stock that is greater than 1.5 inches in diameter measured at 4.5 feet above the ground.
 - Onsite afforestation or reforestation using whip and seedlings.
 - Designation of areas under an approved landscaping plan that establishes a forest at least 35 feet wide and covering 2,500 square feet of area.



I HEREBY CERTIFY TO THE ACCURACY AND LOCATION OF THE SEPTIC SYSTEM TESTS INDICATED ON THIS PLAN OF SUBDIVISION.

Date: 9/13/91

Joseph Francis Hughes
Registered Land Surveyor
Maryland No. 4930



Joseph Francis Hughes
Professional Engineer
No. 114635

RE-2 LOTS
AVENSHIRE
SUBDIVISION OF PARCEL P. 375 L. 8501, F. 382,
TAX MAPS J341, J3561, J3562
OWNER: SECTION DISTRICT NO. 18
MONTGOMERY COUNTY, MARYLAND

CONCEPT FOREST CONSERVATION PLAN

kamber engineering
civil, environmental, surveying
818 W. Diamond Ave.
Gathersburg, Md. 20878
(301) 640-1000

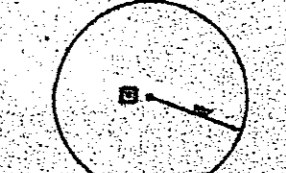
PRINTED
MAR 18 1992
KAMBER ENGINEERING

PLAN SCALE: 1" = 100'



- GENERAL NOTES:
- BOUNDARY SURVEY BY KAMBER ENGINEERING, MARCH 1986.
 - AERIAL PHOTOGRAMMETRY BY MAPPING ASSOCIATES, EASTON, MD. FEBRUARY, 1990.

--- WETLAND LIMITS
 - - - TREELINE



○ EXISTING WELLS

- ☐ TREE RETAINANCE AREA
- AFFORESTATION / REFORESTATION AREA
- A/R METHOD

selective clearing and supplemental planting on site;
 on-site afforestation or reforestation, if economically
 feasible, using transplants or nursery stock that is
 greater than 1.5 inches in diameter measured at 1.5 feet
 above the ground.

on-site afforestation or reforestation using strip and seed-
 ing stock;

landscaping of areas under an approved landscaping plan
 that establishes a fence at least 30 feet wide and
 covering 2,500 square feet of area;

- APPROVED PERC LOCATION
- FAILED PERC LOCATION
- ACCEPTABLE WATER TABLE LOCATION
- ☐ FAILED WATER TABLE LOCATION

P. 430
 KATHLEEN SMITH et al
 L. 4738 F. 211

P. 715
 JOHN F. O'CONNELL
 L. 1451 F. 367

P. 841
 FRED JOINER
 L. 5460 F. 717

P. 808
 BENARD PRZYWARA
 L. 6540 F. 602

P. 782
 RUSSEK DOMINIQUE
 L. 5992 F. 812

P. 655
 W.T. MARTIN
 L. 3265 F. 065

P. 709
 W.T. MARTIN
 L. 3265 F. 065



#1-89236 Avenue

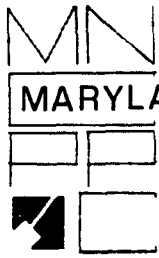
owner: Charlie Barpot Assn
Potomac Investment Assn
806 West Diamond Ave
Gaithersburg, MD 20878
(301) 670-4020

Engineer: Richard Kehr
Kamber Engineering
818 W. Diamond Ave
Gaith. 20878

attny: Barbara Sears in over Blocker

Review Feb 24th

- No HPC comments
before (written)
on Cherry Grove
- owner of Out lot
Not Cherry Grove



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20907

FROM: Subdivision Office - M-NCPPC

NAME: Avenshire

FILE NO.: 1-89236

Enclosed please find the information checked below. This material will be discussed at the Subdivision Review Committee Meeting of FEB. 24, 1992 (no meeting scheduled if blank).

- New preliminary plan application with supporting material as appropriate
- Supporting material for previously reviewed preliminary plan
- Revised preliminary plan drawing
- New pre-preliminary plan application

Lee Miller
Joe Hughes
at Kamber
Engineering
840-1030

project	90115.06	date	SEPT 1991
illustration	QMM/CLM	engineering	CLM
scale	"=100'	approved	JFT

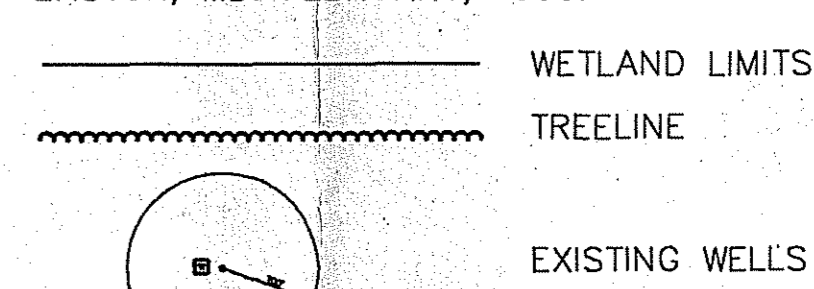
no.	description	date

RE-2 LOTS
AVENSHIRE
 SUBDIVISION OF PARCEL P. 375 L. 6301, F. 382,
 TAX MAPS J784, J786, J788
 CONEY ELECTION DISTRICT NO. 8
 MONTGOMERY COUNTY, MARYLAND
PRELIMINARY SUBDIVISION PLAN

kamber engineering
 civil
 818 W. Diamond Ave.
 Gaithersburg, Md. 20878
 (301) 940-1030



- GENERAL NOTES:
- BOUNDARY SURVEY BY KAMBER ENGINEERING, MARCH 1986.
 - AERIAL PHOTOGRAMMETRY BY MAPPING ASSOCIATES, EASTON, MD. FEBRUARY, 1990.



- APPROVED PERC LOCATION
- FAILED PERC LOCATION
- ACCEPTABLE WATER TABLE LOCATION
- FAILED WATER TABLE LOCATION

PRINTED
 JAN 9 1992
 KAMBER ENGINEERING

PLAN SCALE: 1" = 100'

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 RUSSEL DOWNHOUR
 5982 F. 813

P. 808
 BERNARD PRZYWARA
 L. 6640 F. 660

P. 709
 W.T. MARTIN
 L. 3265 F. 065

P. 655
 W.T. MARTIN
 L. 3265 F. 065

P. 830
 L. PROPOSED
 SPRING LAWN FARM
 SUBDIVISION

EDNOR WOODS
 LOT 6
 STEPHEN POWELL

EDNOR WOODS
 LOT 4
 PAUL W. & B.S. JOHNSON

EDNOR WOODS
 LOT 7
 JAMES W. MICKEL

EDNOR WOODS
 LOT 5
 TIMOTHY LYONS

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20907

FROM: Subdivision Office - M-NCPPC

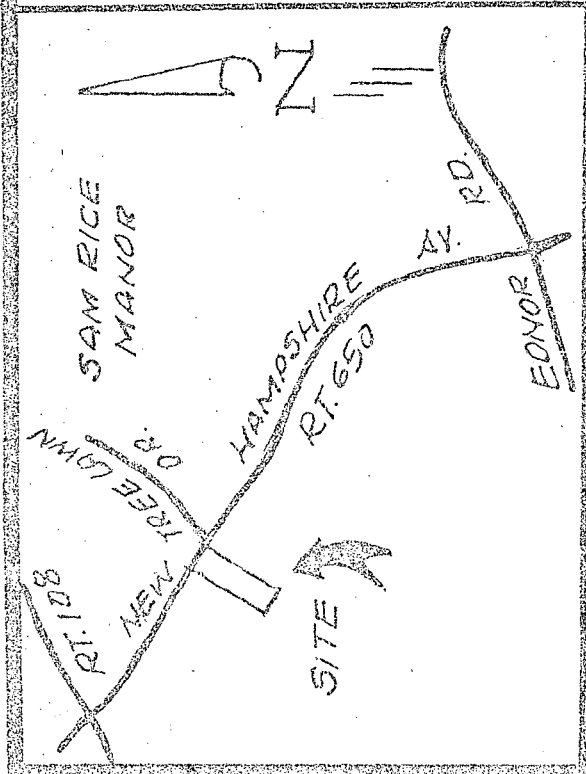
NAME: Ashton Manor

FILE NO.: 1-87126

Enclosed please find the information checked below. This material will be discussed at the Subdivision Review Committee Meeting of May 11, 1987 (no meeting scheduled if blank).

- New preliminary plan application with supporting material as appropriate
- Supporting material for previously reviewed preliminary plan
- Revised preliminary plan drawing
- New pre-preliminary plan application

28/9
Cherry brown



VICINITY MAP
1" = 2000'



MONTGOMERY COUNTY COUNCIL

100 Maryland Avenue
Rockville, Maryland 20850

11/86

Bobbi
FY1 - ~~at its 6/30/86~~
Meeting the Commission
Set aside 2/3's of Budget
its \$15,000 to cooperate
to programs. Justin

~~Bobbi Hahn~~



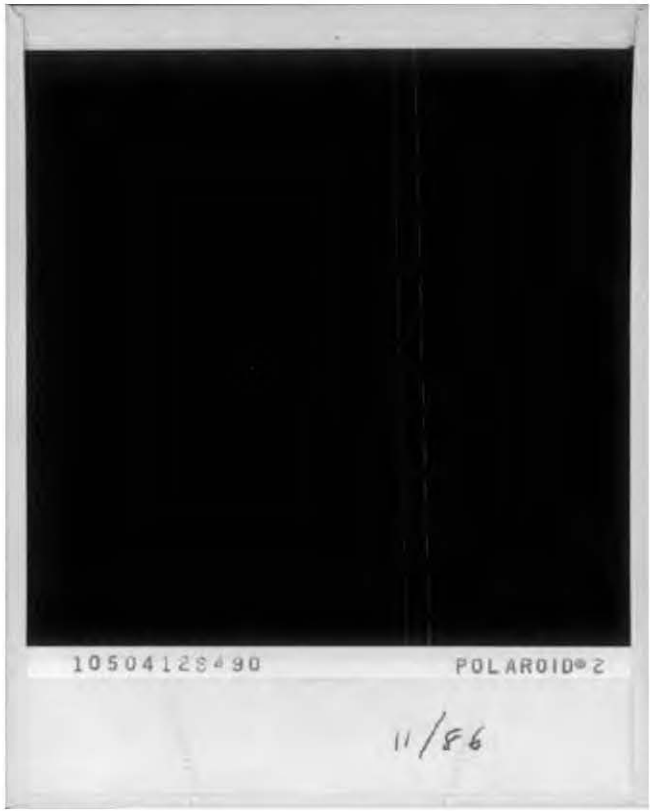


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POLAROID®2

across field
from rear of house 11/86



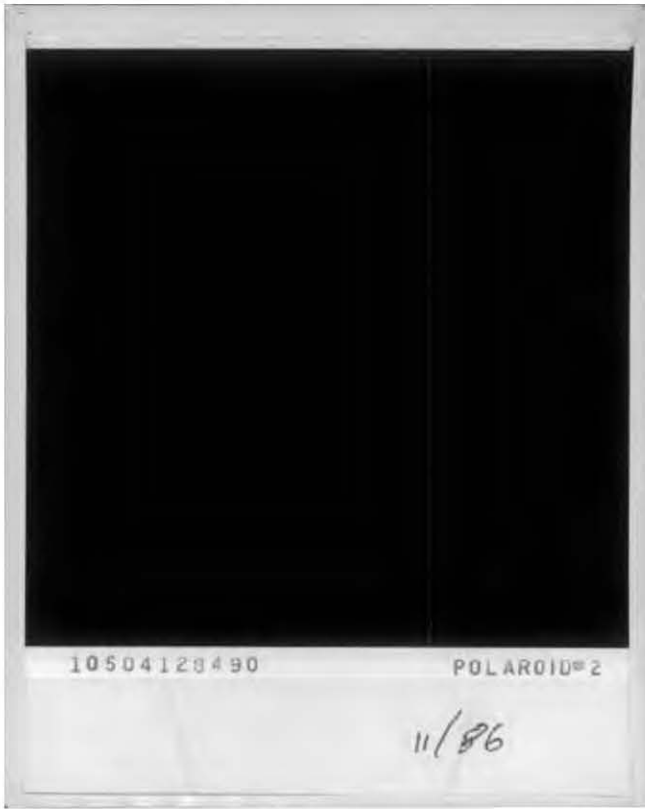


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POLAROID® 2

11/86



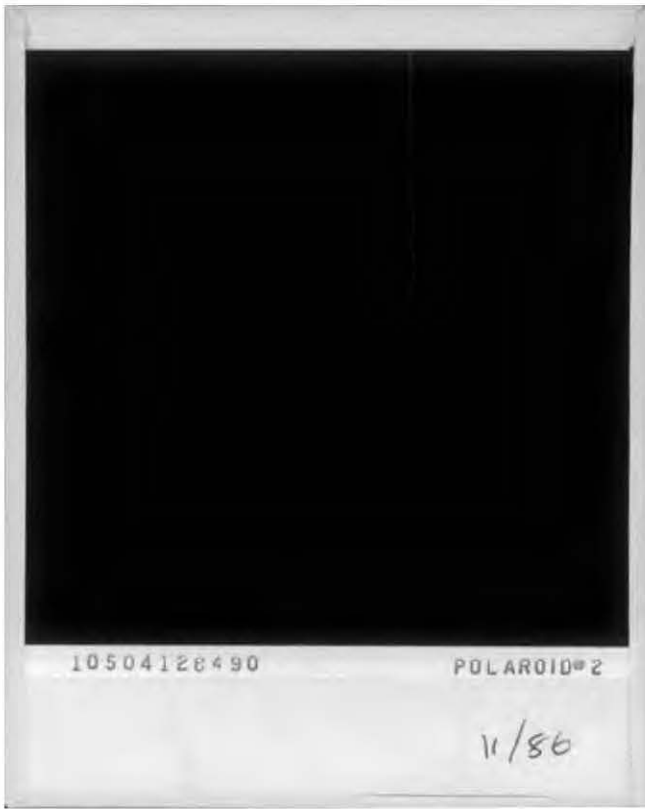


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POLAROID® 2

11/86





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POLAROID® 2

11/86





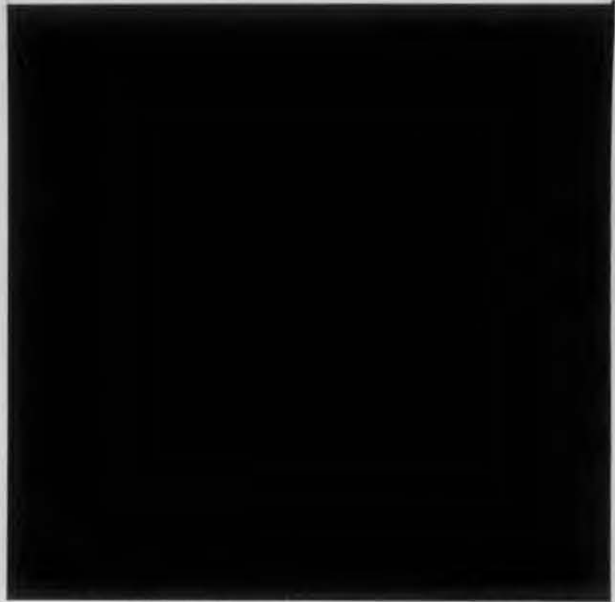
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POLAROID® 2

house from
road

11/86





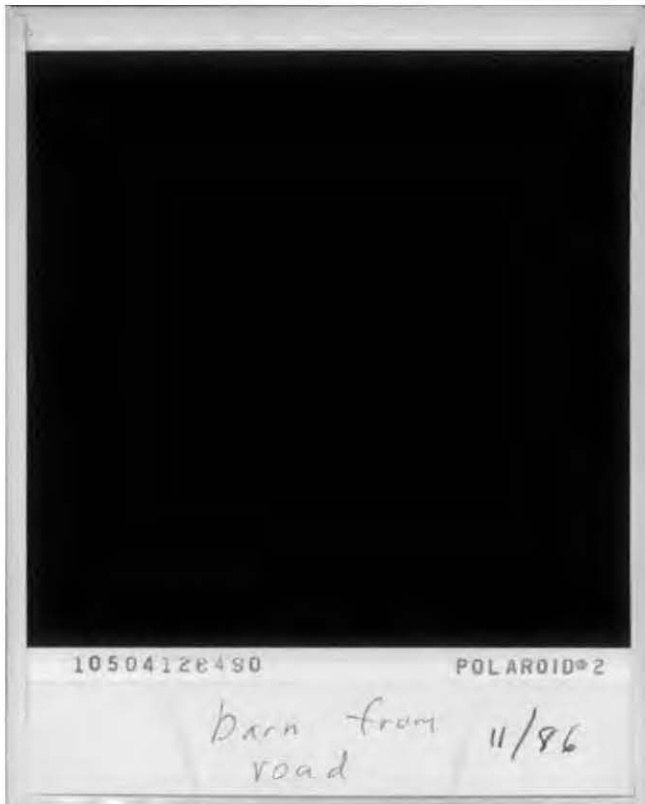
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POLAROID® 2

toward road
from drive

11/86





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POLAROID®2

Barn from 11/86
road