

#1-95057, Johnson's Original HPC3/08/95
Involves L.A.#12/9, Welling House

1-95057

Johnson's Original
Innovas L.A. # 12/9, Willing House

3/18/95.

SITE NARRATIVE & NOTES

1. The property is a 174.0 acre farm in Monocacy River watershed, class I waters. The farm is operating under a soil and water conservation plan prepared by the Montgomery Soil Conservation District. The soils and fields are stabilized, and good farming practices appear to have been implemented. Features of the environmental issues have been shown and labeled for the entire property, but the focus of the forest stand delineation is the eastern wooded portion of the farm as shown on the 100 scale plan. Since the farm is operating under a conservation plan, and the focus of the plan is the eastern portion of the property; the word 'site' shall refer to the 30.39 acre forested area along Peach Tree Road.

4. The farm area has internal and border fence lines and stream valleys with overgrowth of Multi-flora Rose, Japanese Honeysuckle within linear hedgerows of 4" - 16" Black Cherry, Boxelder and White Mulberry with dominant Black Locusts. A 1.56 acre area of 24" - 30" Tulip Poplar dominant trees with underlying Black Cherry and Edge Black Locust is downstream of the large pond. The regenerative potential of the hedgerows and stream valley stand is good.

The farm does contain a 100 Year flood plan and wetlands within the stream valley. The farm contains a historic site known as The Welling House Site, #12/9 Page 6, coordinate b-5.

The 30.39 acre forested site adjacent to Peach Tree Road is comprised of 11 forest stands as described below.

2. The site soils are 9C & 9B. Liganore-Hyattstown Channery Silt loams with a K value of 0.32, 17B; Occoquan Channery loam with a K value of 0.37, 16C; and Brinklow-Blocktown Channery Silt loam with a K value of 0.28.

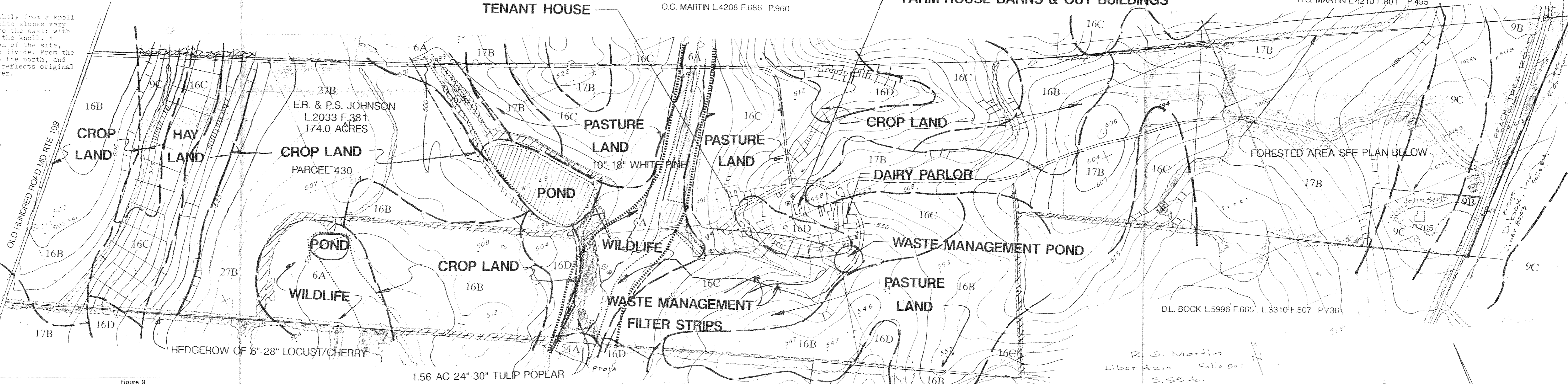
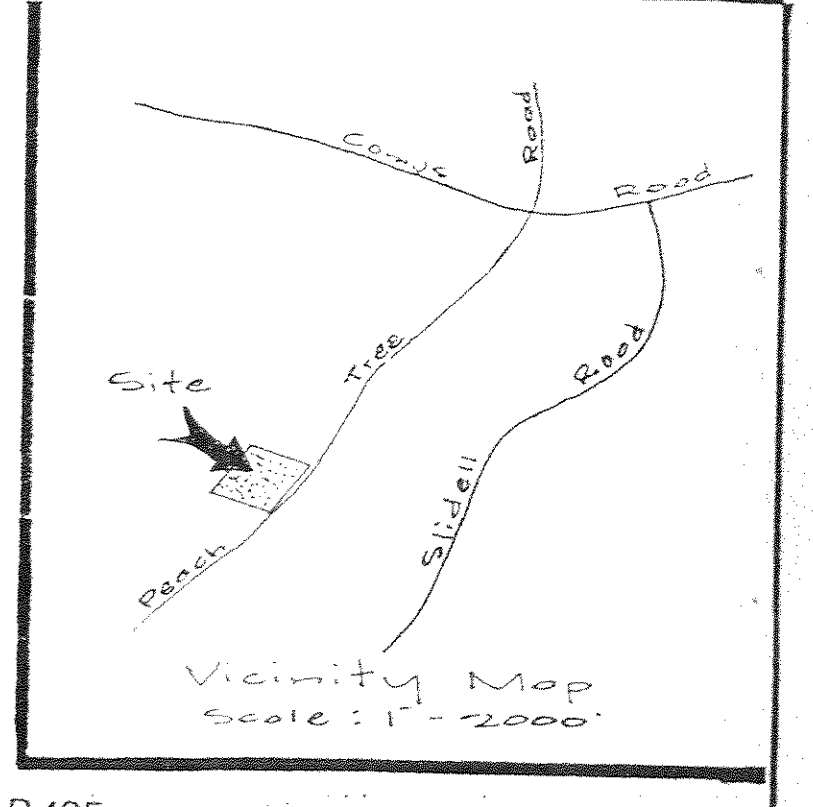
The site soils are in a stable condition within the forested areas, but some erosion is evident along the gravel farm road that cuts through the woods.

3. The site topography varies slightly from a knoll 250' west of Peach Tree Road. Site slopes vary from 2% - 5% on the knoll and to the east; with 4% - 15% slopes to the west of the knoll. A saddle is in the western portion of the site, creating a north-south drainage divide. From the saddle, the site slopes 6% + to the north, and 3% - 5% to the south. The site reflects original topography and natural tree cover.

LEGEND

---	PROPERTY LINE		STEEP SLOPES 25%
---	EXISTING CONTOUR		SLOPES 15%-25%
LoC2	OLD SOILS SURVEY SOIL TYPE & LINE		FORESTED AREAS & STAND #
6A	NEW SOILS SURVEY SOIL TYPE & LINE		HEDGROWS OF TREES & BRUSH
---	WETLANDS	---	LIMITS OF 100 YEAR FLOODPLAIN
---	STREAM BUFFER	---	

- General Notes**
- Existing zoning is R-201 232 NW 10
 - Property is shown on Montgomery County Tax Plate #0 W, P.430
 - Total area included in this plan
 - Property outline was obtained from the land records of Montgomery County, Maryland and is subject to verification by field survey. Liber 2033 Folio 381.
 - Topography from M&D Survey C, Contour interval is 5 feet.
 - Septic System
 - Water Well
 - Property is shown on Montgomery County Tax Plate No 2 Soil classification is 9C&2, 16B&2, 17B&2, 16B&2 & 16C&2
 - Subject to right-of-way & easements of record



Forest Conservation Worksheet¹ Figure 9

A. TOTAL AREA OF TRACT: 174.0 acres

B. AREA WITHIN 100 YEAR FLOODPLAIN: 400 ac. D.A. or Use (H&P) waters: 0 acres

C. AREA OF LAND TO BE USED FOR AGRICULTURE: 132.0 acres

D. AREA WITHIN ROW/EASEMENT FOR WHICH WES/DR/MCDOT/SHA WILL BE RESPONSIBLE: 0 acres

E. NET TRACT AREA (A-B-C-D): 42.0 acres

F. LAND USE CATEGORY: 16C, 17B, 9C

G. AFFORESTATION THRESHOLD (% from Table 3 2005 Ed): 2.50 acres

H. CONSERVATION THRESHOLD (% from Table 3 2005 Ed): 2.00 acres

I. EXISTING FOREST COVER: 31.00 acres

J. FOREST COVER ABOVE AFFORESTATION THRESHOLD (J-I): 28.50 acres

K. FOREST COVER ABOVE CONSERVATION THRESHOLD (J-I): 28.50 acres

L. CALCULATION OF BREAK-EVEN POINT (Forested acres to be saved for no planting requirements):

M. FOREST COVER TO BE RETAINED: 21.45 acres

N. TOTAL AREA OF FOREST TO BE CLEARED: 4.55 acres

O. CALCULATION OF AFFORESTATION REQUIREMENT:

P. AFFORESTATION REQUIREMENT: G-I = 0 acres

Tract Area = 174.00 Ac.
Pastures & Crops = 128.00 Ac.
Small Stands, Ponds & Wildlife Areas = 10.05 Ac.
Farm Bldgs. Area = 4.90 Ac.
Forest Area = 31.05

Peter J. Kropp

STAND # 1 0.83 acre stand of 18" - 24" Red Oak with White Oak and Tulip Poplar, Younger Tree understorey of Tulip Poplar and Red Maple bordered by Peach Tree Road to the west and forest to the east. Regenerative potential is good. Structure value of stand is 13, priority.

STAND # 2 1.19 acre stand of co-dominant 10" - 18" Red & White Oak in good condition. White Oak & Pignut Hickory and Red Maple understorey with some White Dogwood, American Beech and Black Cherry. Regenerative potential is good. Structure value of stand is 14, priority.

STAND # 3 6.24 acre stand of 10" - 18" co-dominant Red & White Oak and Pignut Hickory. Understorey of Red Maple & Pignut Hickory with some White Dogwood, American Beech and Black Cherry. Regenerative potential is good. Structure value of stand is 12, priority.

STAND # 4 1.91 acre stand of 18" - 24" co-dominant Tulip Poplar & Chestnut Oak with a few White Oaks. Understorey of Pignut Hickory, Red Maple and Chestnut Oak in good condition. Regenerative potential is good. Structure value of stand is 13, priority.

STAND # 5 2.23 acre stand of 18" - 24" dominant Chestnut Oak in fair condition. Understorey of Chestnut Oak, Red Maple and American Beech. Regenerative potential is good. Structure value of stand is 12, priority.

STAND # 6 10.72 acre stand of 10" - 18" Chestnut Oak with an occasional larger tree. The largest and dominant treestand within the site is in good condition and contains some nice areas of Mountain Laurel. Understorey consists of Pignut Hickory, Chestnut Oak, Red Maple, Oak & Tulip Poplar. Some nice American Beech and White Dogwoods are present. Regenerative potential is good. Structure value of stand is 12, priority.

STAND # 7 0.78 acre stand of 18" - 24" Red & White Oak in good condition. Understorey of Red Maple, Pignut Hickory, White Dogwood and Tulip Poplar. Jack Pines have been succeeded and litter the forest floor. Regenerative potential is good. Structure value of stand is 15, priority.

STAND # 8 0.51 acre stand of Jack Pine and Sweet Pignut Hickory is in fair condition. Jack Pine is being succeeded, and many have fallen to litter floor. Emerging understorey is Sweet Pignut Hickory, White Dogwood, Red Maple and Black Cherry saplings. Regenerative potential is poor. Structure value of stand is 13, priority, but pines are falling.

STAND # 9 1.10 acre stand of 18" - 24" co-dominant Tulip Poplar and White Oak with an understorey of Chestnut Oak, Red Maple, Hickory and Red Oak. Stand is in good condition and regenerative potential is good. Structure value of stand is 15, priority.

STAND # 10 3.21 acre stand of 18" - 24" Tulip Poplar with an understorey of White Oak and Red Maple. Regenerative potential is good. Stand is outside of proposed subdivision/disturbance area.

STAND # 11 1.67 acre stand of 18" - 24" Tulip Poplar with Chestnut Oak and Red Maple understorey. Regenerative potential is good. Stand is outside of proposed development/disturbance area.

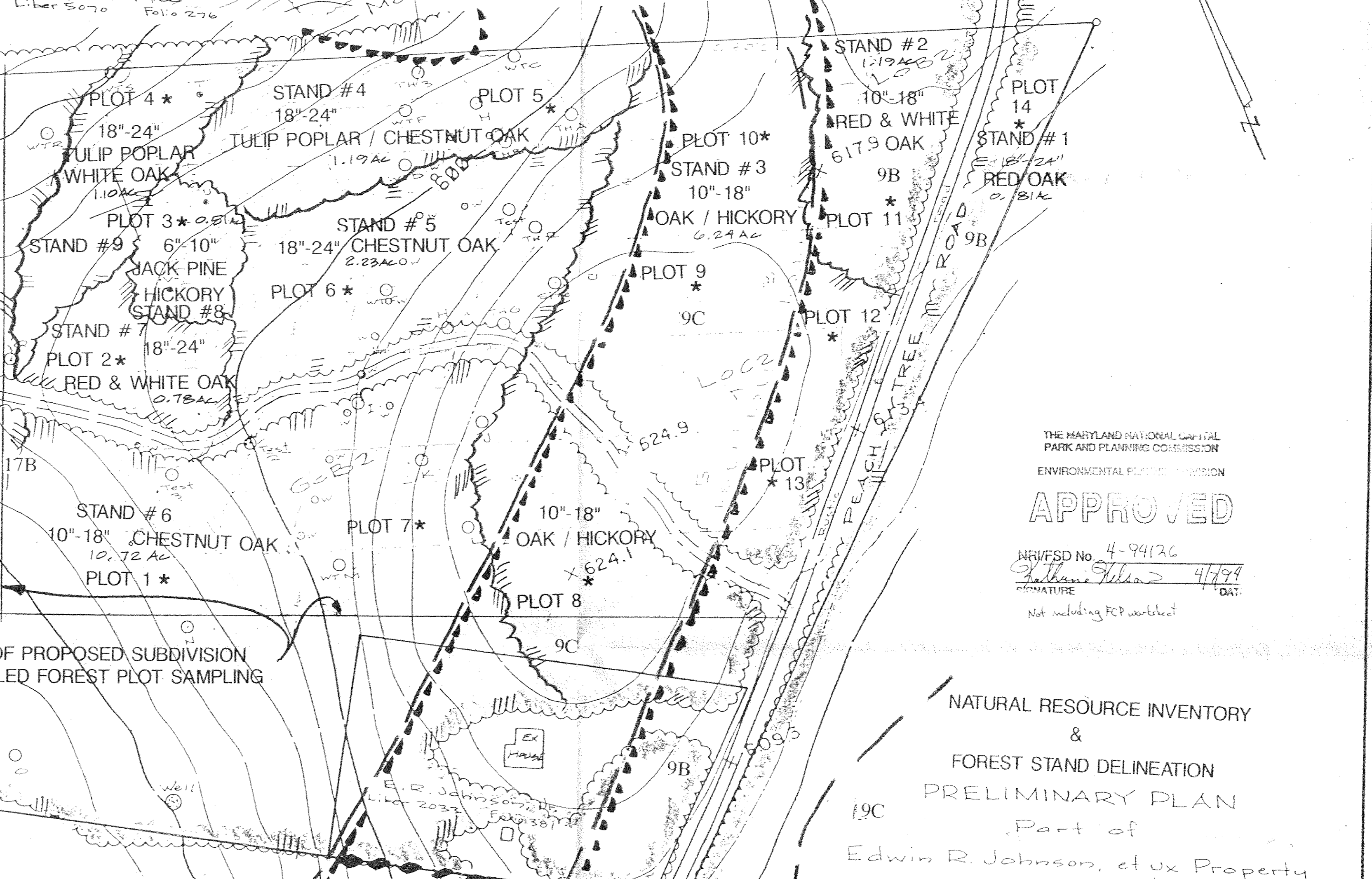
The stands described above all contained good understorey growth with few invasive plants, such as Multiflora Rose or Japanese Honeysuckle. Some native Deer Berry, Tatarian Honeysuckle, Greenbriar and Mountain Laurel are present. The stands have been disturbed by equipment for water table and protection testing, and have been logged for firewood of dead or fallen trees.

No specimen trees or unique species were found on the site. There are no 100 Year floodplains, wetlands, cultural or historic features; or evidence of any threatened species or critical habitats on the site.

I HEREBY CERTIFY THAT I PREPARED THIS PLAN AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT IN THE STATE OF MARYLAND.

1-28-94 DATE
Norman E. Haines
NORMAN E. HAINES RLA # 563

PARTIAL PLAN
SCALE 1" = 100'



THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
ENVIRONMENTAL PLANNING DIVISION
APPROVED
NR/ESD No. 4-94126
4/27/94
Not including P&A worksheet

NATURAL RESOURCE INVENTORY & FOREST STAND DELINEATION PRELIMINARY PLAN
Part of
Edwin R. Johnson, et ux Property
Part of a tract of land called
"WILSON'S INHERITANCE"
Barnesville (1144) District
Montgomery County, Maryland

HAINES LAND DESIGN
Norman E. Haines, ASLA
Landscape Architect
Site Development Consultant
8921 Liberty Lane
Potomac, Maryland 20854
(301) 762-5040

JOHNSON PROPERTY
BARNESVILLE ELECTION DISTRICT
MONTGOMERY COUNTY MARYLAND

OWNER
Edwin R. & Pauline S. Johnson
23501 Old Hundred Road
Comus, Maryland 20842
301-345-3524

CONTACT
Edwin R. Johnson Jr
23520 Peach Tree Road
Clarkburg, Maryland
20871
301-972-1298

NATURAL RESOURCES INVENTORY & FOREST STAND DELINEATION

DRAWN BY
N. HAINES
DESIGN BY
N. HAINES
CHECKED BY
N. HAINES
PROJECT NO.
93057

SHEET
1
OF 1 SHEET

NORTH
SCALE SEE PLAN

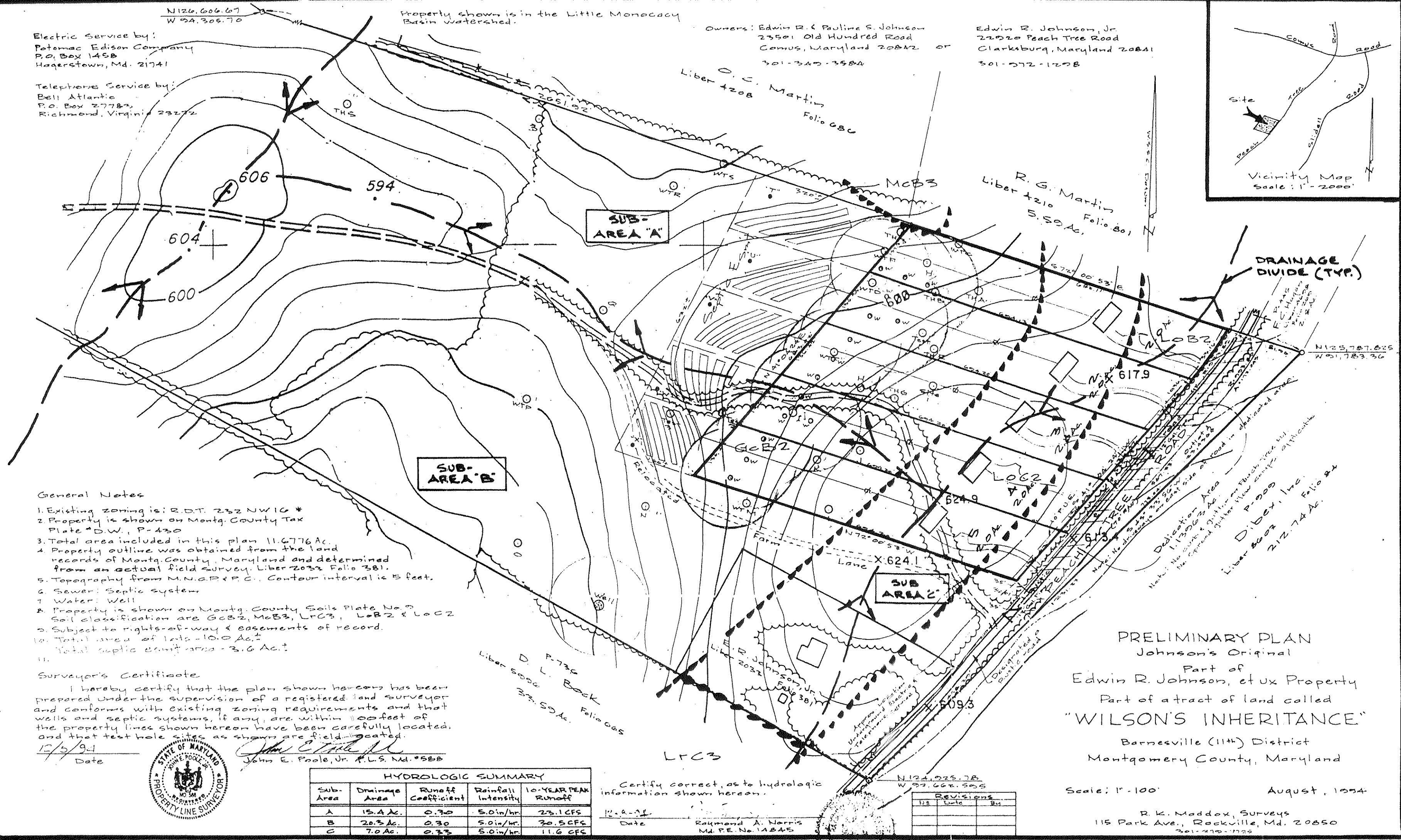
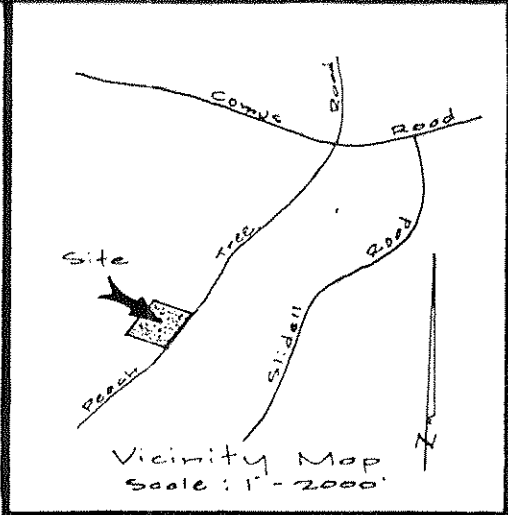
Electric Service by:
 Potomac Edison Company
 P.O. Box 1458
 Hagerstown, Md. 21741

Telephone Service by:
 Bell Atlantic
 P.O. Box 27783
 Richmond, Virginia 23272

Property shown is in the Little Monocacy
 Basin watershed.

Owners: Edwin R. & Pauline S. Johnson
 23501 Old Hundred Road
 Conus, Maryland 20842 or
 301-345-3584

Edwin R. Johnson, Jr.
 22920 Peach Tree Road
 Clarksburg, Maryland 20841
 301-572-1298



General Notes

- Existing zoning is: R.D.T. 232 NW16 *
- Property is shown on Montg. County Tax Plate #D.W., P-430
- Total area included in this plan 11.6776 Ac.
- Property outline was obtained from the land records of Montg. County, Maryland and determined from an actual field survey. Liber 2032 Folio 381.
- Topography from M.N.A.P. & P.C.. Contour interval is 5 feet.
- Sewer: Septic system
- Water: Well
- Property is shown on Montg. County Soils Plate No. 9. Soil classification are GCB2, McB3, LFC3, LoB2 & LoC2
- Subject to rights-of-way & easements of record.
- Total area of lots - 10.0 Ac.±
- Total septic count area - 3.6 Ac.±

Surveyor's Certificate

I hereby certify that the plan shown hereon has been prepared under the supervision of a registered land surveyor and conforms with existing zoning requirements and that wells and septic systems, if any, are within 100 feet of the property lines shown hereon have been carefully located, and that test hole sites as shown are field located.

12/5/94
 Date



John E. Poole, Jr. P.L.S. Md. #588

HYDROLOGIC SUMMARY				
Sub-Area	Drainage Area	Runoff Coefficient	Rainfall Intensity	10-YEAR PEAK Runoff
A	15.4 Ac.	0.30	5.0 in/hr	23.1 CFS
B	20.3 Ac.	0.30	5.0 in/hr	30.5 CFS
C	7.0 Ac.	0.33	5.0 in/hr	11.6 CFS

Certify correct, as to hydrologic information shown hereon.

12-9-94
 Date
 Raymond A. Norris
 Md. P.E. No. 14845



REVISIONS	
No.	Date
1	12-9-94

PRELIMINARY PLAN
 Johnson's Original
 Part of
 Edwin R. Johnson, et ux Property
 Part of a tract of land called
 "WILSON'S INHERITANCE"
 Barnesville (114) District
 Montgomery County, Maryland

Scale: 1" = 100' August, 1994

R. K. Maddox, Surveys
 115 Park Ave., Rockville, Md. 20850
 301-215-1725

SITE NARRATIVE & NOTES

1. The property is a 174.0 acre farm in Monocacy River watershed, class 1 water. The farm is operating under a soil and water conservation plan prepared by the Montgomery Soil Conservation District. The soils and fields are stabilized, and good farming practices appear to have been implemented. Features of the environmental issues have been shown and labeled for the entire property, but the focus of the forest stand delineation is the eastern wooded portion of the farm as shown on the 100 scale plan. The farm is operating under a conservation plan, and the focus of the plan is the eastern portion of the property; the word "site" shall refer to the 30.39 acre forested area along Peach Tree Road.

2. The site soils are 9C & 9B, Linganore-Hyattstown Channery Silt loam with a K value of 0.37, 17B; Occoquan Channery loam with a K value of 0.37, 16C; and Brinklow-Becktown Channery Silt loam with a K value of 0.28.

The site soils are in a stable condition within the forested areas, but some erosion is evident along the gravel farm road that cuts through the woods.

3. The site topography varies slightly from a knoll 250' west of Peach Tree Road. Site slopes vary from 2% - 8% on the knoll and to the east; with 8% - 15% slopes to the west of the knoll. A saddle is in the western portion of the site, creating a north-south drainage divide. From the saddle, the site slopes 8% to the north, and 3% - 8% to the south. The site reflects original topography and natural tree cover.

4. The farm area has internal and border fence lines and stream valleys with overgrowth of Multi-flora Rose, Japanese Honeyuckle within linear hedgerows of 4" - 6" Black Cherry, Boxelder and white Mulberry with dominant Black Locusts. A 1.56 acre area of 24" - 30" Tulip Poplar dominant trees with understory Black Cherry and High Black Locust is downstream of the large pond, the regenerative potential of the hedgerows and stream valley stand is good.

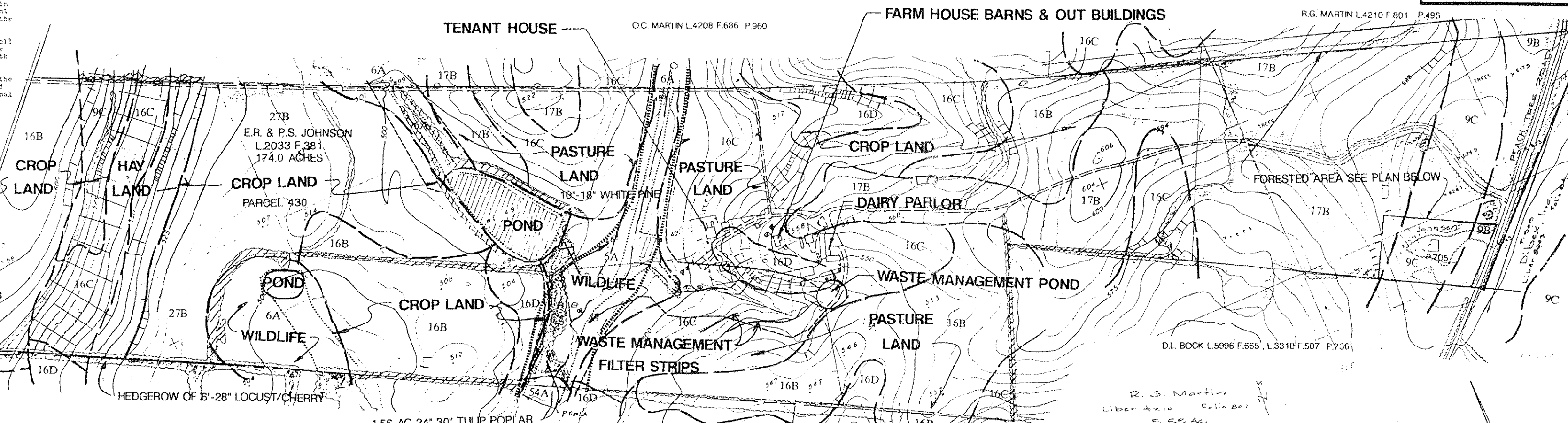
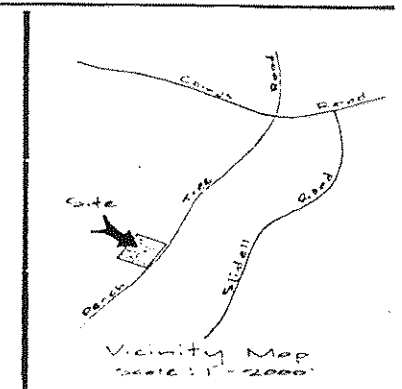
The farm does contain a 100 Year flood plan and wetlands within the stream valley. The farm contains a historic site known as The Velling House Site, #12/9 Page 6, coordinate D-5.

The 30.39 acre forested site adjacent to Peach Tree Road is comprised of 11 forest stands as described below.

LEGEND
PROPERTY LINE
EXISTING CONTOUR
OLD SOILS SURVEY SOIL TYPE & LINE
NEW SOILS SURVEY SOIL TYPE & LINE
WETLANDS
STREAM BUFFER
STEEP SLOPES 25%
SLOPES 15%-25%
FORESTED AREAS & STAND #
HEDGEROWS OF TREES & BRUSH
LIMITS OF 100 YEAR FLOODPLAIN

General Notes

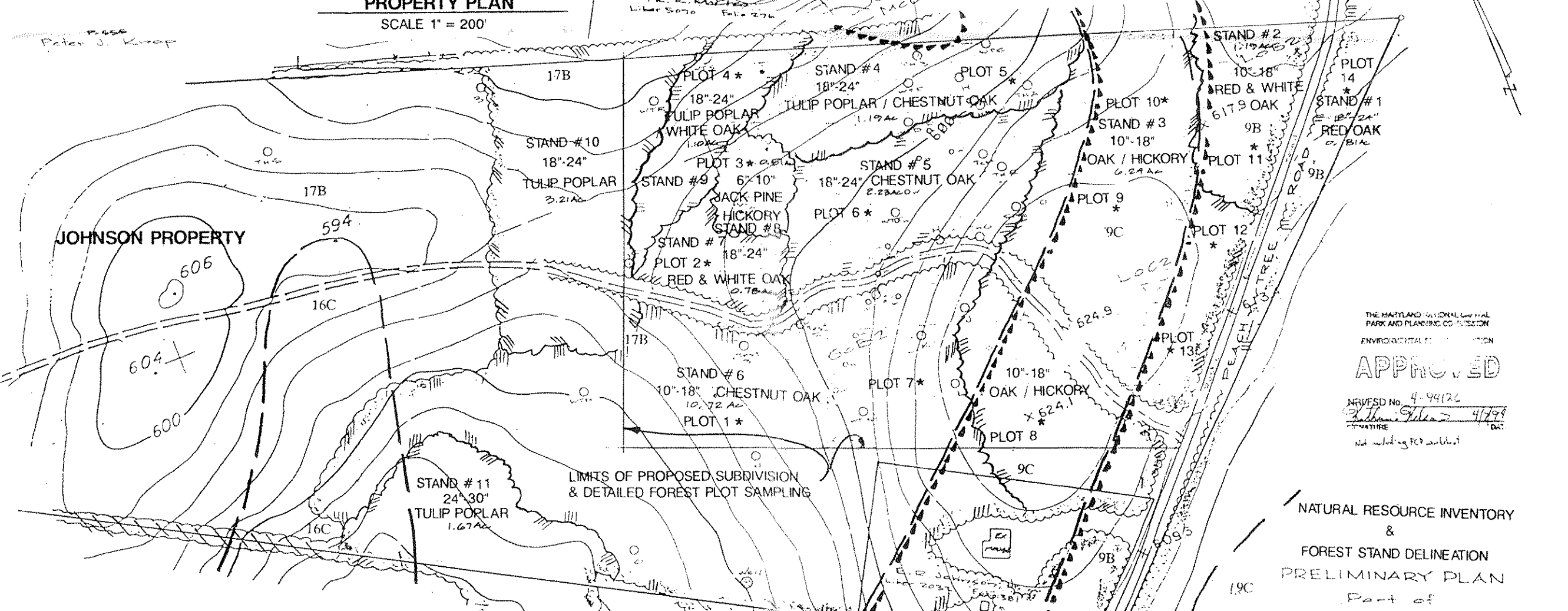
- 1. Existing zoning is R-20. The NW 1/4 of the property is shown on Montgomery County Tax Plate 30-W, P. 2000.
2. Total area included in this plan
3. Property outline was obtained from the land records of Montgomery County, Maryland and is subject to verification by field survey. Liber 2000, Plate 30-W, P. 2000.
4. Topography from a recent G. Contour interval is 5 feet.
5. Survey: Spot heights
6. Water: Well
7. Water: Well
8. Property is shown on Montgomery County Tax Plate No. 30-W, P. 2000. Soil classification is 9C, 17B, 16C, 9B, 9C.
9. Subject to rights of way & easements of record.



Forest Conservation Worksheet Figure B

Table with 2 columns: Item (A-F), Description. Includes calculations for break-even point and afforestation requirements.

Tract Area = 174.00 ac. Pastures & Crops = 128.00 ac. Small Stands, Ponds & Wildlife Areas = 10.05 ac. Farm Bldgs. Area = 4.00 ac. Forest Area = 31.95 ac.



- STAND # 1 0.83 acre stand of 18" - 24" Red Oak with white Oak and Tulip Poplar. Younger Tree understorey of Tulip Poplar and Red Maple bordered by Peach Tree Road to the west and forest to the east. Regenerative potential is good. Structure value of stand is 13, priority.
STAND # 2 1.19 acre stand of co-dominant 10" - 18" Red & White Oak in good condition. White Oak & Pignut Hickory and Red Maple understorey with some white Dogwood, American Beech and Black Cherry. Regenerative potential is good. Structure value of stand is 14, priority.
STAND # 3 6.24 acre stand of 10" - 18" co-dominant Red & White Oak and Pignut Hickory. Understorey of Red Maple & Pignut Hickory with some white Dogwood, American Beech and Black Cherry. Regenerative potential is good. Structure value of stand is 12, priority.
STAND # 4 1.91 acre stand of 18" - 24" co-dominant Tulip Poplar & Chestnut Oak with co-dominant White Oaks. Understorey of Pignut Hickory, Red Maple and Chestnut Oak in good condition. Regenerative potential is good. Structure value of stand is 13, priority.
STAND # 5 2.23 acre stand of 18" - 24" dominant Chestnut Oak in fair condition. Understorey of Chestnut Oak, Red Maple and American Beech. Regenerative potential is good. Structure value of stand is 12, priority.
STAND # 6 10.72 acre stand of 10" - 18" Chestnut Oak with an occasional larger tree. The largest and dominant trees within the site is in good condition and contains some nice areas of Mountain Laurel. Understorey consists of Pignut Hickory, Chestnut Oak, Red Maple, Oak & Tulip Poplar. Some nice American Beech and White Dogwoods are present. Regenerative potential is good. Structure value of stand is 12, priority.
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STAND # 8 0.51 acre stand of Jack Pine and Sweet Pignut Hickory in fair condition. Jack Pine is being succeeded, and many have fallen to litter the floor. Emerging understorey in Sweet Pignut Hickory, white Dogwood, Red Maple and Black Cherry saplings. Regenerative potential is poor. Structure value of stand is 15, priority, but pines are falling.
STAND # 9 1.10 acre stand of 18" - 24" co-dominant Tulip Poplar and white Oak with an understorey of Chestnut Oak, Red Maple, Hickory and Red Oak. Stand is in good condition and regenerative potential is good. Structure value of stand is 15, priority.
STAND # 10 5.73 acre stand of 18" - 24" Tulip Poplar with an understorey of white Oak and Red Maple. Regenerative potential is good. Stand is outside of proposed subdivision/disturbance area.
STAND # 11 1.67 acre stand of 18" - 24" Tulip Poplar with Chestnut Oak and Red Maple understorey. Regenerative potential is good. Stand is outside of proposed development/disturbance area.

The stands described above all contained good understorey growth with few invasive plants, such as Multiflora Rose or Japanese Honeyuckle. Some native Deer Berry, Asterian Honeyuckle, Greenbriar and Mountain Laurel are present. The stands have been disturbed by equipment for water table and percolation testing, and have been tagged for firewood of dead or fallen trees. No specimen trees or unique species were found on the site. There are no 100 Year floodplains, wetlands, cultural or historic features; or evidence of any threatened species or critical habitats on the site.

I HEREBY CERTIFY THAT I PREPARED THIS PLAN AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT IN THE STATE OF MARYLAND. DATE 1-28-94 NORMAN E. HAINES RLA # 563

NATURAL RESOURCE INVENTORY & FOREST STAND DELINEATION PRELIMINARY PLAN Part of Edwin R. Johnson, et ux Property Part of a tract of land called 'WILSON'S INHERITANCE' Barnesville (1111) District Montgomery County, Maryland. Includes an 'APPROVED' stamp and project details.

HAINES LAND DESIGN logo and contact information: Norman E. Haines, ASLA, 8921 Liberty Lane, Potomac, Maryland 20854, (301) 762-5040.

JOHNSON PROPERTY BARNESVILLE ELECTION DISTRICT MONTGOMERY COUNTY MARYLAND. Includes owner and contact information.

OWNER: Edwin R. Johnson, Jr. 27500 Old Hundred Road, Clarksburg, Maryland 20841. CONTACT: Edwin R. Johnson, Jr. 27500 Peach Tree Road, Clarksburg, Maryland 20841.

NATURAL RESOURCES INVENTORY & FOREST STAND DELINEATION. Includes project number 03057.

DRAWN BY: N. HAINES, DESIGN BY: N. HAINES, CHECKED BY: [blank], PROJECT NO: 03057. Includes a north arrow and scale 'SCALE SEE PLAN'.

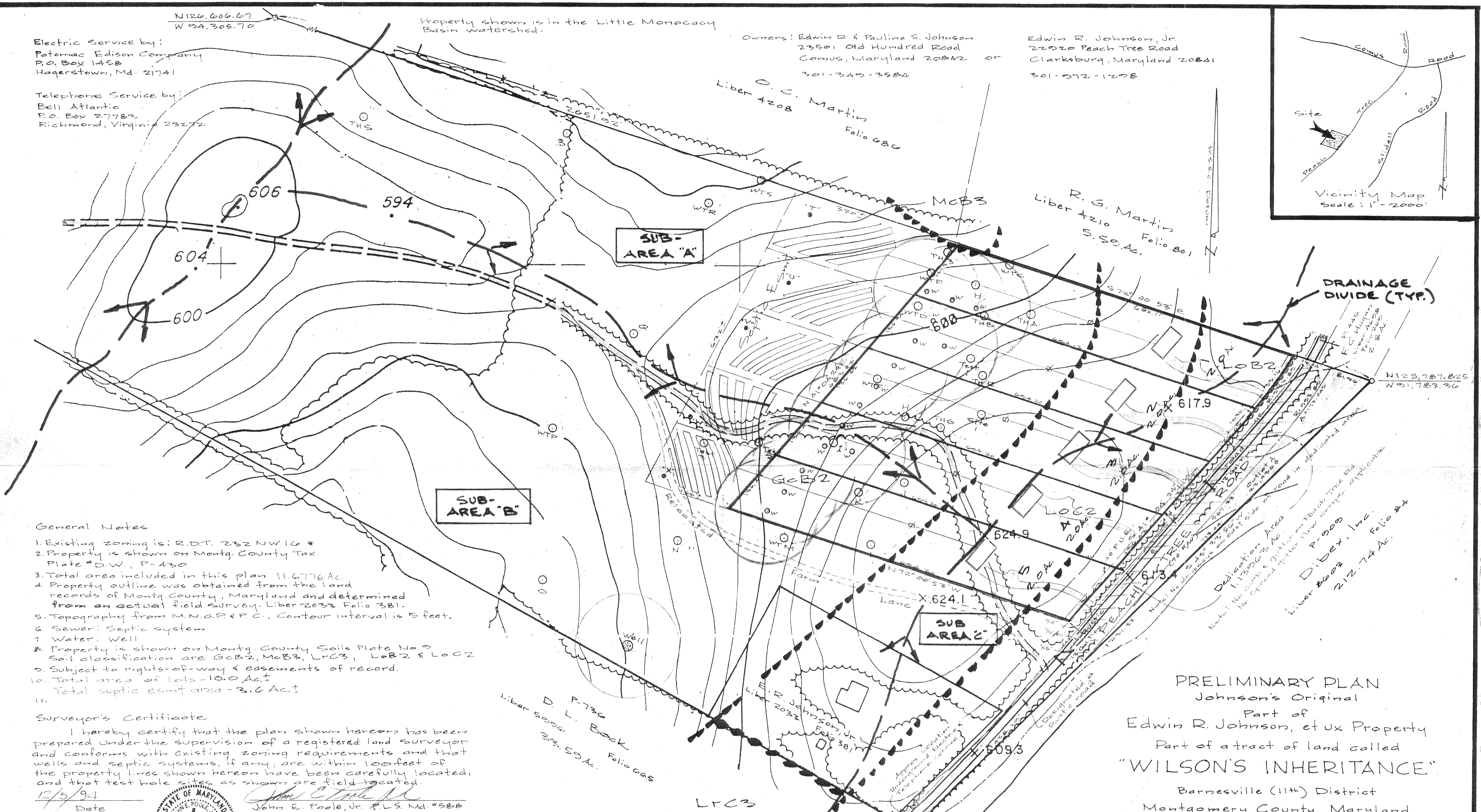
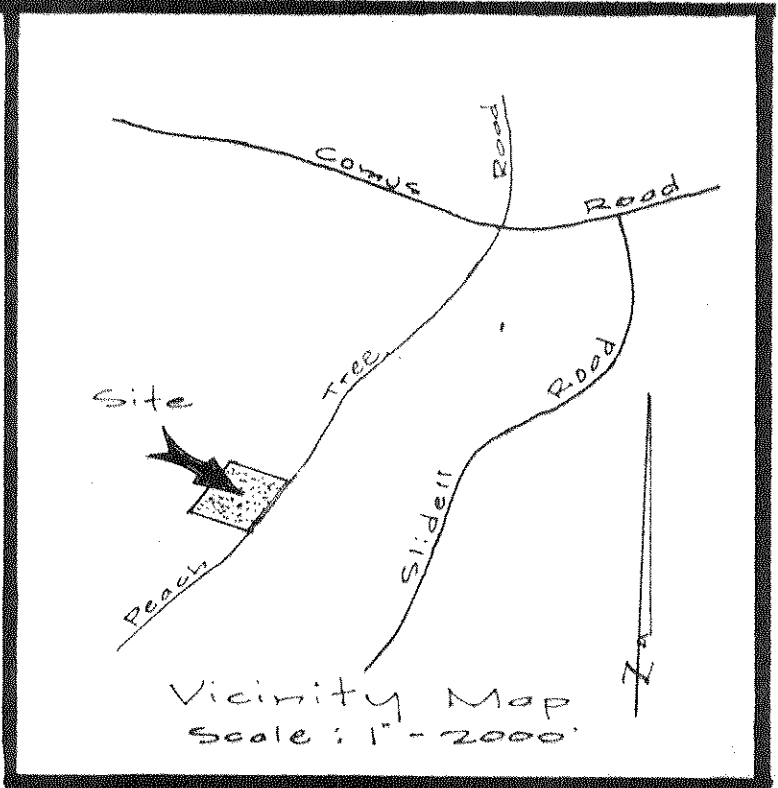
Electric Service by:
Potomac Edison Company
P.O. Box 1458
Hagerstown, Md. 21741

Telephone Service by:
Bell Atlantic
P.O. Box 27783
Richmond, Virginia 23272

Property shown is in the Little Monocacy
Basin Watershed.

Owners: Edwin R & Pauline S. Johnson
23501 Old Hundred Road
Census, Maryland 20842 or
301-345-3584

Edwin R. Johnson, Jr.
22020 Peach Tree Road
Clarksburg, Maryland 20841
301-572-1298



General Notes

- Existing zoning is: R.D.T. 232 NW16 *
- Property is shown on Montg. County Tax Plate *D.W., P-430
- Total area included in this plan 11.6776 Ac.
- Property outline was obtained from the land records of Montg. County, Maryland and determined from an actual field survey. Liber 2033 Folio 381.
- Topography from M.N.C.P. & P.C., Contour interval is 5 feet.
- Sewer: Septic system
- Water: Well
- Property is shown on Montg. County Soils Plate, No. 2. Soil classification are GcB2, McB3, LrC3, LoB2 & LoC2
- Subject to rights-of-way & easements of record.
- Total area of lots - 10.0 Ac.±
- Total septic eqmt area - 3.6 Ac.±

Surveyor's Certificate

I hereby certify that the plan shown hereon has been prepared under the supervision of a registered land surveyor and conforms with existing zoning requirements and that wells and septic systems, if any, are within 100 feet of the property lines shown hereon have been carefully located, and that test hole sites as shown are field located.

12/5/94
Date

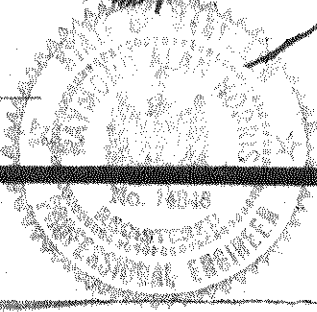


John E. Poole, Jr. P.L.S. Md. #588

HYDROLOGIC SUMMARY				
Sub-Area	Drainage Area	Runoff Coefficient	Rainfall Intensity	10-YEAR PEAK RUNOFF
A	15.4 Ac.	0.30	5.0 in/hr	23.1 CFS
B	20.3 Ac.	0.30	5.0 in/hr	30.5 CFS
C	7.0 Ac.	0.33	5.0 in/hr	11.6 CFS

Certify correct, as to hydrologic information shown hereon.

12-2-94
Date
Raymond A. Harris
Md. P.E. No. 14845

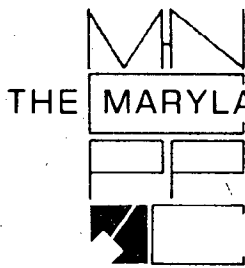


Revisions		
No.	Date	By

PRELIMINARY PLAN
Johnson's Original
Part of
Edwin R. Johnson, et ux Property
Part of a tract of land called
"WILSON'S INHERITANCE"
Barnesville (11th) District
Montgomery County, Maryland

Scale: 1"=100' August, 1994

R. K. Maddox, Surveys
115 Park Ave., Rockville, Md. 20850
301-270-7725



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

March 13, 1995

MEMORANDUM

TO: Joe Davis
Malcolm Shaneman
Development Review Division

FROM: Gwen Marcus, Historic Preservation Coordinator *GM*
Patricia Parker, Historic Preservation Planner *HP*
Design, Zoning and Preservation

SUBJECT: Preliminary Plan #1-95057, Johnson's Original

On March 8, 1995, the Historic Preservation Commission (HPC) met and reviewed a subdivision plan, Preliminary Plan #1-95057, Johnson's Original. The proposed subdivision involves Locational Atlas Resource #12/9, the Welling House at 23501 Old Hundred Road.

The HPC recommended Preliminary Plan #1-95057 for approval with the following conditions:

1. Tree loss, as a result of driveway or road construction, should be minimized.
2. The entrance drive for the historic resource should remain to be gravel.
3. A heterogeneous landscape buffer should be planted parallel to Peach Tree Road if the proposal involves removal of an existing stand of trees at the front of the lots. The landscape buffer should be planted along the entire frontage of the new lots - culminating at the original entrance drive to the resource.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

CASE: Johnson's Original (involves DATE: March 1, 1995
Locational Atlas Resource #12/9)

CASE NUMBER: #1-95057

TYPE OF REVIEW: Subdivision

PREPARED BY: Patricia Parker

ADDRESS: 22920 Peach Tree Rd.
Barnesville, Md.

BACKGROUND:

This subdivision plan proposes the creation of six lots, approximately 2.0 acres each, within a 11.676 acre area in the extreme eastern portion of the property. The entire property is a 174.0 acre farm zoned Rural Density Transfer (RDT) with principal road entrance via Peach Tree Road in Barnesville. The property involves Locational Atlas Resource #12/9, the Welling House, which includes a two-story frame farmhouse, a frame barn and a log springhouse. Public water and sewer is available to the property. The lots would vary from 126' to 133' wide by 682' deep.

DISCUSSION:

Peach Tree Road is designated as a rural rustic road. The major issue is the elimination of an existing entrance drive and the creation of a new access road for the historic resource. Lot 5, as proposed, would eliminate the existing entrance drive to the Welling Farm property and situate a new entrance drive to the north with terminus at Old Hundred Road (Rt. 109). Access to the historic property, as proposed, would be changed from Peach Tree Road to Old Hundred Road. The property is not adjacent to the Comus Historic District (Locational Atlas Resource #12/8). Therefore, the new entrance drive via Old Hundred Road would also not impact this resource.

However, staff does feel that surfacing for the new road should be of gravel so that the rural character of the property is maintained. Tree loss as a result of road construction should be minimized.

Secondly, staff feels that new construction, as proposed, within five new lots is significantly removed from the resource. However, staff does feel that a heterogeneous landscape buffer should be planted parallel to Peach Tree Road along the entire frontage of the new lots (interrupted only for new driveway entrances) culminating at the original entrance drive to the resource. This will help to minimize intrusion and attempt to maintain the rural character of Peach Tree Road, a designated rustic road. If this condition is met, staff could recommend HPC approval.

STAFF RECOMMENDATION:

Based on the issues discussed above, staff recommends approval of this subdivision plan with the following conditions:

- o Tree loss, as a result of road construction, should be minimized.

- o The new entrance drive for the historic resource should be of gravel.

- o A heterogeneous landscape buffer should be planted parallel to Peach Tree Road along the entire frontage of the new lots - culminating at the original entrance drive to the resource.



HYDROLOGIC SUMMARY

Sub-Drainage Area	Drainage Coefficient	Basin Length	Basin Area
A	0.70	1.54 mi	29.555 ac
B	0.70	1.54 mi	29.555 ac
C	0.70	1.54 mi	29.555 ac

8/19/54
Date

John E. Pooler, P.E., License No. 11676

I hereby certify that the plan shown hereon has been prepared under the supervision of a registered professional engineer and that the plan shows hereon have been carefully located, and that test holes were run and shown as field-located.

and conform with existing zoning requirements and that the property lines shown hereon have been carefully located, and that test holes were run and shown as field-located.

General Notes

1. Existing zoning is: R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12, R-13, R-14, R-15, R-16, R-17, R-18, R-19, R-20, R-21, R-22, R-23, R-24, R-25, R-26, R-27, R-28, R-29, R-30, R-31, R-32, R-33, R-34, R-35, R-36, R-37, R-38, R-39, R-40, R-41, R-42, R-43, R-44, R-45, R-46, R-47, R-48, R-49, R-50, R-51, R-52, R-53, R-54, R-55, R-56, R-57, R-58, R-59, R-60, R-61, R-62, R-63, R-64, R-65, R-66, R-67, R-68, R-69, R-70, R-71, R-72, R-73, R-74, R-75, R-76, R-77, R-78, R-79, R-80, R-81, R-82, R-83, R-84, R-85, R-86, R-87, R-88, R-89, R-90, R-91, R-92, R-93, R-94, R-95, R-96, R-97, R-98, R-99, R-100.
2. Property is shown on Montgomery County Tax Map No. 11-6776A.
3. Field notes included in this plan 11-6776A.
4. Records of Montgomery County, Maryland and determined from an actual field survey of the property.
5. Topography from Montgomery County, Maryland and determined from an actual field survey of the property.
6. Water: public system.
7. Water: well.
8. Property is shown on Montgomery County Tax Map No. 11-6776A.
9. All other information are shown on the plan.
10. Subject to right-of-way and easements of record.
11. Total area of 116,000 sq. ft.
12. Total area of 116,000 sq. ft.

Carlisle Correlates to Hydrologic Information shown hereon

11-6776A
Date

11-6776A
Date

Scale: 1" = 100'

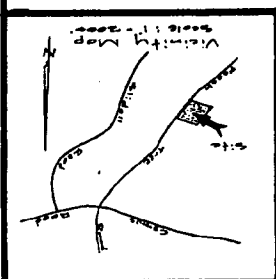
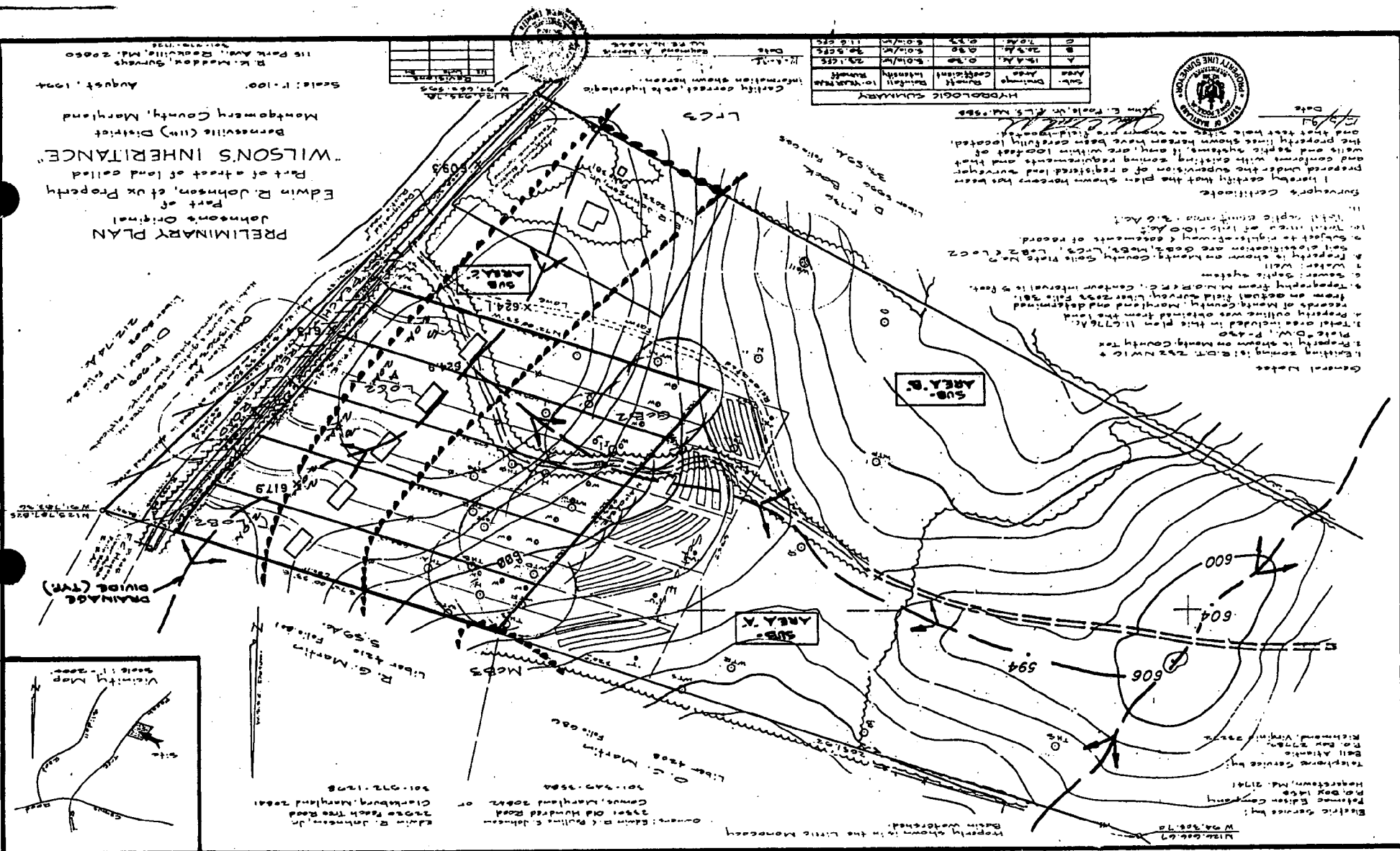
August, 1954

B. K. Madden, Surveyor
115 Park Ave., Bethesda, Md. 20850

PRELIMINARY PLAN
Part of a tract of land called
Edwin R. Johnson, et ux Property
Johnson's Original

Baltimore (City) District
Montgomery County, Maryland

"WILSON'S INHERITANCE"



Owner: Edwin R. Johnson & Pulliam C. Johnson
2301 Old Hundred Road
Crown, Maryland 20822 or
301-972-1278

Owner: O.C. Martin
Liberty Road
301-247-3500

Electric Service by:
Potomac Edison Company
P.O. Box 1450
Hagerstown, Md. 21741

Telephone Service by:
Bell Atlantic
P.O. Box 2770
Richmond, Virginia 23220



6921 Liberty Lane
Baltimore, Maryland 20854
(301) 762-5000

JOHNSON PROPERTY
BAYNESVILLE ELECTION DISTRICT
MONTGOMERY COUNTY MARYLAND

OWNER:
JAMES P. JOHNSON
10000 W. 10th Street
Columbia, Maryland 21044
CONTACT:
JAMES P. JOHNSON
10000 W. 10th Street
Columbia, Maryland 21044

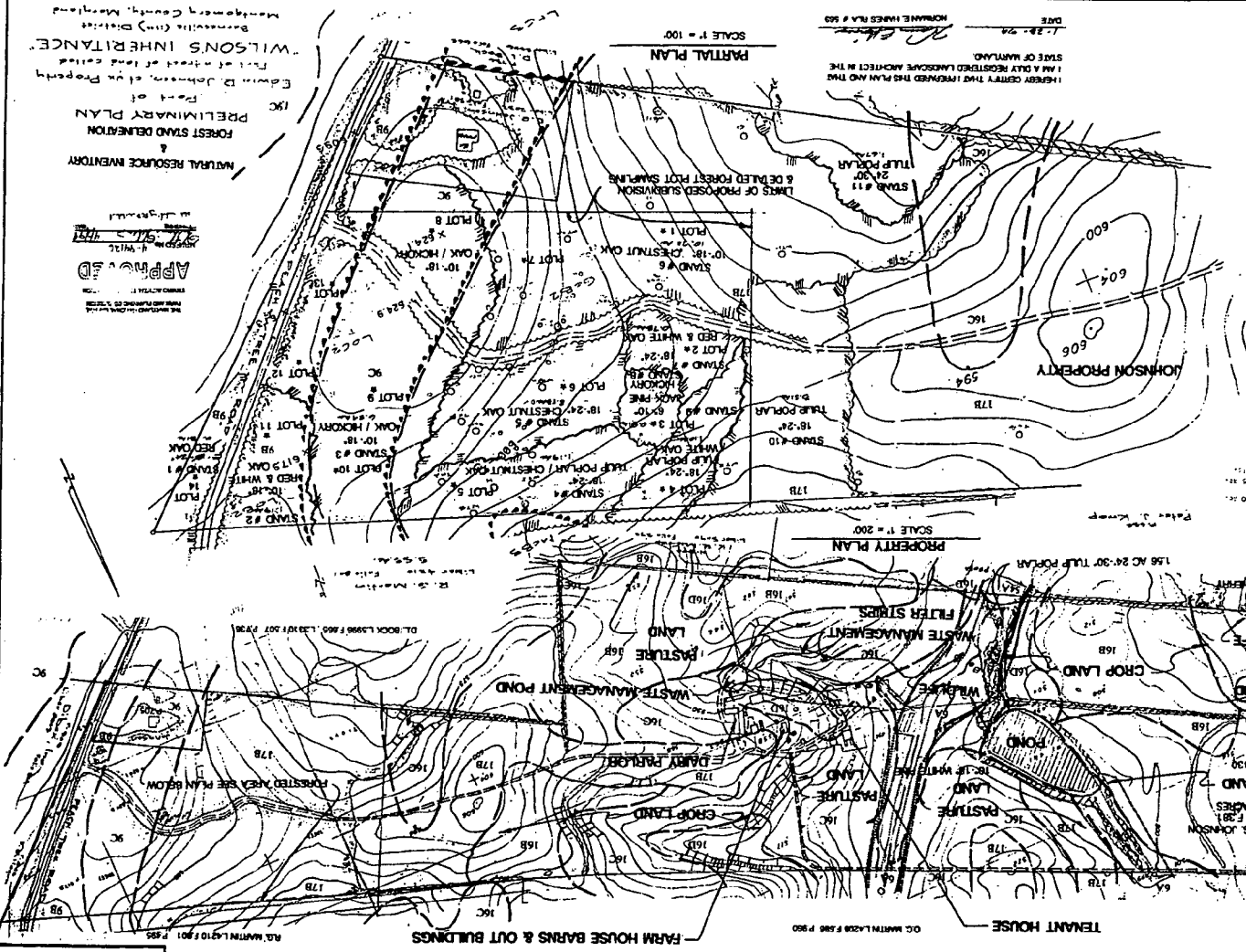
NATURAL RESOURCES INVENTORY
&
FOREST STAND DELINEATION

PROJECT NO. 1990-01
SHEET 1 OF 1

DATE: 1/28/94
SCALE: 1" = 100'

DATE: 1/28/94
SCALE: 1" = 100'

FIGURE 1
1.00 JOHNSON PROPERTY
1.01 JOHNSON PROPERTY
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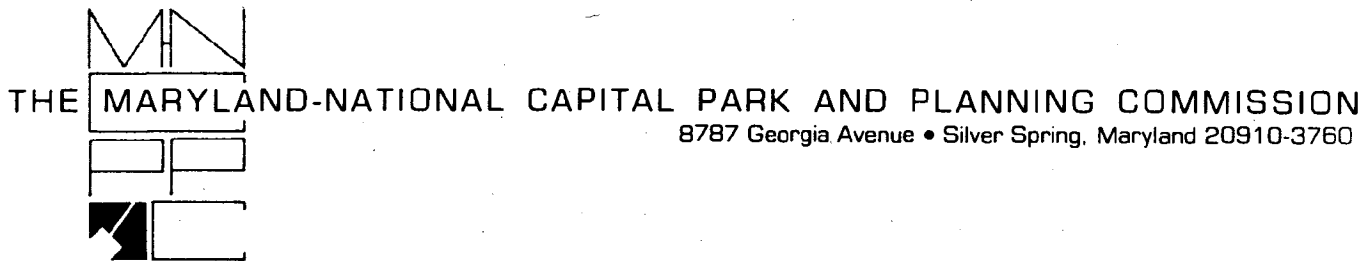
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DOT 1/4" SURVEY
NEW SOLS SURVEY
SOLS TIME & LINE
WETLANDS
LIMITS OF 100 YEAR FLOODPLAIN
Hatched Areas & Stands
FORESTED AREAS & STANDS
Hatched Areas of Trees & Brush
Hatched Areas of 100 Year Floodplain
Stream Buffer

FIGURE 2
2.01 JOHNSON PROPERTY
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DATE: 1/28/94
SCALE: 1" = 100'

APPROVED
JAMES P. JOHNSON
10000 W. 10th Street
Columbia, Maryland 21044

PRELIMINARY PLAN
&
NATURAL RESOURCE INVENTORY
Part of
Edwin D. Johnson, et al Property
Wilson's Inheritance
Part of
Montgomery County, Maryland



February 21, 1995

Dear Property Owner:

Please be notified that the Montgomery County Historic Preservation Commission will be holding a public meeting and worksession on Wednesday, March 8, 1995, in order to evaluate the proposed subdivision of Johnson's Original (#1-95057), located at 22920 Peach Tree Road in Barnesville, Md. It involves Locational Atlas Resource #12/9, the Welling House. The meeting will begin at 7:30 p.m. and will be held in the Maryland-National Capital Park and Planning Commission auditorium at 8787 Georgia Avenue in Silver Spring.

This evaluation is taking place pursuant to your request for subdivision of the property. The Historic Preservation Commission will review the proposal as it impacts the historic resource, and make recommendations to the Planning Board regarding its environmental setting.

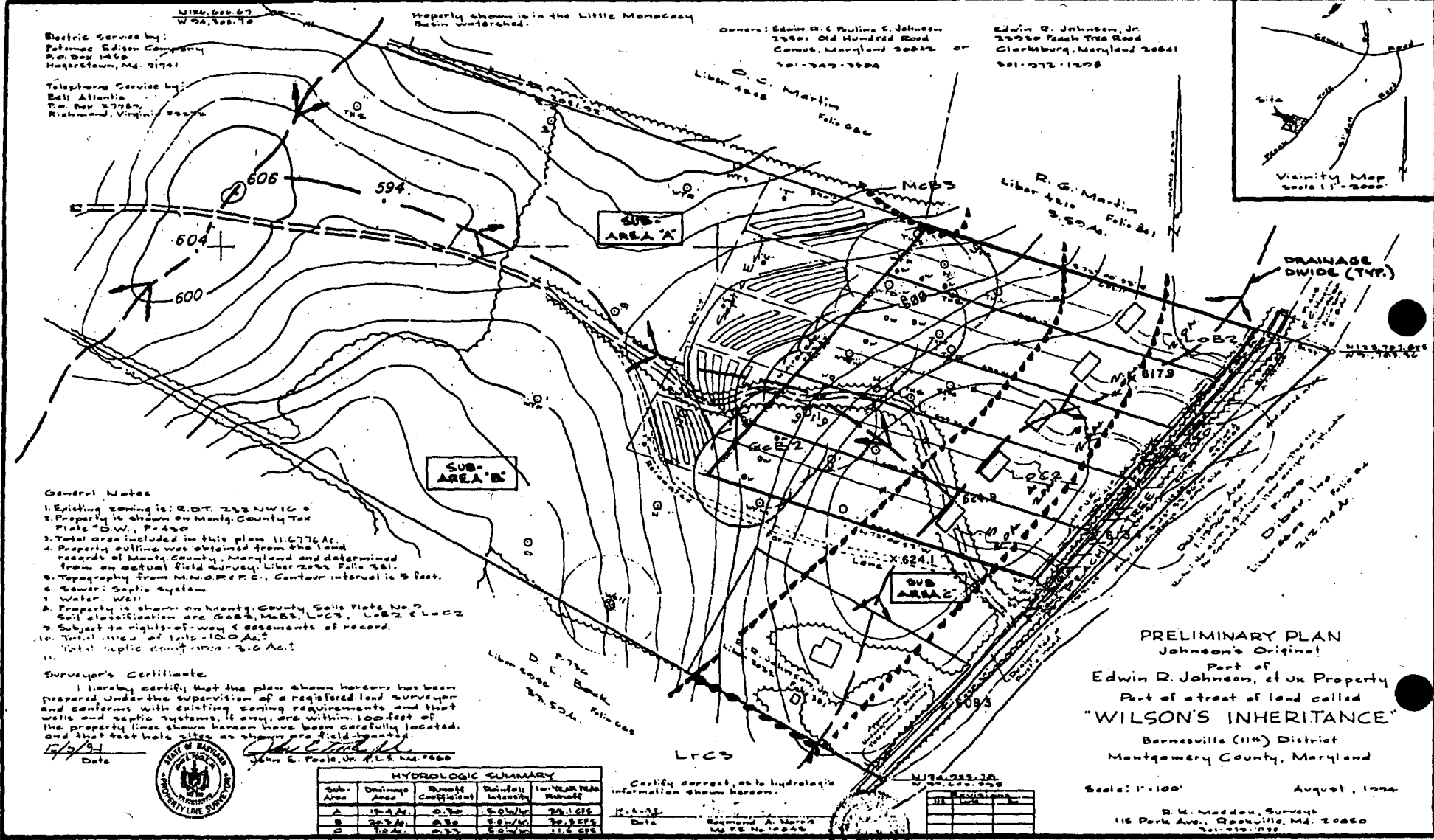
As the Property Owner, you are encouraged to either attend the meeting or submit written comments to the HPC at 8787 Georgia Avenue, Silver Spring, MD 20910.

This item may not be first on the agenda, so please be prepared for a short delay. Enclosed please find a copy of the meeting agenda (subject to change). If you have any questions, please feel free to contact me at 495-4570.

Sincerely,

Patricia Parker
Historic Preservation
Planner

Enclosures
cc: R.K. Maddox Surveys

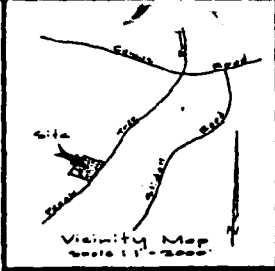


Electric Service by:
Potomac Edison Company
P.O. Box 1468
Hagerstown, Md. 21741

Telephone Service by:
Bell Atlantic
P.O. Box 37788
Richmond, Virginia 23268

Owner: Edwin R. Johnson
24950 Peach Tree Road
Camus, Maryland 20842 or
201-245-3504

Edwin R. Johnson, Jr.
24950 Peach Tree Road
Clarkburg, Maryland 20841
201-272-1408



General Notes

1. Existing zoning is: E.D.T. 232 NW 10
2. Property is shown on Montg. County Tax Plate "D.W.", P-490
3. Test area included in this plan 116776A
4. Property outline was obtained from the land records of Montg. County, Maryland and determined from an actual field survey. Liber 2033 Folio 381.
5. Topography from M.N.O.P.E.C., Contour interval is 5 feet.
6. Sewer: Septic system
7. Water: Well
8. Property is shown on Montg. County Soil Plate No. 7. Soil classification are GcBz, MdBz, LcCz, LcBz & LcCz
9. Subject to rights-of-way & easements of record.
10. Total area of lots - 10.0 Ac.
11. Total septic drain area - 3.6 Ac.

Surveyor's Certificate

I hereby certify that the plan shown hereon has been prepared under the supervision of a registered land surveyor and conforms with existing zoning requirements and that wells and septic systems, if any, are within 100 feet of the property lines shown hereon have been carefully located, and that test hole sites as shown are field located.

8/1/94
Date



John E. Peala, Jr. P.L.S. No. 2660

HYDROLOGIC SUMMARY

Sub Area	Drainage Area	Runoff Coefficient	Runoff Intensity	10-YEAR 24-HR Runoff
A	1.84 AC.	0.75	5.0 in/hr	22.1 cfs
B	2.24 AC.	0.75	5.0 in/hr	26.8 cfs
C	3.6 AC.	0.75	5.0 in/hr	41.8 cfs

Certify correct, as to hydrologic information shown hereon:

Date _____
Surveyor: A. Martin
M.P.E. No. 2645

NITE 213, 26
W 24, 25, 26

Revisions	By	Date

PRELIMINARY PLAN
Johnson's Original
Part of
Edwin R. Johnson, et ux Property
Part of a tract of land called
"WILSON'S INHERITANCE"
Barnesville (11th) District
Montgomery County, Maryland

Scale: 1"=100' August, 1994

B. M. Madden, Surveyor
115 Park Ave., Rockville, Md. 20850
201-272-1122

1.0 The purpose of this plan is to delineate the boundaries of the Johnson Property and to identify the natural resources within the property. The plan is based on a field survey conducted on [REDACTED] and a review of the property records.

1.1 The Johnson Property is located in the Bayview Election District, Montgomery County, Maryland. The property is bounded on the north by [REDACTED], on the east by [REDACTED], on the south by [REDACTED], and on the west by [REDACTED].

1.2 The property is divided into several lots, including Lot 10A, Lot 10B, Lot 10C, Lot 10D, Lot 10E, Lot 10F, Lot 10G, Lot 10H, Lot 10I, Lot 10J, Lot 10K, Lot 10L, Lot 10M, Lot 10N, Lot 10O, Lot 10P, Lot 10Q, Lot 10R, Lot 10S, Lot 10T, Lot 10U, Lot 10V, Lot 10W, Lot 10X, Lot 10Y, and Lot 10Z.

1.3 The natural resources within the property include forested areas, wetlands, water bodies, and other features. The forested areas are primarily composed of [REDACTED] and [REDACTED]. The wetlands are primarily composed of [REDACTED] and [REDACTED]. The water bodies include [REDACTED] and [REDACTED].

1.4 The plan is based on the following information:

- Field survey conducted on [REDACTED]
- Review of property records
- Review of aerial photographs
- Review of topographic maps

1.5 The plan is subject to change if new information is discovered. The owner warrants that the information provided is true and correct to the best of their knowledge.

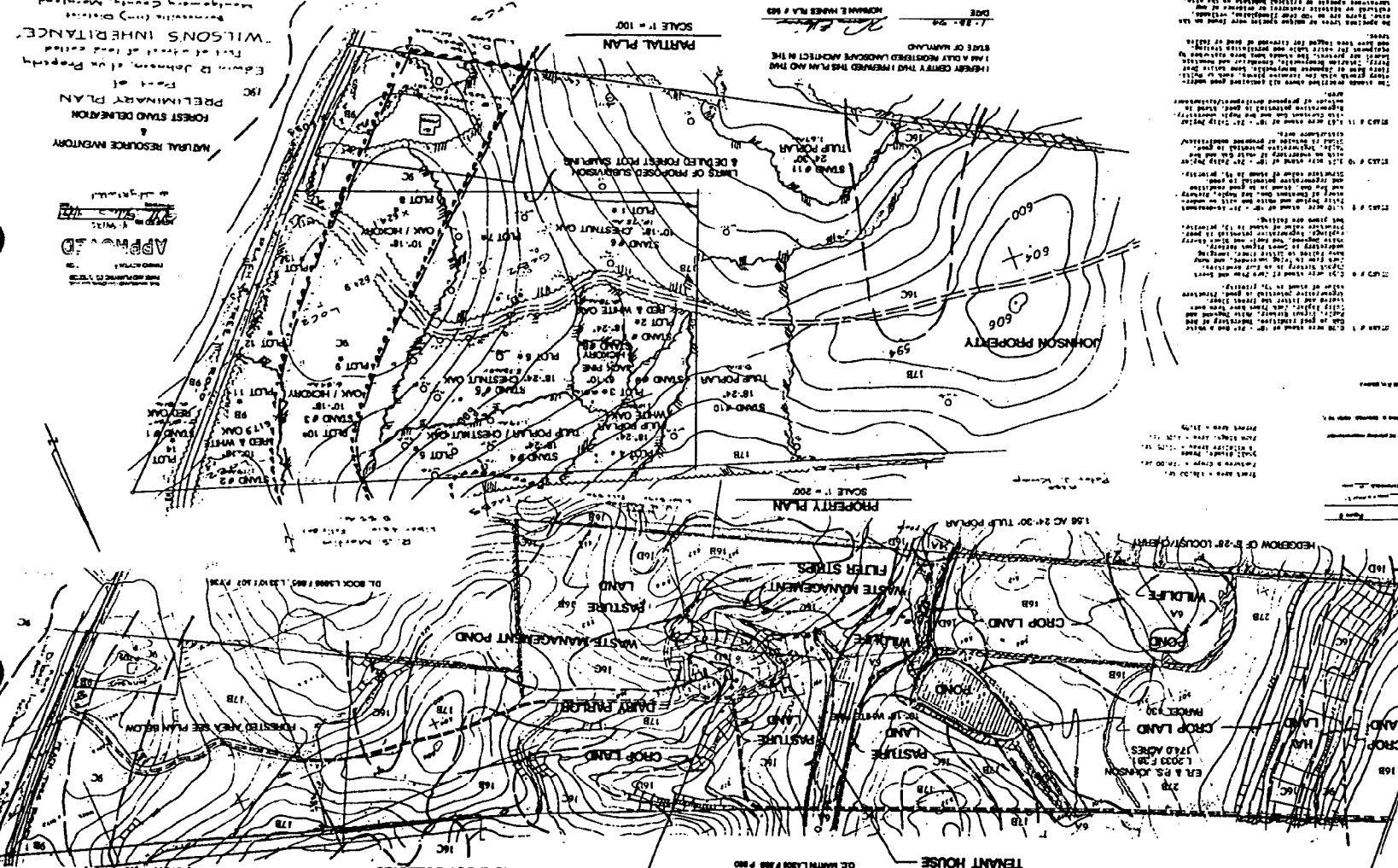
1.6 The plan is prepared in accordance with the standards and practices of the profession. The designer assumes no liability for the use of the plan for purposes not intended by the designer.

1.7 The plan is prepared for the sole use of the owner. It is not to be used for any other purpose without the written consent of the designer.

1.8 The plan is prepared for the use of the owner in connection with the application for a zoning certificate. The designer assumes no liability for the use of the plan for any other purpose.

1.9 The plan is prepared for the use of the owner in connection with the application for a building permit. The designer assumes no liability for the use of the plan for any other purpose.

1.10 The plan is prepared for the use of the owner in connection with the application for a subdivision plat. The designer assumes no liability for the use of the plan for any other purpose.



LEGEND

	PROPERTY LINE
	EXISTING CONTOUR
	OLD ROAD SURVEY
	NEW ROAD SURVEY
	ROAD RIGHT OF WAY
	FORESTED AREAS & STAND
	HEDEROWS OF TREES & BUSHES
	LANES OF 100 YEAR FLOODPLAIN
	STREAM BUFFER

APPROVED: [Signature]
 [Title]

① 7-95035 BEALLSVILLE PROPERTY 23 LOTS RDT ZONE 12:20
 Bravo, Second Stewart, Greenberg Ptnshp - APPLICANT
 KCI Technologies, Inc - ENGINEER
 PLANNING AREA: Poolesville & Vicinity

LUNCH BREAK 12:35 - 1:45

⑭ 7-95032 CHEVY CHASE TERRACE 2 LOTS R-60 ZONE 1:45
 C.H.Edmunds, Builder - APPLICANT
 Greenhorne & O'Mara, Inc - ENGINEER
 PLANNING AREA: Bethesda - Chevy Chase & Vicinity

② 1-95011 KINGSVIEW VILLAGE CENTER, PHASE I 48 LOTS PD-11 ZONE 2:00
 Kingsview Village Consortium, M-NCPPC, Montgomery County - APPLICANT
 Greenhorne & O'Mara, Inc - ENGINEER
 PLANNING AREA: Germantown & Vicinity

②① 1-90019R REDLAND ESTATES 14 LOTS R-200 ZONE 2:20
 Hallowell Corporation - APPLICANT
 Fowler Associates, Inc - ENGINEER
 PLANNING AREA: Upper Rock Creek Watershed

③ 1-95041 CABIN JOHN PARK, SECTION 1 1 LOT R-90 ZONE 2:40
 Michael Lerner - APPLICANT
 Advantage Engineering, Inc - ENGINEER
 PLANNING AREA: Bethesda/Chevy Chase & Vicinity

④ 1-95057 JOHNSON'S ORIGINAL 6 LOTS RDT ZONE 3:00
 Edwin R. & Pauline S. Johnson - APPLICANT
 R.K.Maddox Surveys - ENGINEER
 PLANNING AREA: Little Monocacy Basin, Dickerson-Barnesville

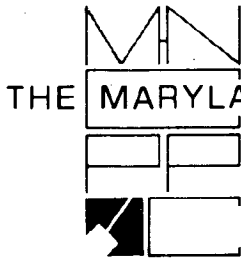
⑤ 1-95058 OAK SPRINGS 7 LOTS RE-2C ZONE 3:20
 Shih-Kung Wang & Lin-Lin Huang - APPLICANT
 Lanier/Witmer Associates - ENGINEER
 PLANNING AREA: Cloverly - Norwood

⑥ 1-95059 FRED L. LUTES SUBDIVISION 4 LOTS R-90 ZONE 3:40
 James E. Dayhoff - APPLICANT
 Oyster, Imus & Petzold Inc - ENGINEER
 PLANNING AREA: Kensington-Wheaton

NEXT DRC MEETING - FEBRUARY 27, 1995

AGENDA
 DEVELOPMENT REVIEW COMMITTEE
 FEBRUARY 13, 1995
 MEETING TO BE HELD IN THIRD FLOOR CONFERENCE ROOM

7	7-95025	WHEATON KNOLLS Chevy Chase Bank, F.S.B. Macris, Hendricks and Glascock PLANNING AREA: Kensington/Wheaton	1 LOT - APPLICANT - ENGINEER	CBD-3 ZONE	9:30
8	7-95026	BURDETTE PROPERTY Joan Andrews VanMar Associates, Inc. PLANNING AREA: Bennett and Little Bennett Watershed	1 LOT - APPLICANT - ENGINEER	RDT ZONE	9:45
9	7-95027	HOOVER PROPERTY Pulte Home Corp. Loiederman Associates Inc. PLANNING AREA: Upper Rock Creek Watershed	99 LOTS - APPLICANT - ENGINEER	RE-1 ZONE	10:00
10	7-95028	SEILER PROPERTY Mary G. Seiler Benning & Associates, Inc PLANNING AREA: Patuxent Watershed Conservation Area	2 LOTS - APPLICANT - ENGINEER	RC ZONE	10:20
11	7-95029	ZUSES PROPERTY Susan T. Turner, et al Benning & Associates, Inc PLANNING AREA: Patuxent Watershed Conservation Area	3 LOTS - APPLICANT - ENGINEER	RC ZONE	10:35
12	7-95030	PLEASANTS RURAL SERVICE PROPERTY Pleasant Excavating Co. Inc Benning & Associates, Inc PLANNING AREA: Bennett & Little Bennett Watershed	1 LOT - APPLICANT - ENGINEER	RURAL ZONE	10:50
13	7-95031	HURLEBAUS PROPERTY Carl W. Hurlebaus, et al Benning & Associates, Inc PLANNING AREA: Goshen, Woodfield, Cedar Grove & Vicinity	8 LOTS - APPLICANT - ENGINEER	RDT ZONE	11:10
15	7-95033	THOMPSON FARM George Spiegel, et al Benning & Associates, Inc PLANNING AREA: Clarksburg & Vicinity	7 LOTS - APPLICANT - ENGINEER	RDT ZONE	11:25
16	7-95034	CONCLUSION FARM George Spiegel, et al Benning & Associates, Inc PLANNING AREA: Clarksburg & Vicinity	11 LOTS - APPLICANT - ENGINEER	RDT ZONE	11:40
	8-90060A	CLOVERLEAF CENTER, PHASE I (AMENDMENT) 403,657 sf commercial office space Creamore Germantown Associates Patton Harris Rust & Associates PLANNING AREA: Germantown & Vicinity	- APPLICANT - ENGINEER	I-3 ZONE	12:00



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

February 10, 1995

MEMORANDUM

TO: Joe Davis
Malcolm Shaneman
Development Review Division

FROM: Gwen Marcus, Historic Preservation Coordinator *GM*
Patricia Parker, Historic Preservation Planner *PP*
Design, Zoning, and Preservation Division

SUBJECT: Review of Subdivision Plans

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

- #1-90019R Redland Estates - No impact.
- #1-94011 Kingsview Village Center, Phase I - No impact.
- #1-95041 Cabin John Park, Section 1 - No impact.
- #1-95058 Oak Springs - involves Locational Atlas Resource #28/30, the Richard Leishear House. This property was reviewed by the HPC on December 7, 1995 and was not recommended for designation. However, further action will be taken by the Planning Board - No impact.
- #1-95059 Fred L. Lutes Subdivision - No impact.
- * [#1-95057] Johnson's Original - ~~involves~~ Locational Atlas Resource #12/9, the Welling House. The preliminary plan will be scheduled for review by the HPC, with written comments forwarded to M-NCPPC.
- #7-95025 Wheaton Knolls - No impact.
- #7-95026 Burdette Property - this property is across from Locational Atlas Resource #10/60, the Edward McElfresh House. The lot, as proposed, would be substantially removed from the resource - No impact.
- #7-95027 Hoover Property - No impact.
- #7-95028 Seiler Property - No impact.
- #7-95029 Zuses Property - No impact.
- #7-95030 Pleasants Rural Service Property - No impact.
- #7-95031 Hurlebaus Property - No impact.

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#7-95032 Chevy Chase Terrace - No impact.
#7-95033 Thompson Farm - No impact.
#7-95034 Conclusion Farm - No impact.

* #7-95035 Beallsville Property - involves Locational Atlas Resource #12/37, the L. Jones House and Locational Atlas Resource #12/40, Seneca Stone Barn. It is also situated across from Locational Atlas Resource #12/34, Woodstock, close to Master Plan Site #12/35, Inverness and across from Master Plan Site #12/38, Brewer Farm. The preliminary plan will be reviewed by the HPC with comments forwarded to M-NCPPC.

cc: Elizabeth Davison, OPI