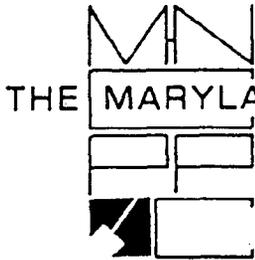


19/13-1-95A

Madeline V. Waters House

4-14-95
KINDYCKEE



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 4/14/95

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, ^{PH}Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved for 387A site Denied

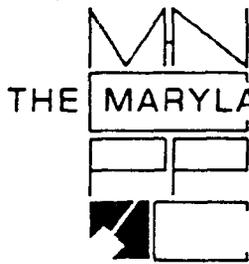
Approved with Conditions: _____

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: Dennis Kellee & W.K. Trannell, Jr.

Address: c/o Frederick Taylor

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 4/14/95

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus¹⁰⁷, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

Please take the enclosed stamped drawings with you or bring in your permit sets for HPC stamp. - Robin Zick



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-6370

Historic Preservation Commission
 (301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # Part of Tax Account # 02-00030110
 CONTACT PERSON _____
 DAYTIME TELEPHONE NO. () _____
 NAME OF PROPERTY OWNER Dennis Keller and W. K. Trunell, Jr.
 DAYTIME TELEPHONE NO. () _____
 ADDRESS C/O Frederick R. Taylor, 8134 Old Keene Mill Rd. #303, Springfield, VA 22152
CITY STATE ZIP CODE
 CONTRACTOR N/A TELEPHONE NO. () _____
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER Frederick R. Taylor DAYTIME TELEPHONE NO. (703) 569-6550 *[Signature]*

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 2001 STREET Darnestown-Germantown Rd.
 TOWN/CITY _____ NEAREST CROSS STREET Wisteria Drive
 LOT _____ BLOCK _____ SUBDIVISION _____
 LIBER 538 FOLIO 366 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: Construct Extend Alter/Renovate Repair Move Wreck/Raze Install Revocable Revision
 CIRCLE ALL APPLICABLE: A/C Slab Room Addition Porch Deck Fireplace Shed Solar Woodburning Stove Fence/Wall (complete Section 4) Single Family Other _____
 1B. CONSTRUCTION COST ESTIMATE \$ _____
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 () WSSC 02 () SEPTIC 03 () OTHER _____
 2B. TYPE OF WATER SUPPLY 01 () WSSC 02 () WELL 03 () OTHER _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT _____ feet _____ inches
 3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:
 On party line/property line _____ Entirely on land of owner _____ On public right of way/easement _____

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

Signature of owner or authorized agent _____ Date 3/22/95

APPROVED For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature *[Signature]* Date 4/14/95

APPLICATION/PERMIT NO: 950322010/ DATE FILED: _____ DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" X 17". Plans on 8 1/2" X 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. **An existing and a proposed elevation drawing of each facade affected by the proposed work is required.**

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

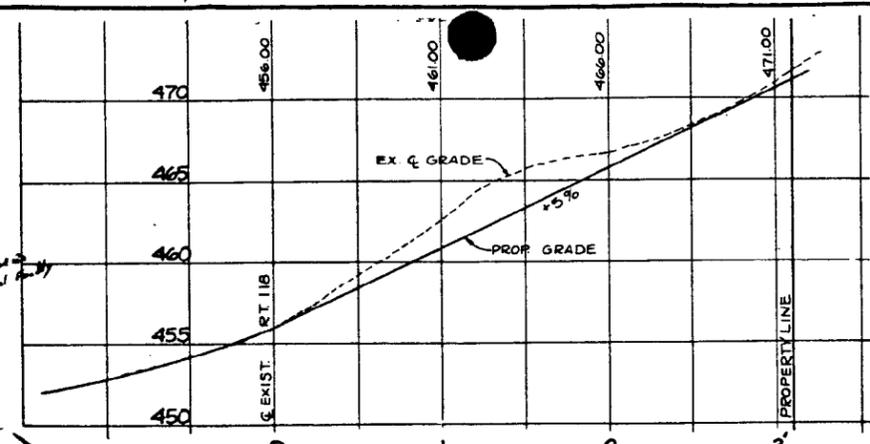
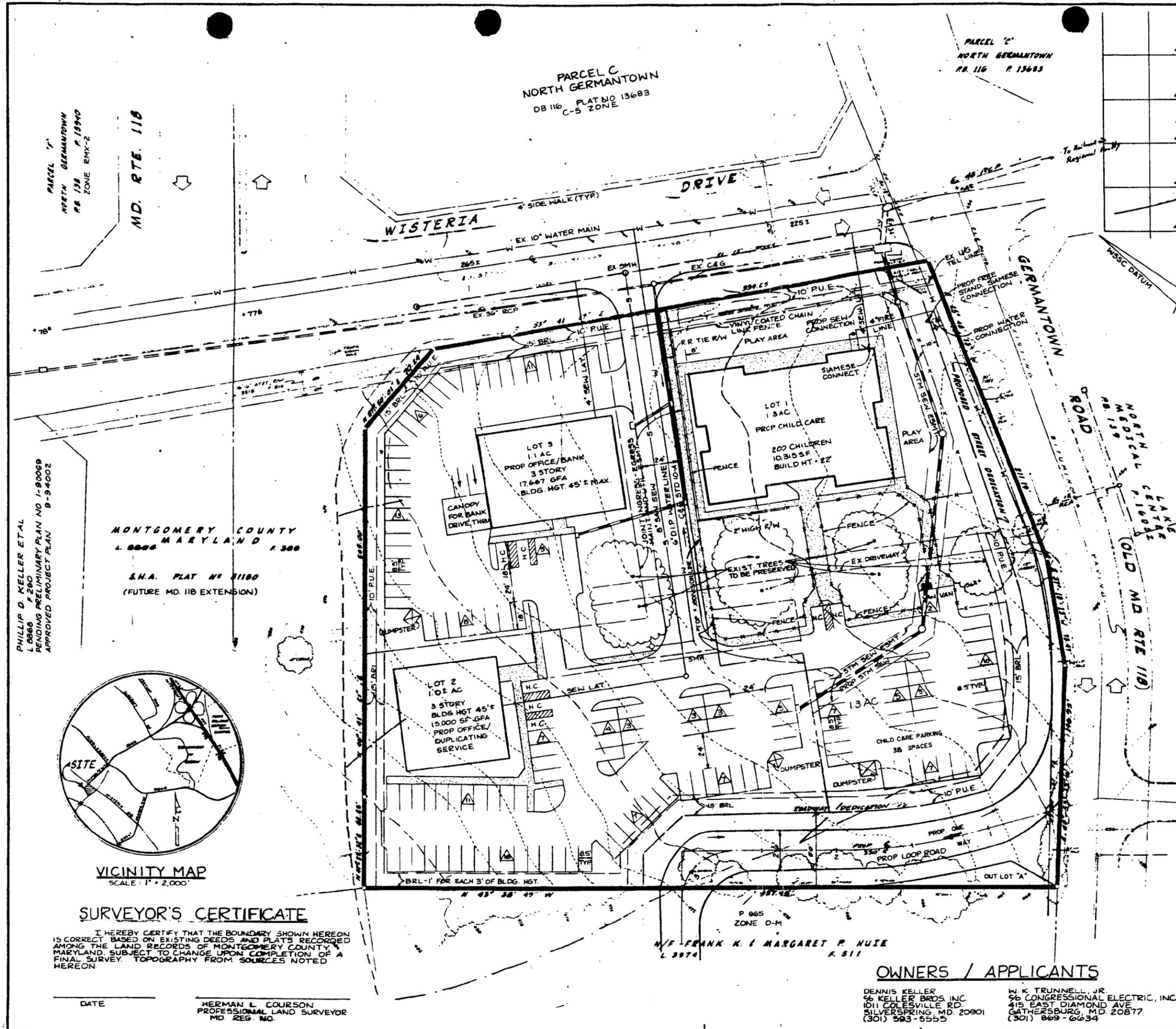
6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (279-1355).

Please print (in blue or black ink) or type this information on the following page. Please stay within the guides of the template, as this will be photocopied directly onto mailing labels.



PROFILE - PROPOSED LOOP ROAD
 SCALE: VERT. - 1"=5'
 HORIZ. - 1"=50'

- NOTES**
- 2' CONTOUR TOPOGRAPHY, AS SHOWN, WAS OBTAINED FROM FIELD SURVEY PREPARED BY JOHN H. MOGOVERN, DATED AUGUST, 1989.
 - DEVELOPMENT TABULATION:

ZONING:	O-M
SITE AREA:	3.87 AC (168,864 S.F.)
ROAD DEDICATION:	.52 AC (22,850 S.F.) ±
NET SITE AREA:	3.35 AC (145,926 S.F.) ±
BLDG. COVERAGE:	21,886 S.F. (15%) PROP.
	80% MAX. PERMITTED
BLDG. HEIGHT:	5 STORES PROP.
	5 STORES MAX. PERMITTED
FLOOR AREA RATIO:	PERMITTED: 1.5
	PROPOSED: 0.255
PARKING AREA RATIO:	
REQUIRED:	
CHILD CARE:	200 CHILDREN @ 1/8 CHILDREN - 34 SPACES
OFFICE GENERAL (INCLUDING BANK):	25,267 S.F. @ 3/1000 = 76
RETAIL DUPLICATE SVC.:	7,400 S.F. @ 5/1000 = 37
TOTAL PARKING REQUIRED:	147 SPACES
PARKING PROVIDED:	147 SPACES
 - THIS SITE IS PART OF SITE NO. 19-13-1 DESIGNATED BY THE MASTER PLAN FOR HISTORIC PRESERVATION.
 - THE DEVELOPMENT OF THIS SITE IS NOT CONTINGENT ON ANY CIP.
 - THIS SITE IS THE SUBJECT OF AN APPROVED NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION MAP, MINCPAP # 4-94-122.
 - STORMWATER MANAGEMENT WAIVER OF ON SITE STORMWATER MANAGEMENT PREVIOUSLY GRANTED.
 - GREEN AREA: REQUIRED: 10% OR 14,580 S.F. PROVIDED: 40% ±
 - WATER AND SEWER CATEGORY: 3
 - PLANNING AREA: 19, GERMANTOWN AND VICINITY
 - TRANSPORTATION POLICY AREA: GERMANTOWN TOWN CENTER
 - WATER SHED: GREAT SENECA CREEK (CLASS I)
 - SERVICING UTILITIES COMPANIES: WATER AND SEWER: WSSC; ELECTRIC: PEPCO; NATURAL GAS: WASHINGTON GAS; TELEPHONE: BELL ATLANTIC; CABLE: MONTGOMERY CABLE.

APPROVED
 Montgomery County
 Historic Preservation Commission

John D. Zed 4/19/95

STATE OF MARYLAND
 DONALD D. BICKLEY
 #19742
 REGISTERED PROFESSIONAL ENGINEER

REV. 3-6-95
 TAX MAP BU 342
 W.S.S.C. 227 NW 13

PRELIMINARY PLAN OF SUBDIVISION
KIT DEVELOPMENT PROPERTY
 LIBER 6868 FOLIO 290
 GERMANTOWN
 2ND ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

	SPRINGFIELD ENGINEERING CORPORATION, PC ENGINEERS PLANNERS SURVEYORS 1208 BEVELS BEACH ROAD WOODBRIDGE, VIRGINIA 22191 (703) 696-7534		Designed W.C.B.	Drawn
	Date	Scale		
	2-1-95	1"=50'		
	Job No. 1076.004	Sheet 1 of 1		

PHILLIP D. KELLER ETAL
 L 0866
 PENDING PRELIMINARY PLAN NO. J-90069
 APPROVED PROJECT PLAN B-9-4002

MONTGOMERY COUNTY
 LIBER 6866 MARYLAND 1300
 S.H.A. PLAT # 1110
 (FUTURE MD. 118 EXTENSION)



VICINITY MAP
 SCALE: 1"=2,000'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARY SHOWN HEREON IS CORRECT BASED ON EXISTING DEEDS AND PLATS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SUBJECT TO CHANGE UPON COMPLETION OF A FINAL SURVEY. TOPOGRAPHY FROM SOURCES NOTED HEREON.

DATE _____ HERMAN L. COURSON
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. _____

W/F FRANK K. I. MARGARET P. NUZE
 L 3974 A. 511

OWNERS / APPLICANTS

DENNIS KELLER
 56 KELLER BROS. INC.
 101 COLESVILLE RD.
 SILVERSPRING, MD. 20901
 (301) 593-5555

W. K. TRUNNELL, JR.
 56 CONGRESSIONAL ELECTRIC, INC.
 415 EAST DIAMOND AVE.
 GATHERSBURG, MD. 20877
 (301) 869-6634

MACRIS, HENDRICKS, AND GLASCOCK, P.A.
ENGINEERS • PLANNERS • SURVEYORS

19/13-1

FACSIMILE TRANSMITTAL SHEET

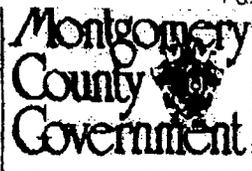
TO: Robin Ziek FROM: Julie Lorer
 COMPANY: MNCPPC DATE: 10-28-98
 FAX NUMBER: 301-495-1307 TOTAL NO. OF PAGES INCLUDING COVER: 3
 PHONE NUMBER: SENDER'S REFERENCE NUMBER:

RE: Wisteria Business Park YOUR REFERENCE NUMBER:

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE F.Y.I.

NOTES/COMMENTS:

Robin,
Please let me know
if you need anything else.
Thank You!
Julie



Division of Development Services and Regulation
250 Hungerford Drive, Rockville, Maryland 20850
(301) 217-6370

Historic Preservation Commission
(301) 495-4570 563-2400

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON _____
 DAYTIME TELEPHONE NO. () _____
 TAX ACCOUNT # Part of Tax Account # 02-00030110
 NAME OF PROPERTY OWNER Dennis Keller and W. K. Trunell, Jr. DAYTIME TELEPHONE NO. () _____
 ADDRESS C/O Frederick R. Taylor, 8134 Old Keene Mill Rd. #303, Springfield, VA 22152
CITY STATE ZIP CODE
 CONTRACTOR N/A TELEPHONE NO. () _____
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER Frederick R. Taylor DAYTIME TELEPHONE NO. (703) 569-6550

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 2801 STREET Darnestown-Germantown Rd.
 TOWN/CITY _____ NEAREST CROSS STREET Wisteria Drive
 LOT _____ BLOCK _____ SUBDIVISION _____
 LIBER 53B FOLIO 366 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CONSTRUCT Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
 1B. CONSTRUCTION COST ESTIMATE \$ _____
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 () WSSC 02 () BEPTIC 03 () OTHER _____
 2B. TYPE OF WATER SUPPLY 01 () WSSC 02 () WELL 03 () OTHER _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT _____ feet _____ inches
 3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:
 On party line/property line _____ Entirely on land of owner _____ On public right of way/easement _____

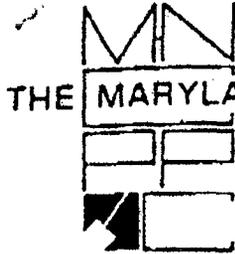
I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

Signature of owner or authorized agent _____ Date 3/22/95

APPROVED _____ For Chairperson, Historic Preservation Commission
DISAPPROVED _____ Signature _____ Date 4/18/95

APPLICATION/PERMIT NO: 9503220101 DATE FILED: _____ DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 4/14/95

MEMORANDUM

TO: Robert Hubbard, Chief
 Division of Development Services and Regulation
 Department of Environmental Protection (DEP)

FROM: Gwen Marcus, ^{JMC} Historic Preservation Coordinator
 Design, Zoning, and Preservation Division
 M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

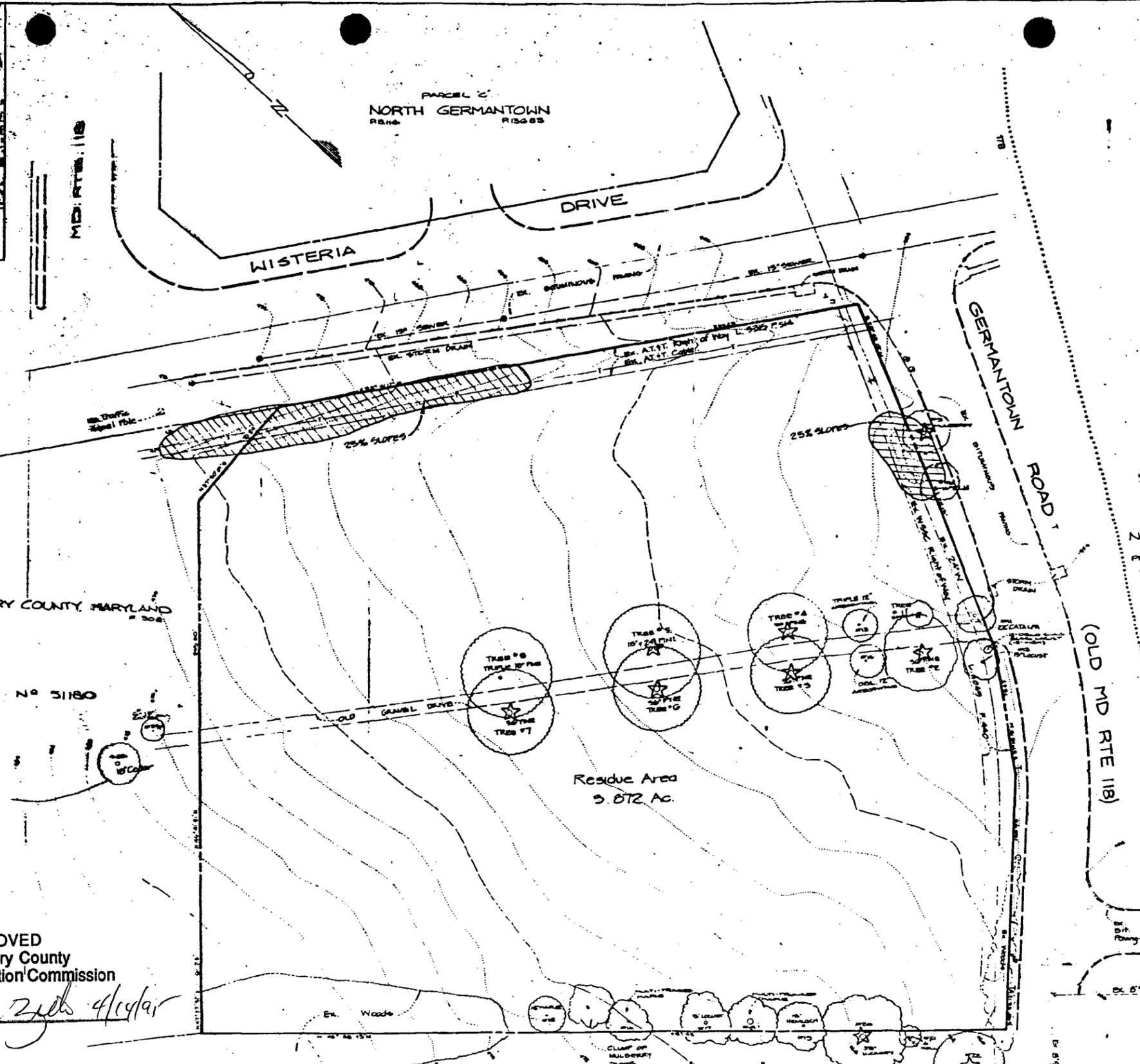
Approved for 3.87 Ac site Denied
 Approved with Conditions: _____

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Dennis Kellee & W.K. Trunell, Jr.

Address: c/o Frederick Taylor

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



- NOTES**
1. 2' contour topography, as shown, obtained from field survey prepared by John H. McGovern, dated August, 1989.
 2. This site, known as the Waters Estate, is located on Map No. 7 of the MNC&PC Locational Atlas of Historic Sites and is part of Site No. 19-13, Germantown Historic District.
 3. Soil classifications indicated hereon have been reproduced from the Montgomery County Soil Survey, sheet no. 12.
 4. There are no 100 year flood plains affecting this site.
 5. The areas of 25% slopes present on the subject site are indicated hereon. Their presence is the result of adjacent road construction.
 6. Reference Guardian Tree Experts letter, dated August 15, 1989, for condition and health of the significant trees locate on the site.
 7. THERE ARE NO WETLANDS, STREAMS, OR FLOODPLAINS PRESENT ON THIS SITE.

GUARDIAN TREE EXPERTS
 1400 PARKWAY DRIVE • GREENVILLE, MARYLAND 20886 • PHONE 801-0000
 Checked and Approved This Report by John H. McGovern

August 15, 1989
 Johnson & Johnson Architects
 ARCH: John A. Ferris
 ROCKHAWK OFFICE PARK
 1434 EAST GULDS, SUITE 302
 ROCKVILLE, MD 20850-3104
 Dear Mr. Ferris:

My recommendations for treatment of the trees on the Waters property east of relocated Route 118 are as follows:
 Tree #1 as shown on the site plan is no longer there.
 Tree #2 Eastern White Pine is in good vitality and if the top of the grading slope for old Route 118 widening can be kept 25 feet from the trunk of the tree it should be saved.
 The Arborvitae not shown on the plan are in poor condition and should be removed.
 Tree #3 Eastern White Pine - Save with treatment of general recommendations.
 Tree #4 Eastern White Pine - Save with treatment of general recommendations. In addition, I suggest relocation of 1 parking space within the drip line. A support cable should be installed to F.A.A. specifications.
 Tree #5 Eastern White Pine - Save with treatment of general recommendations.
 Tree #6 Eastern White Pine - Save with treatment of general recommendations. The parking space should be relocated.
 Trees #7 and #8 Eastern White Pines - Tree #7 is severely stressed and in my opinion will not survive the environmental impact of the construction. The proximity of the two trees has caused the death and stunting of branches on the side of tree #7 facing the residence and adjoining site. Both trees should be removed.

General Recommendations
 All of the trees to be saved should be pruned for prominent dead wood and lower branches removed to provide ground clearance of approximately 15 feet. This should be accomplished by raising some branches to the trunk and underpinning where large leads have their origin close to the ground.
 Where grape vines have invaded the trees the vines can be cut at the base, preferably near dormant, so that the dead leaves will not be unsightly.
 Equipment for brush clearing under the trees should be limited to a small tractor such as a "Bob cat" with minimum soil compaction and disturbance of the trees. Immediately after clearing the drip line area should be mulched and fenced to prevent access of vehicles or storage of excavation material.
 The first appropriate season after clearing spring or fall the trees should be fertilized with a slow release liquid fertilizer.
 In construction of the 19' masonry open joint brick or clay bedded in sand laid on grade will absorb the soil moisture and permit permeation of air and water. Any benches under the trees should be set on the same construction.

My qualifications are as follows: licensed tree expert, State of Maryland, member of the American Society of Consulting Arborists, member of ISA education, University of Maryland; Chief, Tree Division, Montgomery County, Maryland, 18 years; commercial arborist, 15 years.

Sincerely,
 JOHN H. MCGOVERN
 President

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 ENVIRONMENTAL PLANNING DIVISION

APPROVED

APPROVED BY: [Signature]
 DATE: 8-15-89

APPROVED
 Montgomery County
 Historic Preservation Commission
 [Signature]

NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION CERTIFICATION
 I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING STATE AND COUNTY FOREST CONSERVATION LEGISLATION.
 DATE: 8/15/89
 JOHN DOUGLAS STEVENS
 RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD DEPT. OF NATURAL RESOURCES

N/F FRANK K. & MARGARET P. HUIE
 L. 3074 F. 511

SOILS LEGEND
 17B Occoquan clayey loam, 3 to 8% slopes

OWNERS/APPLICANTS
 KELLER BROTHERS, INC. 1311 COLLEGE WALK RD., 218 1B7
 L. W. TRONNELL, INC. 44 CONGRESS ST. ELECTRIC, INC. 415 EAST DARRING AVE.
 GUYTON BROS. & SONS, INC. 20077 GUYTON RD., GUYTON, MO 65032

TAX MAP EU342 U.S.S.C. 227 LW13
NATURAL RESOURCE INVENTORY / FOREST STAND DELINEATION PLAN
K & T DEVELOPMENT PROPERTY
 SOUTH PARCEL - PARCEL 203
 GERMANTOWN
 2ND ELECTION DISTRICT
 MONTGOMERY COUNTY MARYLAND

Macris, Hendricks and Glascock, P.A.
 Engineers • Planners • Surveyors
 Suite 20
 3220 Wightman Road
 Gaithersburg, Maryland
 20879

Designed JCG	Drawn SDS
Date 8/15/89	Scale 1" = 20'
Job No 55-35	Sheet 1 of 1

1301670-0540

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: MD Route 118 & Wisteria Drive
Germantown

Meeting Date: 4/12/95

Resource: Madeline V. Waters House

Review: HAWP

Case Number: 19/13-1-95A

Tax Credit: No

3.87 A - gross

Public Notice: 3/29/95

Report Date: 4/5/95

.52 A roadway
dedication

Applicant: Dennis Keller, W.K. Trunnell, Jr.
[KinderKare, Inc.]

Staff: Robin D. Ziek

3.35 A net

PROPOSAL: Construct new daycare facility

RECOMMEND: APPROVAL

BACKGROUND

The Madeline V. Waters House was designated on the Master Plan for Historic Preservation in 1985 (#19/13-1). The entire parcel of 7.9 acres was designated as the environmental setting for this ca. 1899 Colonial Revival style residence. Madeline V. Waters was the half-sister of the Lloyd Dorsey, the builder of the house, and she lived in this house until the early 1980s. The house was destroyed in 1986 due to arson and the property is now being developed in small parcels.

The present development will utilize 1.3 acres at the corner of Wisteria Drive and Germantown Road, MD Rte 118. This portion of the Madeline V. Waters House site includes the original entry drive off of Germantown Road. The entrance to the driveway is marked by a short allee of white pines consisting of seven stately trees (in 3-1/2 pairs), five of which are on this parcel.

*Amend Report to reflect entire 4[±]A. as shown on site plan (p. 9) of this report)
HPC approves, as all 7 trees will be saved. R02*

STAFF DISCUSSION

This parcel has been purchased by KinderKare, Inc. for the construction of a new daycare facility for 200 children. Staff met on March 2, 1995 with project representatives to discuss the proposal. Some suggestions for changes to the site plan were made at that time which would allow for the retention of the historic allee of trees. The proposal before you reflects the adaptation of the original proposal to include these suggestions. The daycare facility has been moved back on the site towards Wisteria Drive. All of the historic trees will be saved, and incorporated into the playground area.

As the Waters House is gone and only the site remains on the Master Plan, it has been the HPC's policy to be very lenient in their review of new construction projects for the property. Staff feels, therefore, that the primary focus of the HPC review for this property should be preservation of the allee of trees, rather than an architectural review of the new structure. The applicants have worked with staff to accomplish the goal of preserving the allee and should be commended for their cooperation.

①

STAFF RECOMMENDATION

Staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A-8(b)2:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

and with Standard 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.

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON _____
 DAYTIME TELEPHONE NO. () _____
 TAX ACCOUNT # Part of Tax Account # 02-00030110
 NAME OF PROPERTY OWNER Dennis Keller and W. K. Trunell, Jr. DAYTIME TELEPHONE NO. () _____
 ADDRESS C/O Frederick R. Taylor, 8134 Old Keene Mill Rd. #303, Springfield, VA 22152
 CITY STATE ZIP CODE
 CONTRACTOR N/A TELEPHONE NO. () _____
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER Frederick R. Taylor DAYTIME TELEPHONE NO. (703) 569-6550 *[Signature]*

LOCATION OF BUILDING/PREMISE
 HOUSE NUMBER 9001 STREET Darnestown-Germantown Rd.
 TOWN/CITY _____ NEAREST CROSS STREET Wisteria Drive
 LOT _____ BLOCK _____ SUBDIVISION _____
 LIBER 538 FOLIO 366 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
 1B. CONSTRUCTION COST ESTIMATE \$ _____
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. TYPE OF SEWAGE DISPOSAL 01 () WSSC 02 () SEPTIC 03 () OTHER _____
 2B. TYPE OF WATER SUPPLY 01 () WSSC 02 () WELL 03 () OTHER _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 3A. HEIGHT _____ feet _____ inches
 3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:
 On party line/property line _____ Entirely on land of owner _____ On public right of way/easement _____

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

 Signature of owner or authorized agent 3/22/95
 Date

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date _____

(3)

LAW OFFICES
BEAN, KINNEY & KORMAN

A PROFESSIONAL CORPORATION

8134 OLD KEENE MILL ROAD
SPRINGFIELD, VIRGINIA 22152

(703) 589-6500

FACSIMILE

(703) 451-7825

2000 NORTH FOURTEENTH STREET
SUITE 100
ARLINGTON, VIRGINIA 22201

(703) 525-4000
FAX: (703) 525-2207

FREDERICK R. TAYLOR

March 24, 1995

Mr. Joseph Kotwaski
Montgomery County Government
250 Hungerford Drive
Rockville, MD BY FAX 301 217 6381

re: Historic area work permit

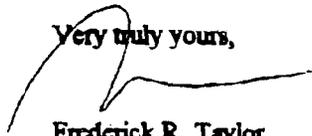
Dear Mr. Kotwaski:

This is intended to supplement the application for the property located at the intersection of Wisteria Drive and Germantown Road.

We propose to construct a day care center at an approximate cost of \$750,000.00.

We are proposing to save a stand of mature pine trees, by incorporating them in the play area.

Very truly yours,



Frederick R. Taylor

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Sugarloaf Centre Limited Partnership
12933 Wisteria Drive
Germantown, Maryland 20874

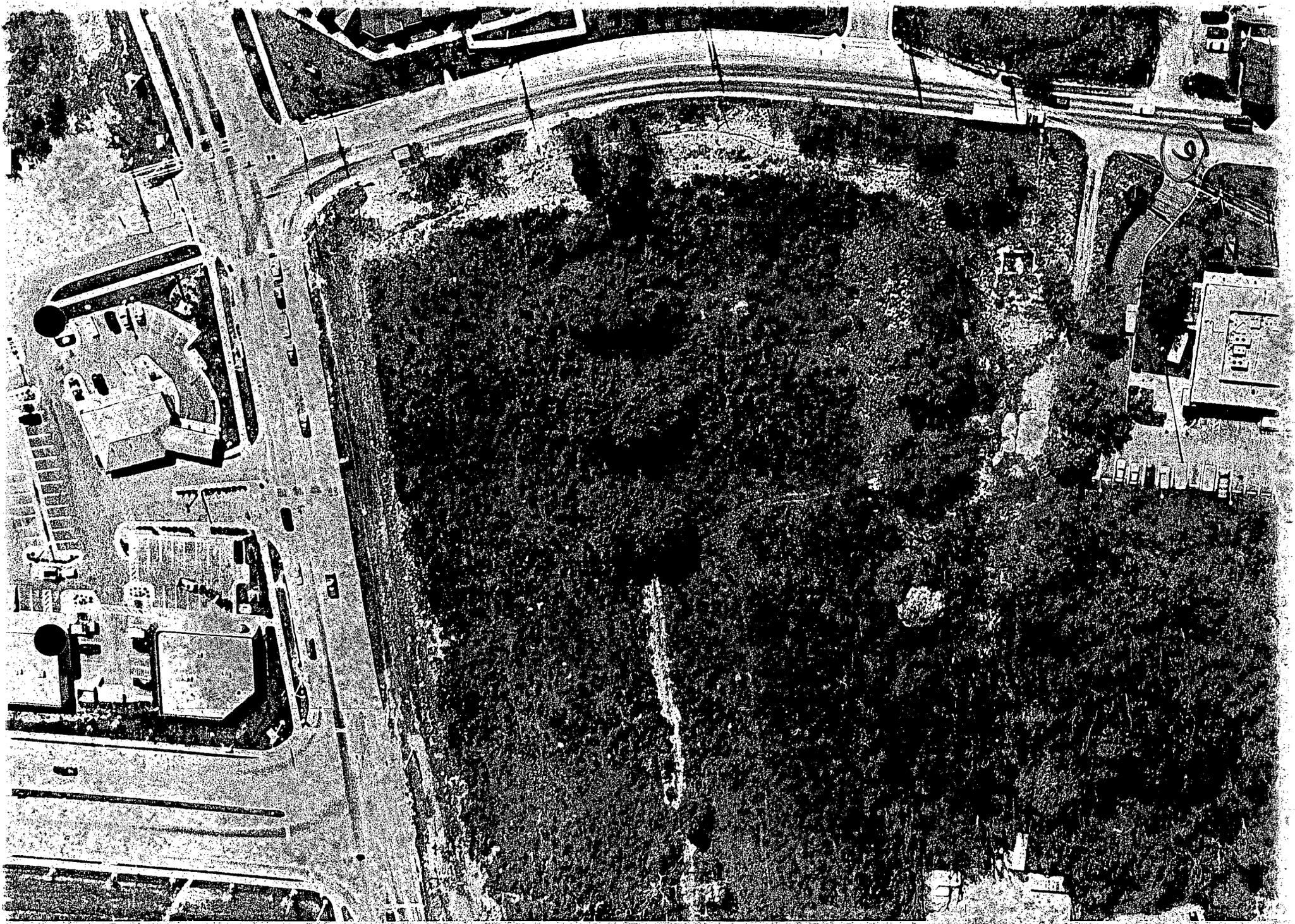
Paul E. McGee, Trustee
17808 Cashell Road
Rockville, Maryland 20853

Philip D. Keller
10111 Colesville Road
Silver Spring, Maryland 20901

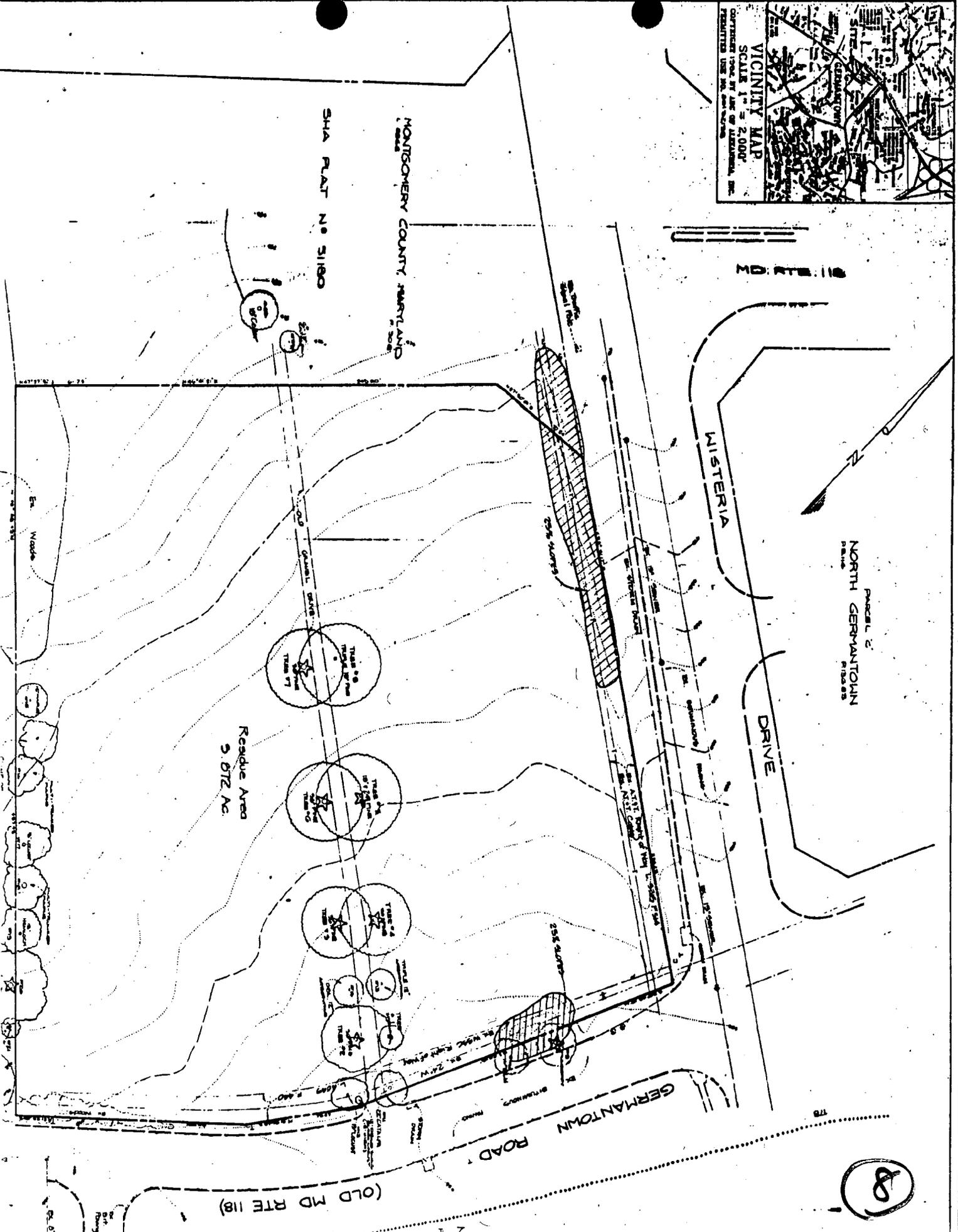
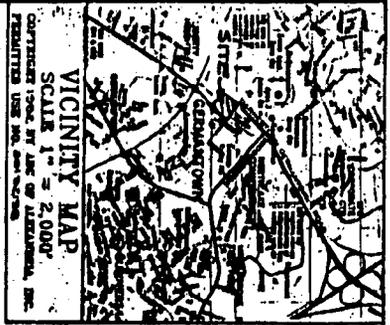
Gunner's Lake Thirteen Limited Partnership
24012 Frederick Road, Suite 100
Clarksburg, Maryland 20871

Martin E. and M. E. Poole
19621 Waters Road
Germantown, Maryland 20874

5







SHA FLAT NO 3180

MONTICOMERY COUNTY MARYLAND

MISTERIA DRIVE

PARCEL C
NORTH GERMAN TOWN
P132083

Residue Area
9.872 Ac.

GERMANTOWN ROAD

(OLD MD RTE 118)

8

PHILLIP D. KELLER ET AL
 L 8866 F 280
 PENDING PRELIMINARY PLAN NO 1-90068
 APPROVED PROJECT PLAN 9-94002

PARCEL 'F'
 NORTH GERMANTOWN
 RA 158 F 18940
 ZONE RMX-2

MD. RTE. 118

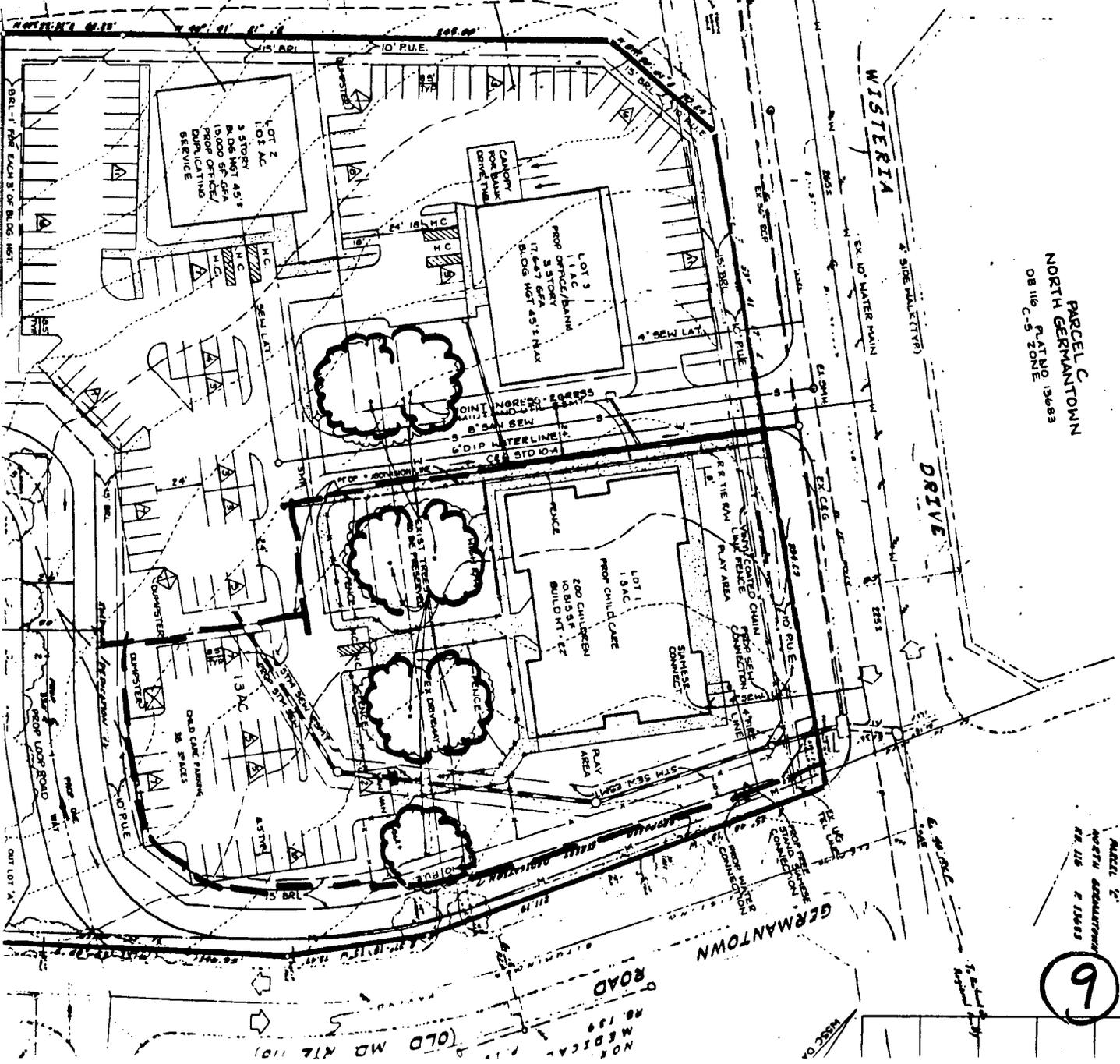
MONTGOMERY COUNTY
 4,800 MARYLAND 1,200
 & 4. PAID AS 7/1/88
 (FUTURE MD 118 EXTENSION)

PARCEL C
 NORTH GERMANTOWN
 RA 116 C-5 ZONE
 OR 116 C-5 ZONE

PARCEL 'E'
 NORTH GERMANTOWN
 RA 116 F 18683

9

VICINITY MAP
 SCALE 1" = 200'









FAX COVER SHEET

Environmental Quality Resources, Inc. (EQR)

Wetland Mitigation • Afforestation and Reforestation • Stormwater Management Systems • Oil-Grit Separators

TO: Gwen Marcus

HISTORIC PRESERVATION MNCPPC

FAX #: 495-1307

FROM: M. BURCHICK

DATE: 2/24/95 TIME: 12:15

OF PAGES INCLUDING COVER: 5

RE: KINDLECREAK - GERMANTOWN

COMMENTS: _____



If you have any questions or problems in transmission, please call (301) 439-2000.

February 1, 1995

Mr. Mark Burchick
Environmental Quality Resources
1738 Elton Road, Suite 310
Silver Spring, MD 20903

WRITTEN FOR
PAM ROWS
MUNICIPAL ENVIRONMENTAL
PLANNING

**RE: Kindercare Site at Germantown
Specimen Tree Issues**

Dear Mark:

The following list, in descending order of preference, are tree concerns that I would like you to evaluate regarding the possibility for saving individual specimen white pines at the Kindercare site. As we discussed in the field, seven mature white pines occur to form an allee. I would appreciate if you could evaluate site plan modifications that would incorporate groupings of the existing pines into the plan. If this is not possible, please itemize site plan constrictions which prevent this.

My second preference, if a grouping of trees cannot be saved, is to try to retain one or two of the individual white pines, and plant larger nursery stock white pines on the opposite side of the proposed sidewalk (as per the conceptual site plan that you showed me). I would hope that over time these planted pines could emulate the original condition and soften the negative view of the suppressed side of the larger pines.

If site plan constrictions prevent this action, then I would allow you to propose a proffer package of on-site and/or off-site plantings to compensate for approval to remove the white pines.

As a deliverable to assist you, I am gathering information related to the dedicated public need access for railway transit. Because it is still conceptual, we may be able to get that element removed from the plan, thereby allowing more flexibility in your footprint for design and subsequently allowing for enhanced tree save measures.

Thank you for our field visit, and I trust we can cooperate for both the interests of the land developer and the county.

Sincerely,

Pam Rowe
MN-CPPC

January 31, 1995

Mr. Bruce Kidwell
Three Skyline Place
5201 Leesburg Pike, Suite 1109
Falls Church, VA 22041

**RE: White Pines Specimen Trees
Kindercare**

Dear Mr. Kidwell:

At your request we met in the field with Pamela Rowe of the Environmental Division of the M-NCPPC. Attached is her response letter resulting from our field meeting. We would like you to work with your engineering firm to determine means of preserving, if possible, groupings of the white pines. Based on field conditions it is imperative that we honor a minimum 30-foot critical root zone for any pine that may be considered for preservation. This tree protection area must not be violated. If you cannot honor this prescription, cite why, and we will proffer other options in order to help you. To that end, we have attached a copy of your conceptual site plan that shows Ms. Rowe's preferences for tree save.

If it is determined that site constrictions inhibit our ability to save any of the white pines or a combination of selective protection and planting, Ms. Rowe expressed willingness to pursue a proffer package.

As a separate issue we are preparing your forest conservation plan which includes a forest conservation worksheet. This worksheet dictates the terms for forest retention and/or afforestation requirements. We will incorporate any proffer package into plan approval requirements that you might have. First and foremost, we will make sure you get quarter credits for the landscape plan ($\frac{1}{4}$ credit for landscape materials up to 20% of aff/reforestation requirements as determined by square footage of mature canopy and 1:1 credit for all specimen trees 24 inches diameter or greater where root zone is protected or square footage of saved trees are incorporated into retention areas if area is 10,000 square feet or larger). Because your site is not conducive for woodland buffers, any afforestation requirements or compensation for white pines removed, will most likely come in the way of enhancement to off-site existing natural areas most likely in the Seneca Creek watershed.

As a proffer, we may be pushed to plant a few acres of woodlands (most likely along denuded stream corridors). To give you some sense of cost, EQR typically charges between \$4,000 and \$5,000 per acre of reforestation planting. That figure however does not include any preparatory work or maintenance. It is not appropriate at this time to go any further with a proffer package unless we go through the other procedures. We realize that you want to fast-track this project, and Ms. Rowe indicated that she would take a position on this issue by February 10, assuming we have done our homework.

Sincerely,

Mark Burchick
Natural Resources Management

cc: file
Enc.

MF/21-31100

KinderCare / NTW

3-2-95

Attendees

Robin Zerk	M-NCPPC	495-4570
MARK BURCHICK	ERR, INC.	439-2000
W.C. McGINTY	SPRINGFIELD ERG	703-690-2554
BRUCE RIDWELL	KINDER-CARE	703-824-7787
DENNIS KELLER	K&T DEVELOPMENT	301-593-5555
Fred Taylor	Kudvaone	703-569-6880
JOHN SEKERAK	MHG	301-670-0840
Owen Marcus	M-NCPPC	495-4570



ECO DYNAMICS

C O R P O R A T I O N

John W. Mornini
Division Manager

8318 Forrest Street • Historic Ellicott City, Maryland 21043
410-750-3190 • 1-800-758-3190 • Fax 410-750-7350

NOTES

1. 2' contour topography, as shown, was obtained from field survey prepared by John H. McGovern, dated August, 1989.
2. This site, known as the Waters Estate, is located on Map No. 7 of the MNCP&PC Locational Atlas of Historic Sites and is part of Site No. 19-13, Germantown Historic District.
3. Soil classifications indicated hereon have been reproduced from the Montgomery County Soil Survey, sheet no. 12. (301) 495-4600
Gwen Marcus, Hist. Pres.
Planner
4. There are no 100 year flood plains affecting this site. 3/6 ML
1615
5. The areas of 25% slopes present on the subject site are indicated hereon. Their presence is the result of adjacent road construction.
6. Reference Guardian Tree Experts letter, dated August 15, 1989, for condition and health of the significant trees locate on the site.
7. THERE ARE NO WETLANDS, STREAMS, OR FLOODPLAINS PRESENT ON-SITE.

Scans

Western
Arto

NTW

GUARDIAN
TREE EXPERTS
INCORPORATED

12401 PARKLAWN DRIVE • ROCKVILLE, MARYLAND 20852 • PHONE 881-8550
 Certified and Licensed Tree Experts by State of Maryland

August 15, 1989

Johnson & Johnson Architects
 Attn: John A. Ferri
 Rockmanor Office Park
 1684 East Guide, Suite 202
 Rockville, MD 20850-5306

Dear Mr. Ferri,

My recommendations for treatment of the trees on the Waters property east of relocated Route 118 are as follows:

Tree #1 as shown on the site plan is no longer there.

Tree #2 Eastern White Pine is in good vitality and if the top of the grading slope for old Route 118 widening can be kept 25 feet from the trunk of the tree it should be saved.

Two Arborvitae not shown on the plan are in poor condition and should be removed.

Tree #3 Eastern White Pine - Save with treatment of general recommendations.

Tree #4 Eastern White Pine - Save with treatment of general recommendations. In addition, I suggest relocation of 1 parking space within the drip line. A support cable should be installed to N.A.A. specifications.

Tree #5 Eastern White Pine - Save with treatment of general recommendations.

Tree #6 Eastern White Pine - Save with treatment of general recommendations. Two parking spaces should be relocated.

Trees #7 and #8 Eastern White Pines - Tree # 8 is severely stressed and in my opinion will not survive the environmental impact of the construction. The proximity of the two trees has caused the death and stunting of branches on one side of tree #7 making it unbalanced and spoiling its appearance. Both trees should be removed.

3TH LAKE MEDICAL
 CENTER
 PLAT 16052

3-7-95 meeting
 for environmental
 assessment
 on C. 1. A.

All of the trees to be saved should be pruned for prominent dead and lower branches removed to provide ground clearance of approximately 15 feet. This should be accomplished by removing some branches to the trunk and underpruning where large leads have their origin close to the ground.

Where grape vines have invaded the trees the vines can be cut at the base, preferably when dormant, so that the dead leaves will not be unsightly.

Equipment for brush clearing under the trees should be limited to a small tractor such as a "Bob cat" with minimum soil compaction and disturbance of the area. Immediately after clearing the drip line area should be mulched and fenced to prevent access of vehicles or storage of excavation material.

The first appropriate season after clearing spring or fall the trees should be fertilized with a slow release liquid fertilizer.

In construction of the 10' walkway open joint brick or flag bedded in sand laid on grade will absorb the soil compaction and permit percolation of air and water. Any benches under the trees should be set on the same construction.

My qualifications are as follows; licensed tree expert, State of Maryland, member of the American Society of Consulting Arborist, member of ISA; education, University of Maryland; Chief, Tree Division, Montgomery county, Maryland, 28 years; commercial Arborist, 12 years.

Sincerely,

Graydon S. Tolson
Consulting Arborist

THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

ENVIRONMENTAL PLANNING DIVISION

APPROVED

NRMFSD No. 4-94122
Pamela R. Row 2/25/94
SIGNATURE DATE

TAX MAP EU342

W.S.S.C. 227 NW13

NATURAL RESOURCE INVENTORY /
FOREST STAND DELINEATION PLAN
K & T DEVELOPMENT PROPERTY
SOUTH PARCEL - PARCEL 303
GERMANTOWN

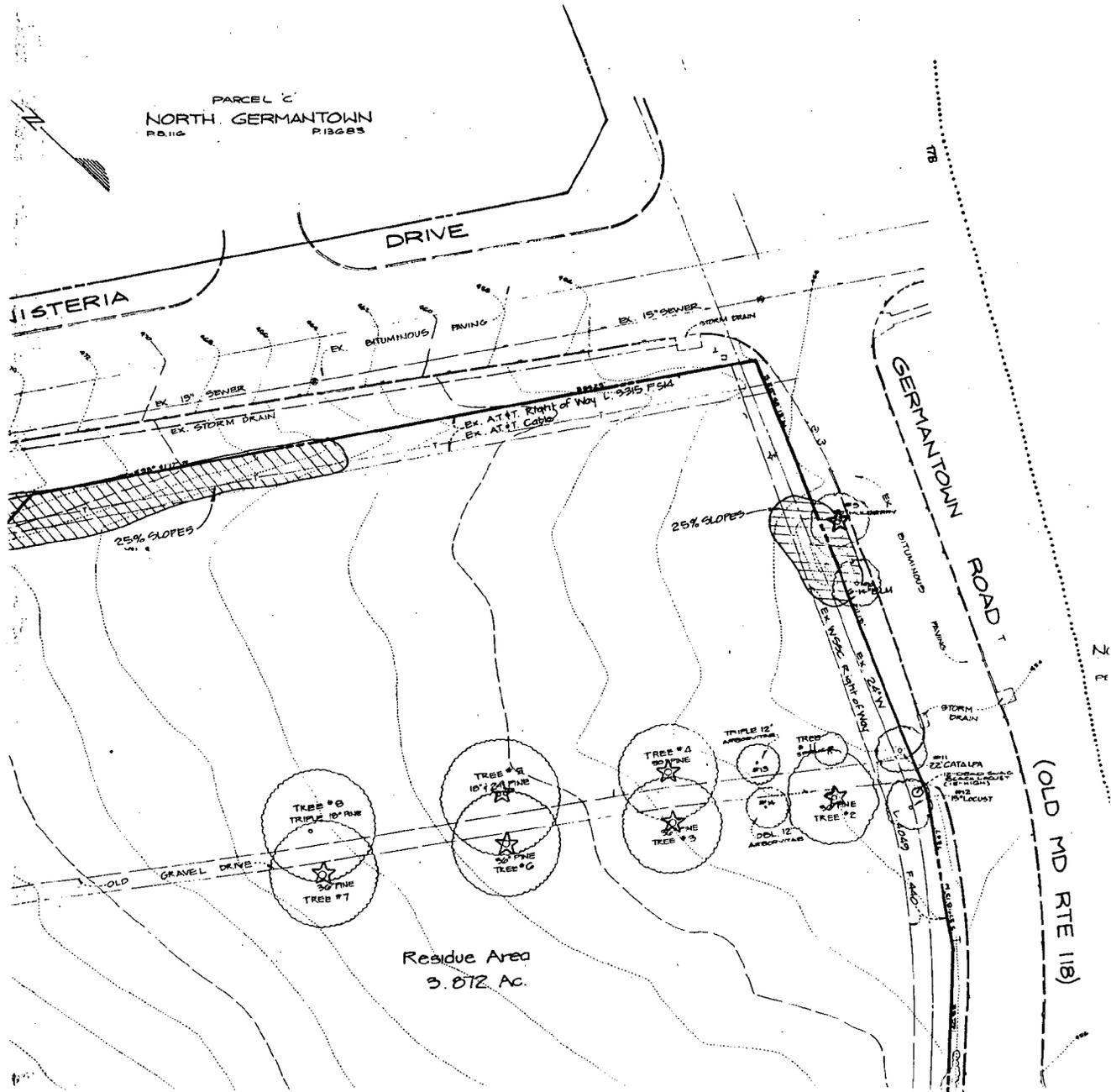
2nd ELECTION DISTRICT
MONTGOMERY COUNTY MARYLAND

Macris, Hendricks and Glascock, P.A.
Engineers • Planners • Surveyors

(301)670-0840

Suite 120
9220 Wightman Road
Gaithersburg, Maryland
20879

Designed JDS	Drawn GDS
Date 2/1/94	Scale 1"=50'
Job No 85-136	Sheet 1 of 1





MEMORANDUM

To: Dean Mellander,
Design, Zoning and Preservation Division

From: David Berg, Historic Preservation Planner

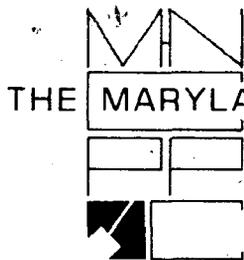
Date: November 30, 1994

Subject: (Schematic) Development Plan Amendment No. 95-1 K&T
Development Property - O-M Zone
Historic Preservation Master Plan Site No. 19/13-1
(Madeline V. Waters Site)

The Development Plan Amendment No. 95-1 is located on the Historic Preservation Master Plan Site No. 19/13-1, the former site of the Madeline V. Waters house. The house burned down in 1986. The site, however, remains on the Master Plan for Historic Preservation. Accordingly, the applicant must apply for a Historic Area Work Permit prior to obtaining a building permit.

This Master Plan site will be bisected when the proposed MD 118 extension is built. The road will separate the site of the historic house (northwest side of MD 118 extended) from its historic driveway (on the K&T Development Property).

Historic Preservation Staff limits its comments to the historic tree lined driveway and questions whether K&T Development can successfully retain these trees. The proposed Child Care Center is too close to two of these trees. The heavy machinery used during construction will probably damage the tree trunks and disturb their root systems as well. The applicant should be advised to move the building forward slightly to avoid this problem.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

November 1, 1994

MEMORANDUM

TO: Perry Berman, Community Planning Division
Jorge Valladares, Environmental Planning Division
Bette McKown, Development Review Division
Rick Hawthorne, Transportation Planning Division
Bill Gries, Park Planning and Development Division

John Contestabile, State Highway Administration
Greg Leck, County Department of Transportation
Bill Hamilton, County Bureau of Fire Prevention

FROM: Doug Alexander, Chief *DA/ds*
Design, Zoning, and Preservation Division

SUBJECT: (Schematic) Development Plan Amendment No. 95-1
K&T Development Property - O-M Zone

Development Plan Amendment No. 95-1 is being referred to you for review and comments. The amendment requests a 10,315 square foot day care center. (See the attached application and land use plan). The subject property is located at 19500 Darnestown-Germantown Road (MD 118), Germantown.

This DPA has been tentatively scheduled for the Planning Board's meeting of January 12, 1995. Please submit your written comments by no later than **Friday, December 2.**

If you have any questions, contact Deane Mellander of this Division at (301) 495-4570.

DA:DS

Attachment

cc: John Carter
Gwen Marcus

*Involves Master
Plan ~~Site~~ Site #
19/13-1 (M.V.
Waters hse.
site)*

Application for Schematic Development Plan Amendment Montgomery County, Maryland

KINDER CARE Learning Centers INC c/o Frederick R. Taylor
Name of Applicant Address 8134 Old Keene Mill Rd 703 569-
Springfield VA 22152 6550
Tel. No.

makes application with the County Council for Montgomery County, Maryland, sitting as a District Council for that portion of the Maryland-Washington Regional District within Montgomery County, for the amendment of the Schematic Development Plan, Exhibit No. 36, in Zoning Application No. G649, approved by the County Council on 5/3/90, and approved Declaration of Covenants recorded at liber 9341, folio 731, in the land records of Montgomery County.

Concise Description of the Schematic Development Plan Amendment

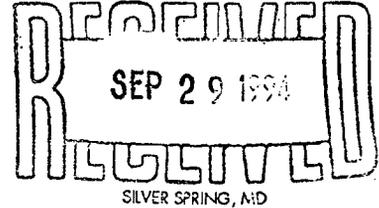
Location of Property: 19500 Darnestown-Germantown Rd. (Rte. 118)

Tax Account #: Part of Tax Account 02-00030110

Acreage: 3.8727 Acres

Existing Zoning: O-M

NEIGHBORHOOD DESIGN & ZONING
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION



1. As originally approved, the Schematic Development Plan proposed:

six structures, including a drive in bank

14,000 Sq. ft. retail

29,000 sq. ft. office

2. The requested Schematic Development Plan Amendment would make the following change(s):

A 10,315 sq. ft. day care center with the remainder of the property to be

developed within the constraints of the original binding elements

Pursuant to Section 59-D-1.74(a) this application for a schematic development plan amendment includes a copy of the certified approved schematic development plan if approved after 8/17/87 or a copy of the uncertified approved schematic development plan if approved before that date, and all relevant information required by Section 59-H-2.53 of the Zoning Ordinance.

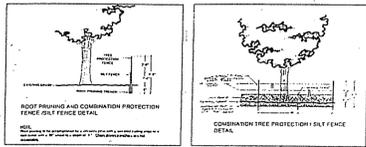
Frederick R. Taylor
g. Taylor
Signature of Applicant

Filing Fee

This application must be accompanied by a check, drawn to the order of Montgomery County, Maryland, in the amount specified in the Fee Schedule of the Office of Zoning and Administrative Hearings. The fee cannot be refunded once it is paid.

Initial Copies

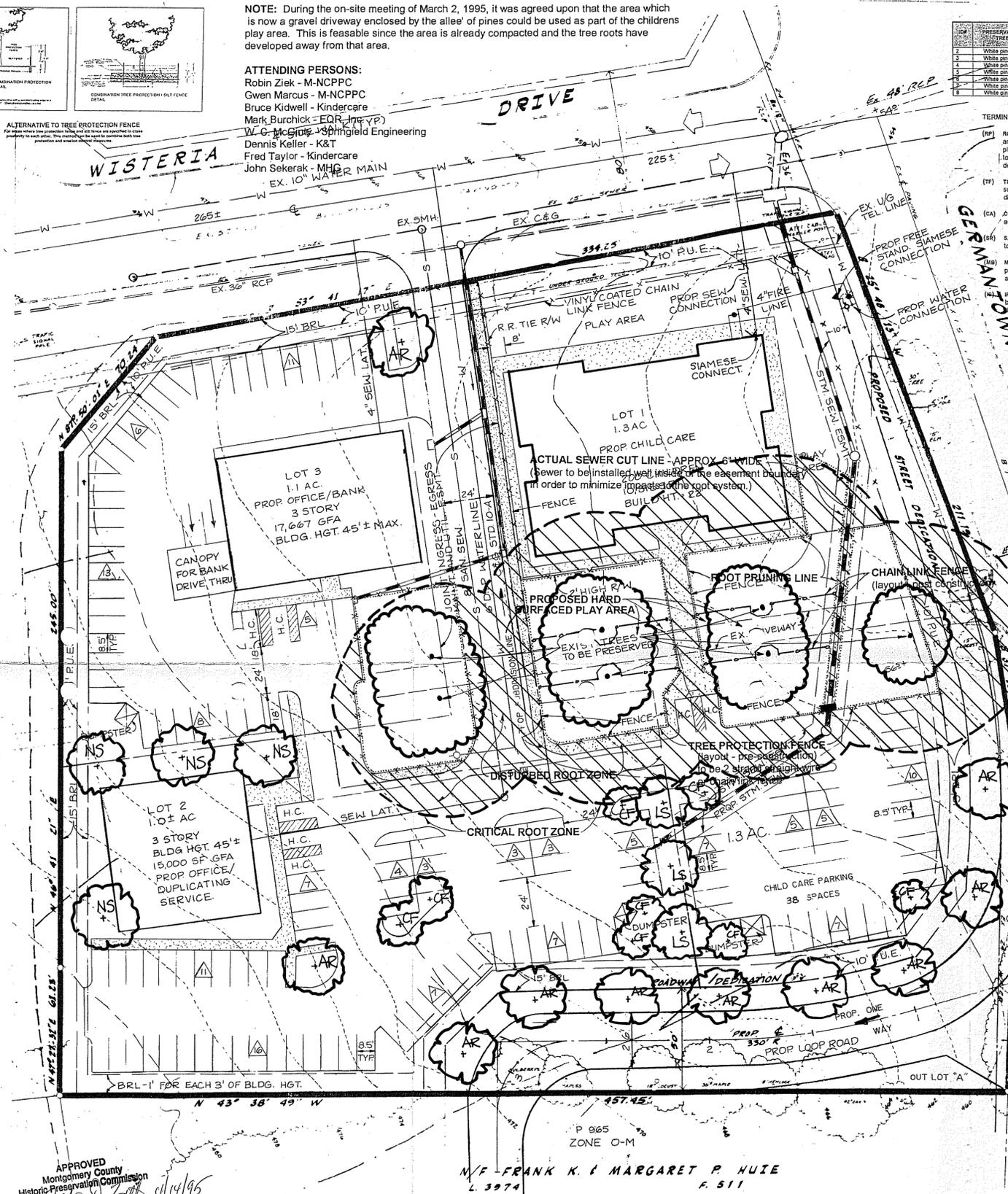
The Applicant shall submit three copies of the completed application, the Schematic Development Plan Amendment and the previously approved and certified Schematic Development Plan. The Application shall also include a copy of the existing recorded covenants and the proposed new covenants. By the close of the hearing record, a copy of the newly executed covenants shall be made a part of the official record. The Technical Staff of the Maryland-National Capital Park and Planning Commission will notify the Applicant concerning the amount of additional copies of the Schematic Development Plan Amendment needed for the processing of the Application.



NOTE: During the on-site meeting of March 2, 1995, it was agreed upon that the area which is now a gravel driveway enclosed by the allee of pines could be used as part of the childrens play area. This is feasible since the area is already compacted and the tree roots have developed away from that area.

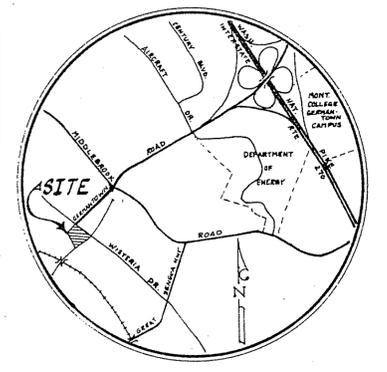
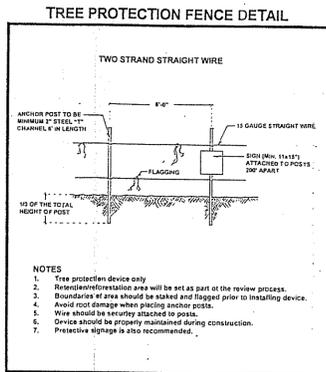
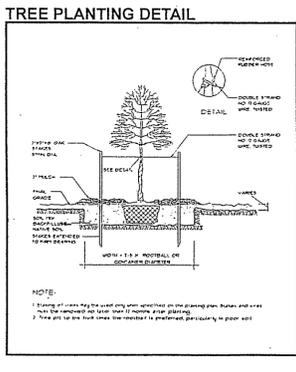
ATTENDING PERSONS:
 Robin Ziek - M-NCPPC
 Gwen Marcus - M-NCPPC
 Bruce Kidwell - KinderCare
 Mark Burchick - EQOR (MVP)
 W. G. McCreary - Springfield Engineering
 Dennis Keller - K&T
 Fred Taylor - KinderCare
 John Sekerak - MHP

ALTERNATIVE TO TREE PROTECTION FENCE
 For areas where the protection of trees is required but a fence is not practical, the use of a combination of root pruning and mulch is recommended.



INDIVIDUAL TREE PRESERVATION AND STRESS REDUCTION MEASURES

TREE ID	TREE SPECIES	DBH	CRZ	CRZ TO BE DEDUCTED	TOTAL AREA CRZ TO BE CREDITED	OTHER NOTES/RECOMMENDATIONS
1	White pine	18"	27'	0.46 ac.	20,038 sq. ft.	
2	White pine	36"	54'	0.46 ac.	20,038 sq. ft.	
3	White pine	36"	54'	0.46 ac.	20,038 sq. ft.	
4	White pine	36"	54'	0.46 ac.	20,038 sq. ft.	
5	White pine	36"	54'	0.46 ac.	20,038 sq. ft.	
6	White pine	36"	54'	0.46 ac.	20,038 sq. ft.	
7	White pine	36"	54'	0.46 ac.	20,038 sq. ft.	
8	White pine	36"	54'	0.46 ac.	20,038 sq. ft.	
9	White pine	36"	54'	0.46 ac.	20,038 sq. ft.	
10	White pine	36"	54'	0.46 ac.	20,038 sq. ft.	



PRESERVATION OF EXISTING TREES

ID #	TREE DBH	CRZ RADIUS	TOTAL AREA CRZ (all trees)	AREA CRZ TO BE DEDUCTED (all trees)	TOTAL AREA CRZ TO BE CREDITED (all trees)
#8	18" Pine	27'	40,230 sq. ft.	20,038 sq. ft.	20,038 sq. ft.
#7	36" Pine	54'	0.92 ac.	0.46 ac.	0.46 ac.
#6	36" Pine	54'			
#2	36" Pine	54'			
#5	42" Pine	63'			
#4	50" Pine	75'			
#3	36" Pine	54'			

LANDSCAPE PLANT LIST

SYMBOL	COMMON NAME	SCIENTIFIC NAME	DIAMETER OF 20 TR. CANOPY	AREA OF 20 TR. CANOPY	QUANTITY	SEE	COMMENTS	TOTAL QUANTITY
AR	Red maple	Acer rubrum	48"	1,808	11	1 1/2"	B&B	10,888
NS	Black gum	Nyssa sylvatica	26"	539	4	1"	B&B	2,120
LS	Sweet gum	Liquidambar styraciflua	26"	539	3	1 1/2"	B&B	1,590
CF	Dogwood	Cornus florida	16"	209	6	1"	B&B	1,200

TERMINOLOGY

(M) ROOT PRUNING is to be performed outside the tree protection fence and the critical root zone. It is to be accomplished by a vibratory plow with a serrated cutting edge or a root cutter with a 36" wheel to a depth of 6". Chain driven trenchers are not acceptable. (see detail)

(TP) TOPICAL FERTILIZER is to be a dry formulation fibrous root stimulator such as Roots™ 2-4-2. Application rate: 1 lb. Roots™ per 1" trunk diameter throughout root zone. (see detail)

(CA) ACRE AERATION is to be done with a hand-held manual sunch core aerator at 2 holes per sq. ft. throughout root zone. (see detail)

(S) SANITATION PRUNING is the removal of dead or dying limbs on a tree to improve its health and appearance.

(M) MULCH BEDS are to be 2-3" shredded hardwood mulch, shredded pine bark mulch, or composted wood chips. Freshly cut woodchips are not acceptable.

(R) IRRIGATION SYSTEMS are to be installed before construction and to be activated during drought periods remaining in place throughout construction phase.

INDIVIDUAL FOREST CONSERVATION PLAN NOTES

ROOT PRUNING is to be performed as per plan, along the limit of disturbance line on the root systems of individual trees to remain. It is to be accomplished by a vibratory plow with a serrated cutting edge or a root cutter with a 36" wheel to a depth of 6". Chain driven trenchers are not acceptable. (see detail this page)

TREE PROTECTION FENCE is to be installed as per plan, along the proposed limit of disturbance line outside of the root pruning line. It will be 2 strand straight wire fence during the construction process. Chain link fence will be installed as shown, upon the completion of the project. If the developer so chooses, chain link could be installed prior to construction, eliminating the cost of 2 fence installations. It is to be installed prior to any construction. If possible, install before sediment control measures (see detail this page).

STRESS REDUCTION/PROTECTION measures for individual trees (see table this page)

TREE PROTECTION SEQUENCE

1. Pre-construction meeting: After the boundaries of the limits of disturbance have been staked and flagged, but before any disturbance has taken place on-site, a pre-construction meeting at the construction site shall be held. The developer, contractor or project manager, all construction personnel, contracted tree professional and appropriate local fire department shall attend. The purpose of the meeting will be to field verify the limits of clearing as specified on the plan, make any necessary adjustments, and authorize installation of protection devices. Enforcement staff will also discuss the value and importance of the preservation areas, outline responsibilities and discuss violation penalties. An additional inspection may be required after installation of the protection devices before construction is authorized to begin.
2. Tree protection measures and devices shall be implemented after the pre-construction meeting and prior to any disturbance or clearing activity including erosion control devices.
3. If pruning is specified, do so before installing fence to avoid damage to fencing.
4. Root prune at designated areas.
5. Install tree protection fence and signs (see detail this page). To be maintained by developer until property conveys to private ownership.
6. Silt fence should be positioned outside of the tree protection fence. In areas where silt fence and tree protection fence are to be used a "combination tree protection silt fence" can be used instead. This determination can be made at the pre-construction meeting. (see alternative fence detail this page)
7. Approved clearing will take place after all tree protection measures are completed and will occur outside the tree protection fence.
8. Upon completion of construction, corrective measures may include: Removal of dead or dying trees, pruning of dead or declining limbs, soil aeration, fertilization, watering, and clean-up of retention areas.
9. Inspection and approval by regulatory agent for Montgomery County.
10. Removal of temporary protective measures.
11. Maintenance of reforestation.

MAINTENANCE

The Contractor implementing the planting plan is subject to a binding maintenance agreement for the length of 2 years, and is responsible for the following:

- I. Watering is dependent on rainfall and the amount and frequency will vary. Plants may need watering depending on rainfall, time of season, and installation timing. Watering will be done on an as-needed basis.
- II. Fertilizing will be done annually with a slow release granular 5.10.5. Fertilizer at the manufacturer's recommended rates for landscape trees.
- III. Pest control is to be accomplished by identifying insect and disease problems and applying appropriate integrated pest management practices as needed.
- IV. The Warranty/Service obligations are such that at the end of the 2-year period for 1 1/2" caliper trees plant survivability must be 100%. Replacements will be scheduled accordingly.

LONG TERM PROTECTION

Protection of forest conservation easement relies upon adherence to protection and maintenance standards during construction and preservation of these areas as unaltered open space after construction to ensure their long-term survival. In order to provide for identification of these measures and ensure that they are carried out, the following measures are part of the final forest conservation plan approval process.

Development Agreements

The applicant / owners of the property shall enter into a binding agreement with the M-NCPPC to ensure that construction and development meet the appropriate standards for tree conservation. This development agreement shall be submitted for approval with the record plat submission. The agreement will include a construction timetable with phasing and tree planting schedules. There is to be appropriate language included in the Homeowners Association documentation (referencing the agreement and the obligations to be undertaken by the Homeowners Association).

During construction, and for the first 2 years following completion of construction, the responsibility for compliance with the agreement will remain with the developer. When appropriate thereafter, the Homeowners Association shall assume responsibility.

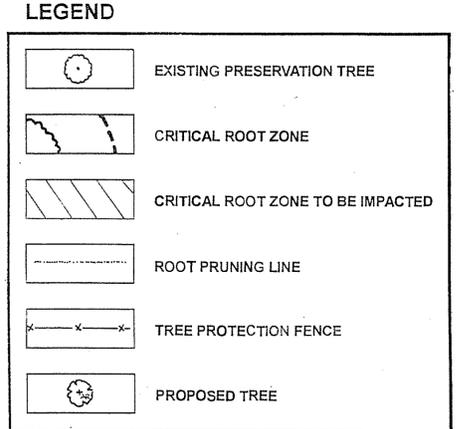
Conservation Easements

A permanent conservation easement will be established for the existing trees critical root zones to prohibit actions comprising the tree conservation areas. The limits of the easement shall be shown on the record plat, and recorded, along with the easement agreement. Landscape trees are to be protected under a blanket easement (Appendix F, category II of the M-NCPPC Montgomery County Trees Approved Technical Manual).

PLANT SPECIFICATIONS FOR LANDSCAPE

- I. Plants supplied shall conform in all respects to the current edition of the American Standard for Nursery Stock (ANSI Z60.1). They shall be first class representatives of their species and varieties, nursery grown in accordance with good horticultural practice and grown under climatic conditions similar to those in the locality of the project. Plant names shall be those given in the latest edition of Standard Plant Names, American Joint Committee on Horticultural Nomenclature.
- II. Plants shall be sound, vigorous and healthy. They shall be free of disease and insect pests and shall have healthy, well developed root systems. Trunks and branches shall be free of cuts and abrasions over one inch (1") in any dimension.
- III. Container-grown plants shall not have roots that encircle the rootball.
- IV. Groups of plants shall be tagged with labels identifying the botanical names of the plants. No change in the kind, quantity, quality or size of plants specified shall be made without the written approval from the M-NCPPC.
- V. All plants shall be certified pest-free by the Department of Agriculture of the state of origin.

Planting shall be done after final grading has been completed.



APPROVED
 Montgomery County
 Historic Preservation Commission
 4/14/95

M/F FRANK K. I MARGARET P. NUZE
 L. 3974 F. 511

Prepared for:
 Bruce Kidwell
 KinderCare, Inc.
 5201 Leesburg Pike
 #3 Skyline Place, Suite 1109
 Falls Church, VA 22041

FOREST
 CONSERVATION PLAN

KINDERCARE
 GERMANTOWN

APRIL 1995

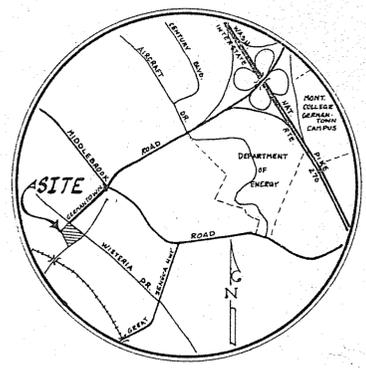
EQOR
 ENVIRONMENTAL
 QUALITY
 RESOURCES, INC.



DATE	REVISION		
	BY	DATE	SCALE
BASE DATA			1" = 30'
DESIGNED	J. HOWELL	4/15	JOB NO.
DRAWN	G. W.	4/15	SHEET NO.
REVIEWED			1 OF 1

PARCEL 'F'
NORTH GERMANTOWN
P.B. 138 P. 15940
MD. RTE. 118

PARCEL 'C'
NORTH GERMANTOWN
P.B. 116 P. 13683



VICINITY MAP
Scale: 1" = 2,000'

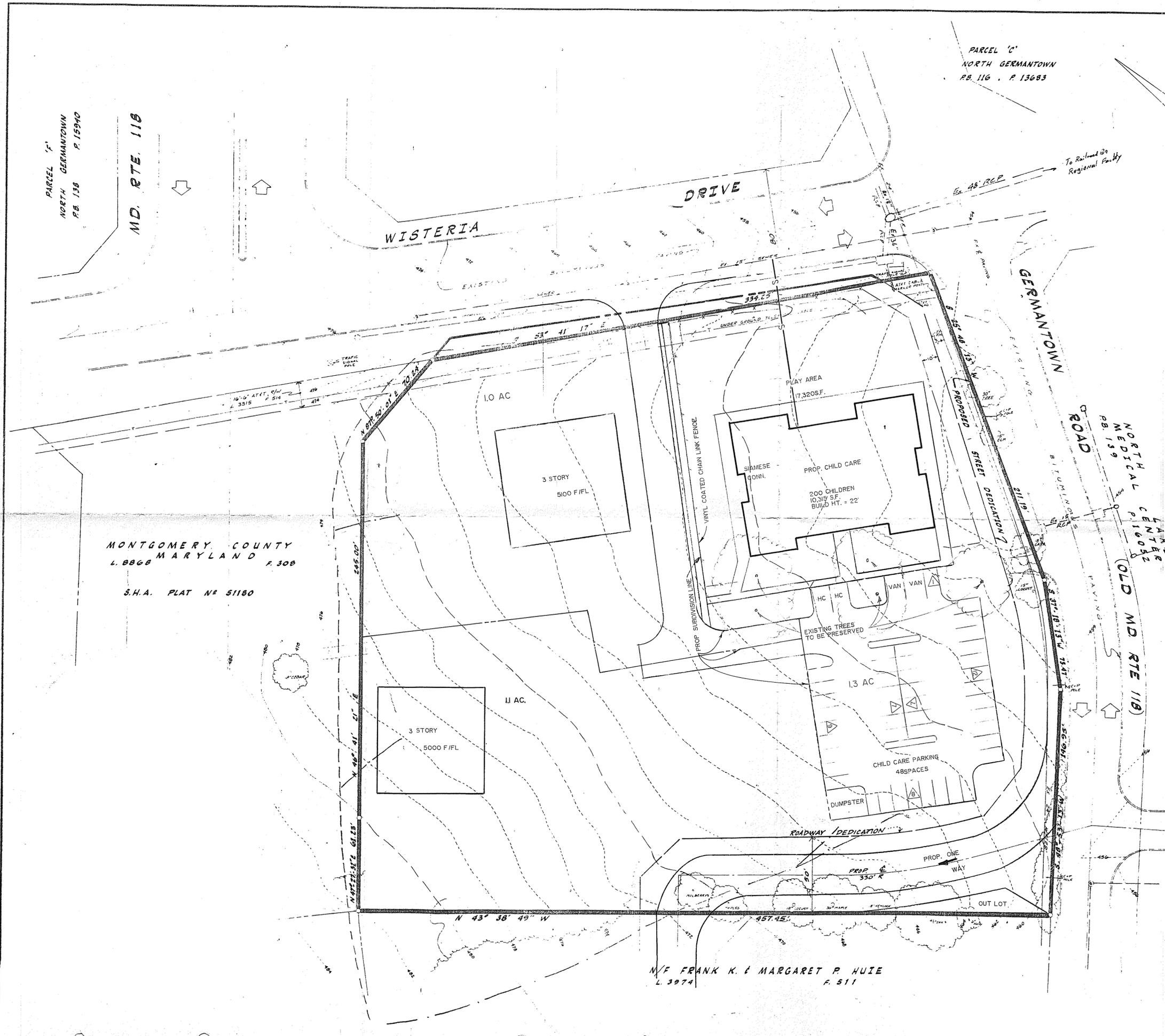
NOTES

- 2' CONTOUR TOPOGRAPHY, AS SHOWN, WAS OBTAINED FROM FIELD SURVEY PREPARED BY JOHN H. MCGOVERN, DATED AUGUST, 1989.
 - DEVELOPMENT TABULATION:

ZONING:	O-M
SITE AREA:	9.87 AC. (168,864 S.F.)
ROAD DEDICATION:	52 AC. (22,850 S.F.)
NET SITE AREA:	3.35 AC. (145,926 S.F.) ±
BLDG. COVERAGE:	21,888 S.F. (15%) PROP. MAX., 60% MAX. PERMITTED
BLD. HEIGHT:	3 STORIES PROP. MAX., 5 STORIES MAX. PERMITTED
FLOOR AREA RATIO:	PERMITTED: 1.5; PROPOSED: 0.255
PARKING AREA RATIO:	
REQUIRED:	
CHILD CARE:	200 CHILDREN @ 1/6 CHILDREN = 34 SPACES
OFFICE GENERAL:	32,686 S.F. @ 3/1000 = 99 SPACES
TOTAL PARKING REQUIRED:	133 SPACES
PARKING PROVIDED:	181 SPACES (SEE NOTE #7)
 - THIS SITE IS PART OF SITE NO. 19-13-1 DESIGNATED BY THE MASTER PLAN FOR HISTORIC PRESERVATION.
 - THE DEVELOPMENT OF THIS SITE IS NOT CONTINGENT ON ANY CIP.
 - THIS SITE IS THE SUBJECT OF AN APPROVED NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION MAP, MNCP&PC # 4-94122.
 - THIS SITE CONTAINS NO BODIES OF WATER OR 100 YEAR FLOOD PLAN.
 - THE BINDING ELEMENTS OF THIS PLAN ARE:

BUILDING COVERAGE:	15% MAX.
BUILDING HEIGHT:	3 STORIES MAX.
GROSS FLOOR AREA:	43,000 S.F. MAX. (0.255 FAR MAX.)
- ALL OTHER ELEMENTS OF THIS SCHEMATIC DEVELOPMENT PLAN ARE ILLUSTRATIVE IN NATURE. PROPOSED USES, BUILDING FOOTPRINT CONFIGURATION, LOCATION, PARKING LAYOUT, INTERNAL CIRCULATION, ETC. MAY CHANGE AND WILL BE SUBJECT TO THE SITE PLAN REVIEW PROCEDURES OF ARTICLE 59-D-3.

MONTGOMERY COUNTY
MARYLAND
L. 886B F. 30B
S.H.A. PLAT NO 51180



KINDERCARE LEARNING CENTER
PLAY AREA = 19,150 S.F.
NO. PARKING SPACES = 51

REVISED 9-22-94
REVISED 9-21-94
REVISED 9-16-94
REVISED 7/12/94
REVISED 7/6/94
REVISED 6/20/94
TAX MAP EU 342



W.S.C. 227 NW 13

REVISED LAND USE PLAN
K&T DEVELOPMENT PROPERTY
GERMANTOWN
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

	SPRINGFIELD ENGINEERING CORPORATION, PC ENGINEERS PLANNERS SURVEYORS 1388 BEVELS REACH ROAD WOODBRIDGE, VIRGINIA 22192 703/690-7554		Designed Date Job No.	Drawn Scale Sheet
			1-8-90 1" = 30' 1076	

M/F FRANK K. & MARGARET P. HUIE
L. 3974 F. 511