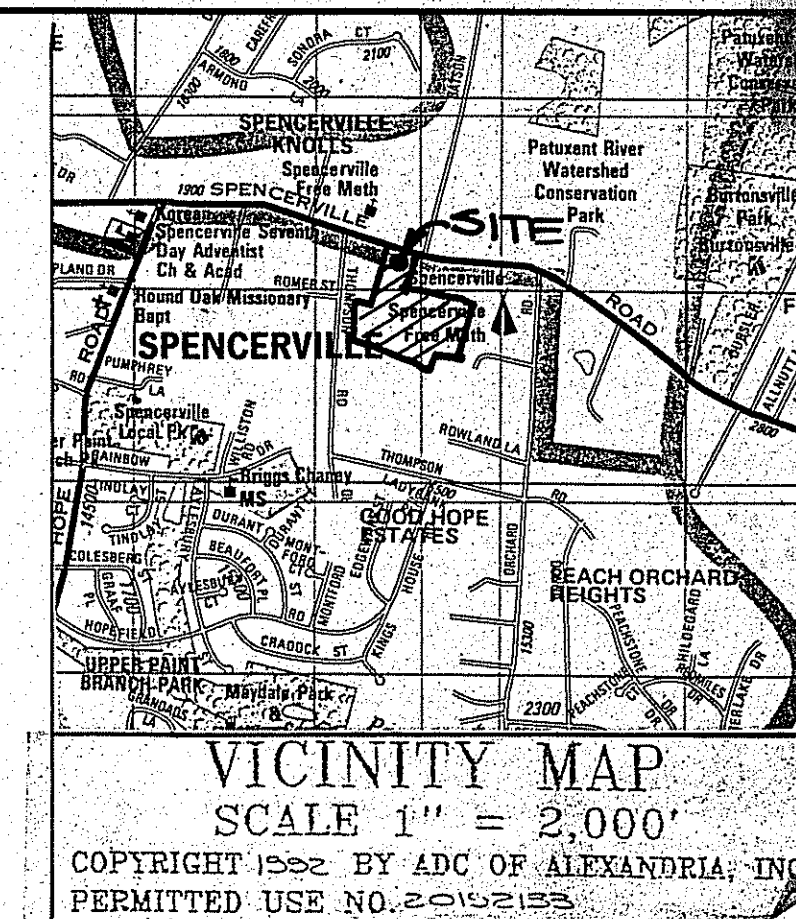


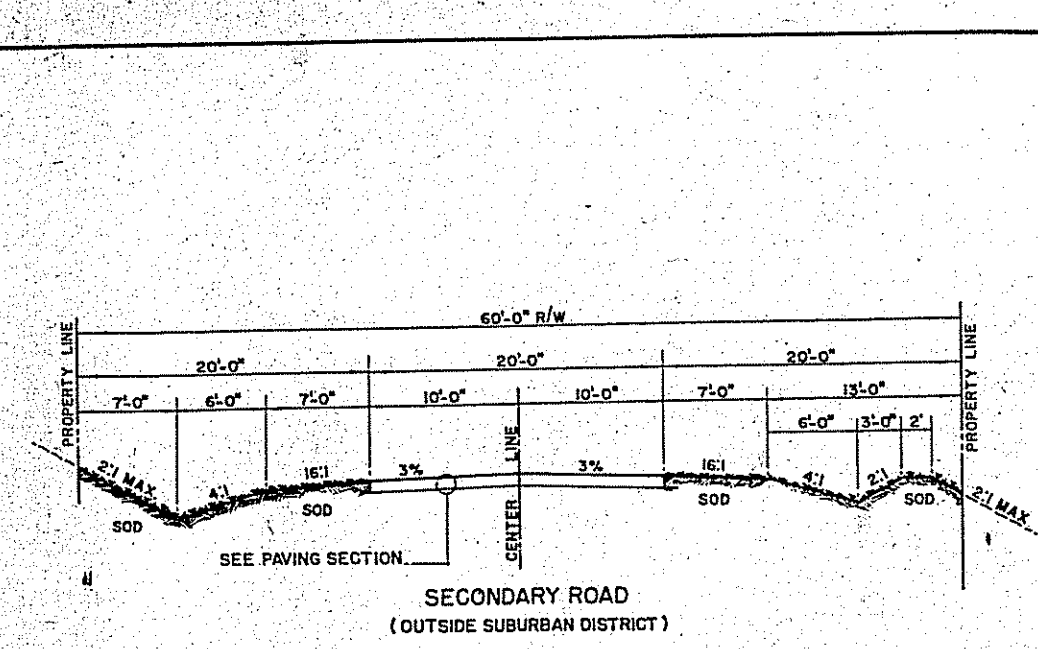
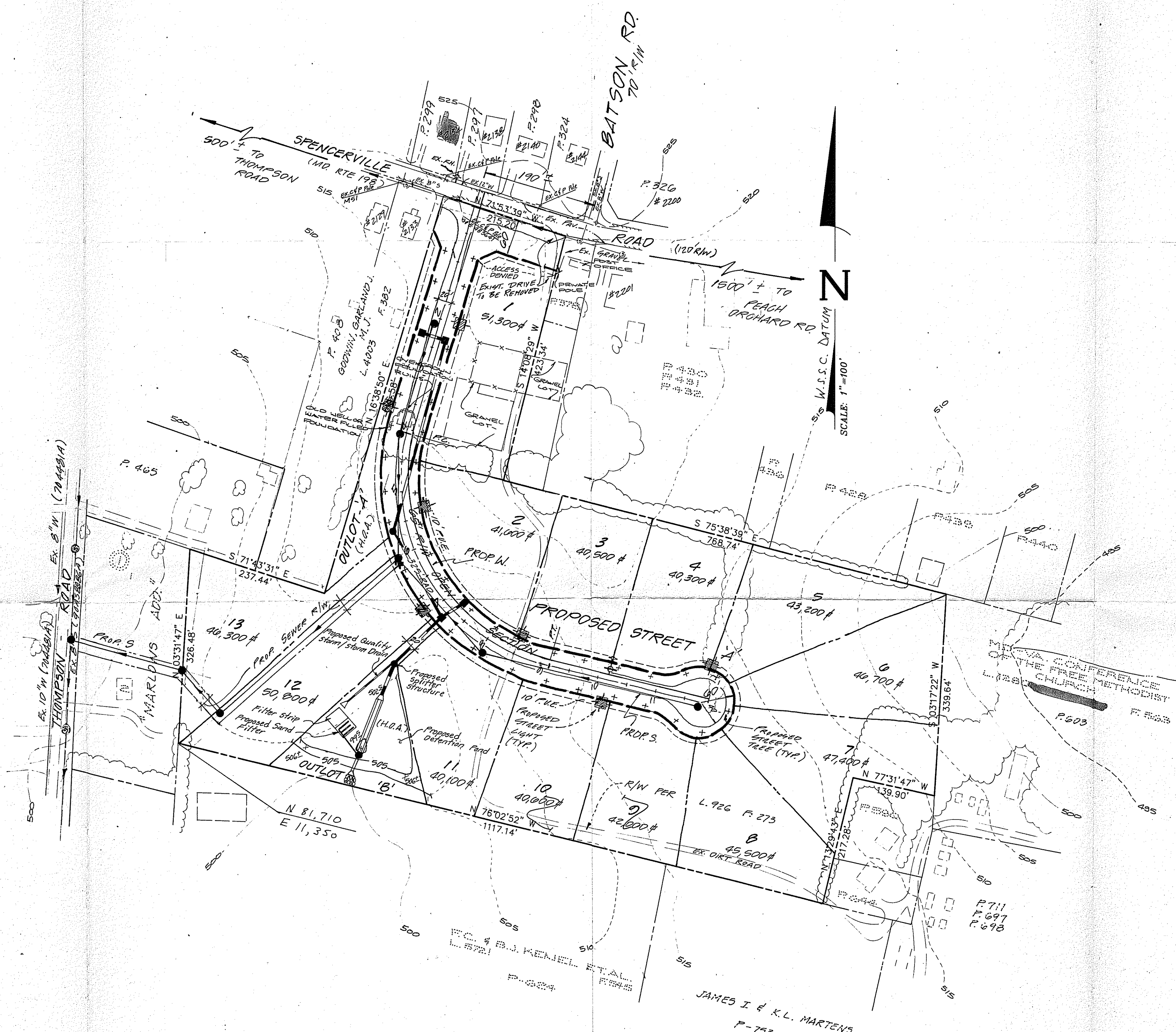
#1-94087 Phillips Property
within #15/54, Spencerville H.D.



VICINITY MAP
SCALE 1" = 2,000'
COPYRIGHT 1992 BY ADC OF ALEXANDRIA, INC.
PERMITTED USE NO. 2012123

GENERAL NOTES

- Boundary from Survey by Development Consultants Group, Inc. dated November 24, 1981.
- Topography from M.N.C.P.C. 200 Scale Yopp Sheet M-199 dated November 3, 1967 5 Feet Contour Interval.
- Existing Zone RE-1
setbacks: Front - 50'
Side - 17' One, Total 35'
Rear - 35'
- Water and Sewer Category: W-1, S-5 respectively
Sewer Category change request pending.
- Area Tabulation: Site Area = 16.5 Ac. ±
Street Dedication = 2.1 Ac. ±
Net Site Area = 14.4 Ac. ±
- Development Tabulation: Density - 0.9 du/acre average
Minimum Lot Area = 40,000 sq ft
Minimum Lot Width = 125'
- Proposed use is single family residential.
- Number of lots proposed by this plan is 13 and 2 outlots.
- Stormwater Management will be provided on-site.
- This site is within Planning Area # 28 CLOVERLY/NORWOOD.
- All on-site soils are Glenelly Silt Loam according to sheet - 21 of the Montgomery County Soil Survey, dated April, 1990.
- There are no streams, floodplains, wetlands, or wetland buffers on-site.
- Utilities as shown from W.S.S.C. 50 scale plan Contract No. 90AS 0006A dated July 24, 1990.
- A Natural Resources Inventory Map / Forest Stand Delineation Plan has been approved for this property on April 23, 1994, File No. 4-94158.
- Lot Lines and Lot Areas are scaled and are subject to change upon final computations.
- This site was the subject of a Pre-Preliminary Plan # 7-94047. (PHILLIPS OAK)
- This site was the subject of a RE-ZONING CASE # G-483, 1985 (CROCK PROPERTY)
- There is No Defined Entrance To The Post Office.
- This site is within the Paint Branch Watershed.
- Water & Sewer By W.S.S.C., Electric By BGE.



PAVING SECTION
NOTE: SEE M&D DATED AUGUST 1, 1989 FOR ALTERNATIVE PAVING SECTIONS

GENERAL NOTES
1. REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
2. SEE STANDARD No. 54 - METHODS OF GRADING SIDE SLOPES.

REVISION	MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
STANDARD	STANDARD OPEN SECTION SECONDARY ROAD
APPROVED: <i>[Signature]</i>	STANDARD No. 47

SURVEYOR'S CERTIFICATE
I hereby certify that the boundary shown herein is correct based on a survey by Development Consultants Group, Inc. dated November 24, 1981, subject to change upon completion of a final survey by this office. Topography from sources noted herein.
Date: April 21, 1994
[Signature]
Douglas H. Riggs, III
Professional Land Surveyor
Md. Reg. No. 10712

PREPARED FOR:
MR. MICHAEL WILSON
2513 CAPE COURT
FALLS CHURCH, VA. 22043
(703) 532-3365

TAX MAP K5122 W.S.S.C. 221NE-243

PRELIMINARY SUBDIVISION PLAN

PHILLIPS PROPERTY

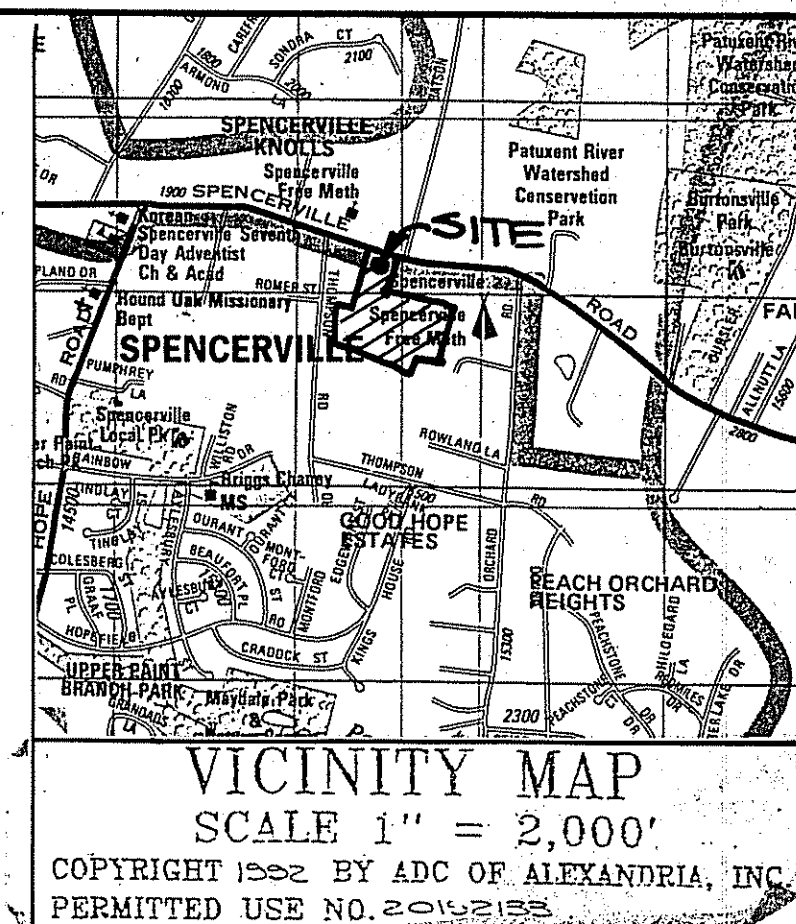
5th ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Macris, Hendricks and Glascock, P.A.
Engineers • Planners • Surveyors
Suite 120
9220 Wightman Road
Gaithersburg, Maryland
20879
(301) 670-0840

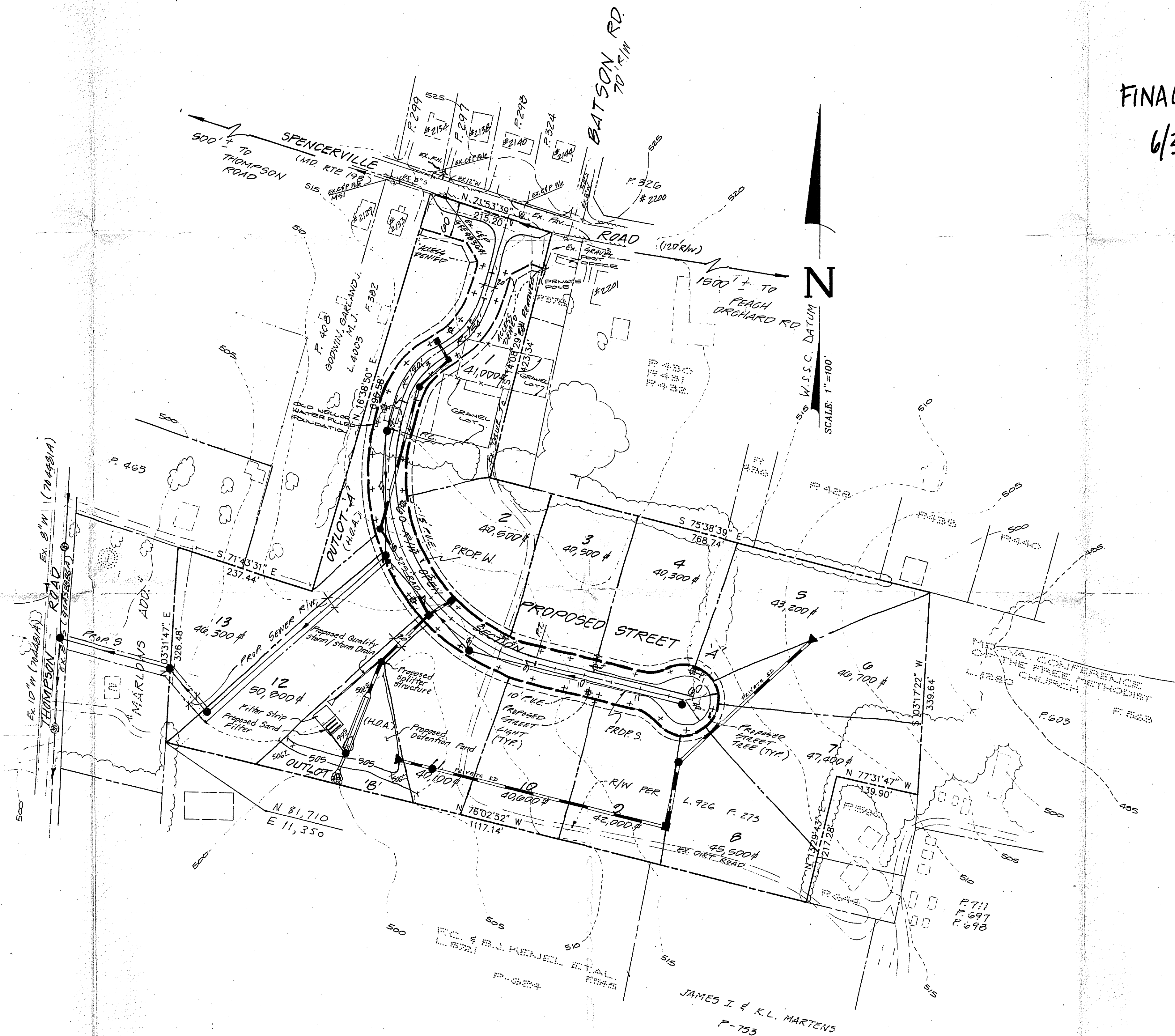
Designed DAC	Drawn CWN
Date 4-18-94	Scale 1" = 100'
Job No. 93-216	Sheet 1 of 1

CALL "MISS UTILITY"
TELEPHONE 1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

SPRINT, Thu Jan 6 10:12:46 1994 Copyright 1993-Macris, Hendricks & Glascock, P.A.

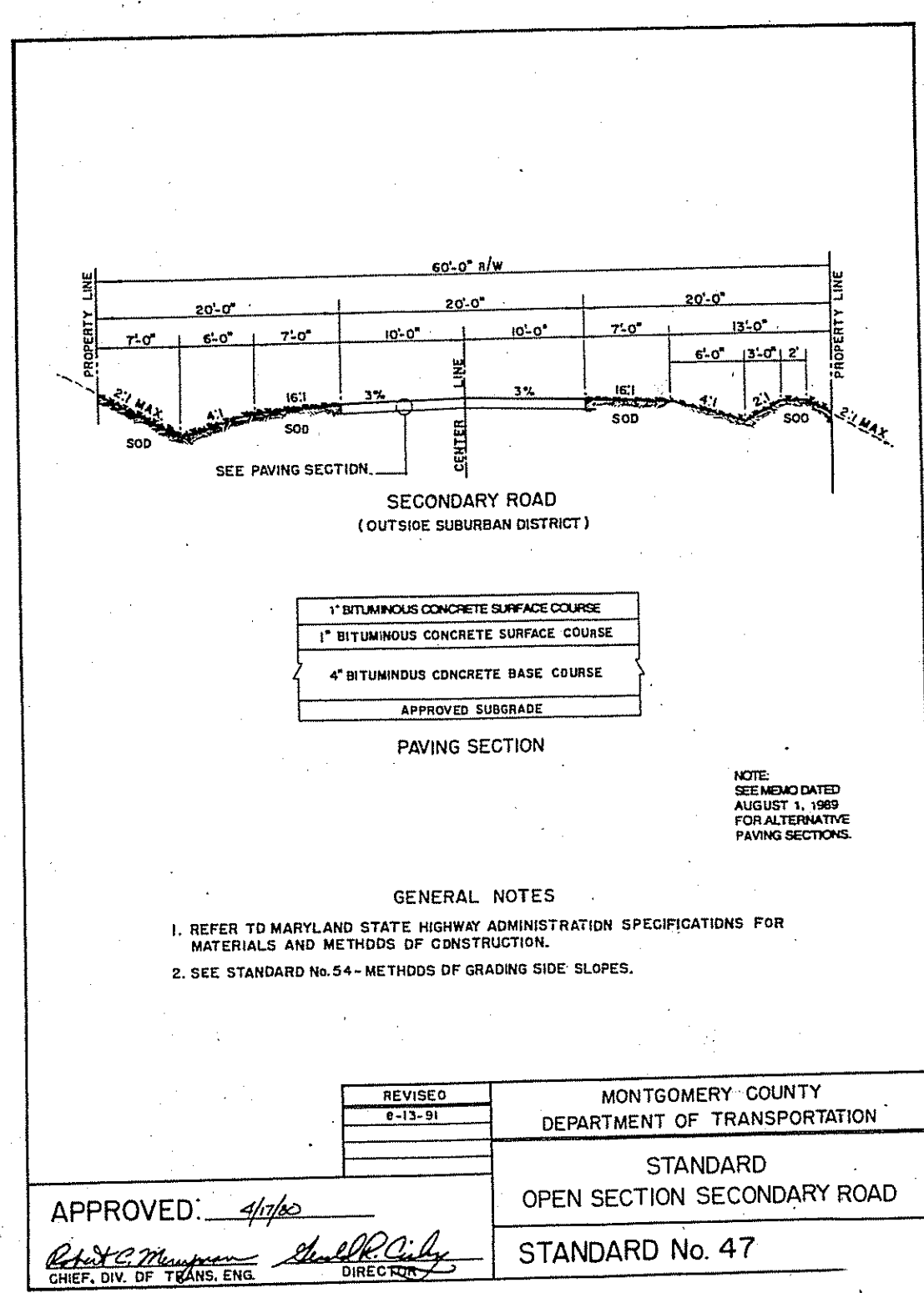


FINAL PLAN
6/30/94



GENERAL NOTES

- Boundary from Survey by Development Consultants Group, Inc. dated November 24, 1981.
- Topography from M-NCP/PC 200 Scale Topo Sheet M-199 dated November 3, 1967 5 Foot Contour Interval.
- Existing Zone RE-1
setbacks: Front - 50'
side - 17' one, Total 35'
Rear - 35'
- Water and Sewer Category: W-1, S-5 respectively
Sewer Category change request pending.
- Area Tabulation: Site Area = 16.5 Ac. ±
Street Dedication = 2.1 Ac. ±
Net Site Area = 14.4 Ac. ±
- Development Tabulation: Density - 0.9 du/ac. average
Minimum Lot Area - 40,000 sq ft
Minimum Lot Width - 125'
- Proposed use is single family residential.
- Number of lots proposed by this plan is 13 and 2 Outlots.
- Stormwater Management will be provided on-site.
- This site is within Planning Area #28 CLOVERLY / NORWOOD.
- All on-site soils are Glenelg Silt Loam according to sheet - 21 of The Montgomery County Soil Survey, dated April, 1990.
- There are no streams, floodplains, wetlands, or wetland buffers on-site.
- Utilities as shown from W.S.S.C. 50 scale plan Contract No. 90 AS 0006A dated July 24, 1990.
- A Natural Resources Inventory Map / Forest stand Delineation Plan has been approved for this property on April 28, 1994, File No. 4-94158.
- Lot Lines and Lot Areas are scaled and are subject to change upon final computations.
- This site was the subject of a Pre-Preliminary Plan #7-94007. (PHILLIPS OAK)
- This site was the subject of a RE-ZONING CASE #G-483, 1985 (BROCK PROPERTY)
- There is No Defined Entrance To The Post Office.
- This site is within The Paint Branch Watershed.
- Water & Sewer By W.S.S.C., Electric By BGE.



GATE
SURVEYOR'S CERTIFICATION is correct based on I hereby certify that the boundary shown on, dated November 24, 1981, a survey by Development Consultants Group, Inc. by this office. Topography subject to change upon completion of a final survey from sources noted herein.

April 21, 1994
Date

Douglas H. Riggs, III
Professional Land Surveyor
Md. Reg. No. 10712

PREPARED FOR:
MR. MICHAEL WILSON
6513 CAPE COURT
FALLS CHURCH, VA. 22043
(703) 532-3365

TAX MAP K5122 W.S.S.C. 221 NE-243

PRELIMINARY SUBDIVISION PLAN

PHILLIPS PROPERTY

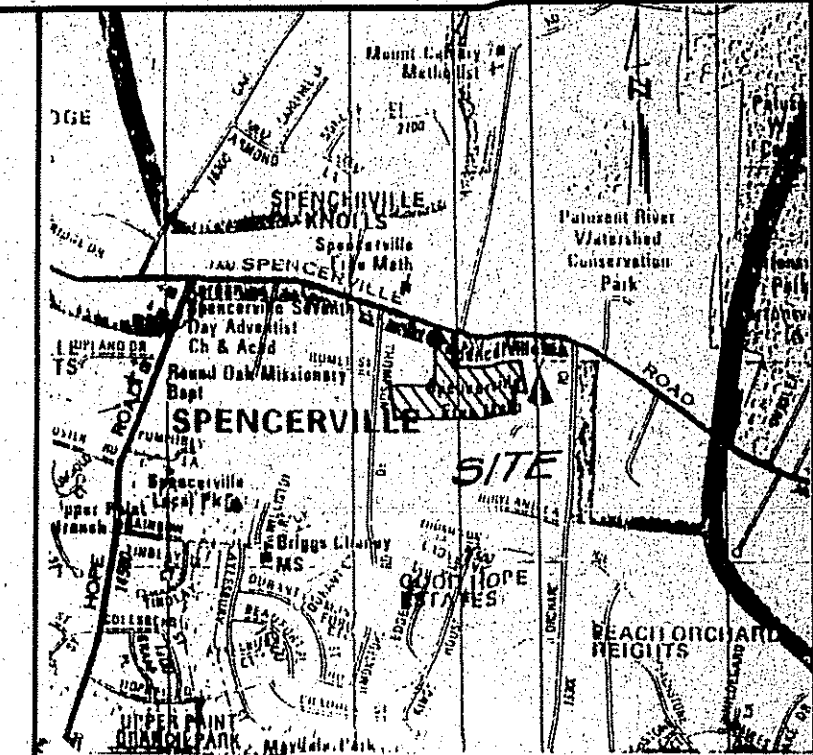
5th ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

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

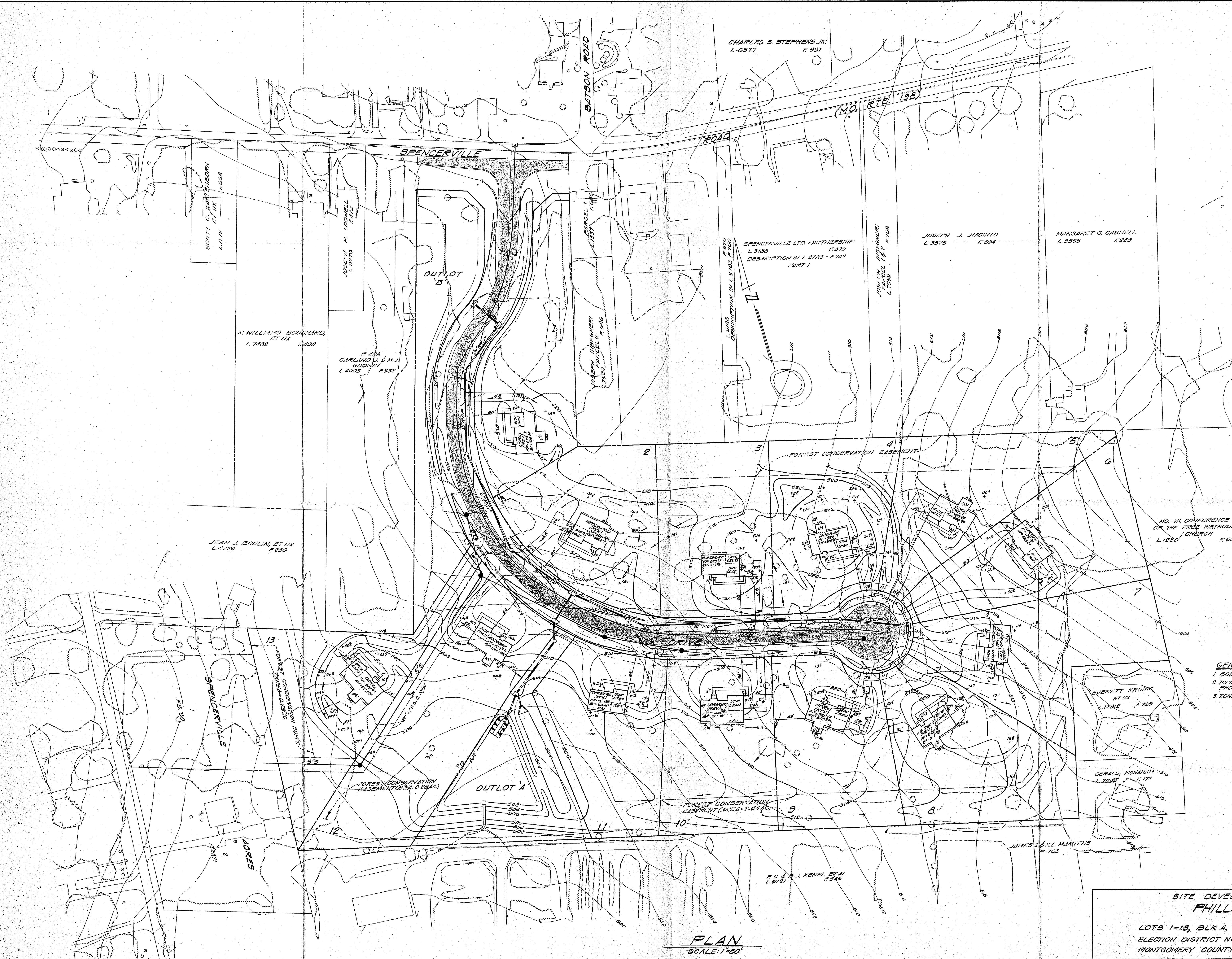
Designed OAC Drawn CW
Date 4-18-94 Scale 1" = 100'
Job No. 93-416 Sheet 1 of 1

(301) 670-0840
9220 Wightman Road
Gaithersburg, Maryland
20879

CALL "MISS UTILITY"
TELEPHONE 1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION



VICINITY MAP
SCALE 1"=2000'
COPYRIGHT 1994 BY AEG OF ALEXANDRIA, INC.
PERMITTED USE NO. 20192153



GENERAL NOTES
1. BOUNDARY FROM SURVEY BY THIS OFFICE.
2. TOPOGRAPHY FROM AERIAL SURVEY BY PHOTOGRAMMETRIC DATA SERVICE INC.
3. ZONE: RE-1 SETBACKS: 50' FRONT 17' SIDE

PLAN
SCALE: 1"=50'

SITE DEVELOPMENT PLAN
PHILLIPS OAK

LOTS 1-13, BLK A, OUTLOT A, & OUTLOT B
ELECTION DISTRICT N85
MONTGOMERY COUNTY MARYLAND

OWNER/DEVELOPER
MARYLAND DEVELOPMENT COMPANY
2401 RESEARCH BLVD., SUITE 300
ROCKVILLE, MARYLAND 20850
(301) 840-5760

Designed: D.C.
Date: 8-3-95
Job No.: 93-416

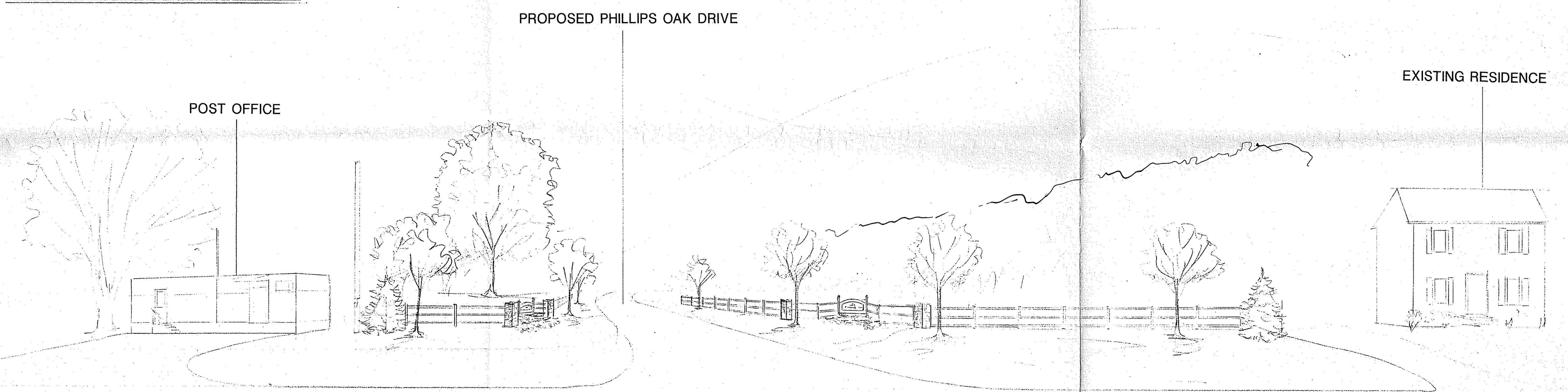
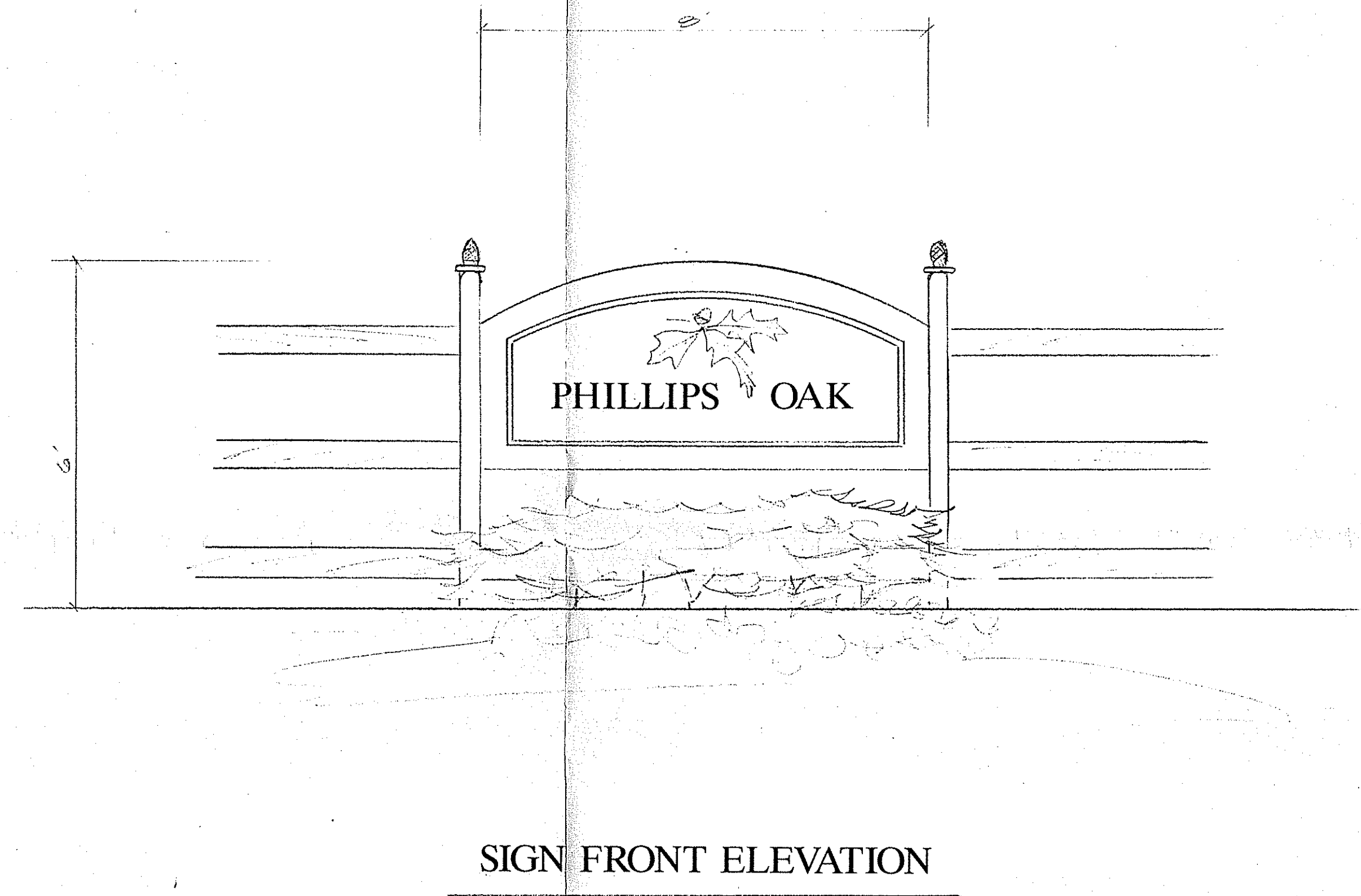
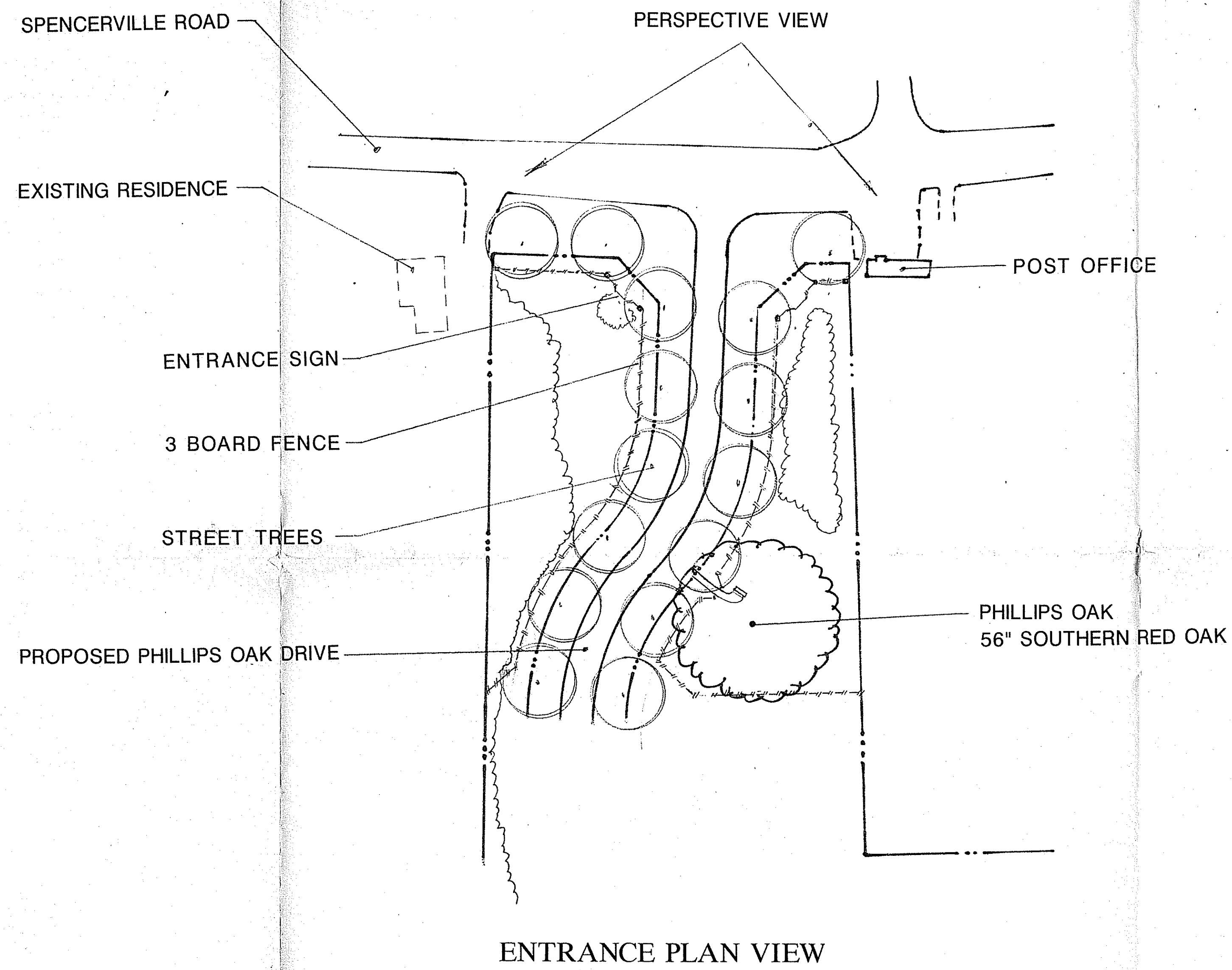
Drawn: J.V.
Scale: 1"=50'
Sheet: 1 of 1

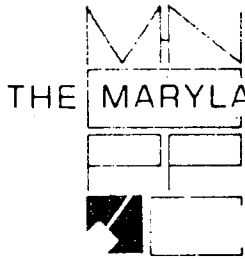
(301) 670-0840
9220 Wightman Road
Gaithersburg, Maryland
20879

CALL "MISS UTILITY"
TELEPHONE 1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

REVISED GRADING 9/15/95

1. DATA SOURCES: 1. 1:50,000 USGS TOPOGRAPHIC MAPS; 2. AERIAL PHOTOGRAPHY; 3. FIELD SURVEY; 4. PUBLIC RECORDS; 5. OWNER PROVIDED DATA. DATE: 8/15/95. DRAWN BY: J.V. CHECKED BY: D.C.





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

December 14, 1995

Ted N. Smart
Maryland Development Company
2401 Research Boulevard Suite 320
Rockville, Maryland 20850

Dear Mr. Smart:

I have reviewed your submission of revised drawings on Preliminary Plan #1-94087 (Phillips Property) in accordance with recommendations made to your company by the Historic Preservation Commission on June 22, 1994. At that time, the HPC recommended approval of your subdivision proposal with one condition. The condition stated that you should "... provide landscape buffering at the edge of Lot #1, along Spencerville Road and also to the east of Lots #6 and #7 as necessary...." Staff also recommended that the orientation of the house proposed on Lot #1 be changed to face the new cul-de-sac road instead of Spencerville Road. This gesture would offer less disruption to the Spencerville Historic District. The new sideyard should also be fully landscaped.

My review of your revised proposal indicates that all of the HPC and staff concerns have been adequately addressed. A substantial buffer provided through the forest conservation easement is indicated. This buffer should provide necessary screening of Lot #6 from other resources within the Spencerville Historic District. Further screening through landscape plantings is indicated on Lots #1 and #7. And the house orientation of the house on Lot #1 has been changed to face Phillips Oak Drive.

Staff would recommend the use of a natural material with a measurable amount of openness to be used as fencing in lieu of white vinyl paddock fencing. Thank you for your resubmission. If you have any other questions, please call (301)495-4570.

Sincerely,

Patricia E. Hayes Parker
Historic Preservation Planner

Waiting on 10/23/95
Fax of

Lots 6, 7 showing
Forestation Plan before
issuing letter.

O.K. needs
letter

LETTER OF TRANSMITTAL

DATE	9/21/95	JOB NO.
ATTENTION	PATRICIA PARKER	
RE:	PHILLIPS OAK	

TO MNCPPC
DESIGN, ZONING & PRESERVATION
HISTORIC PRESERVATION

WE ARE SENDING YOU Attached Under separate cover via MAIL the following items:

- Shop drawings
- Prints
- Plans
- Samples
- Specifications
- Copy of letter
- Change order

COPIES	DATE	NO.	DESCRIPTION
1			PHILLIPS OAK ENTRANCE SKETCHES
1	9/13/95		DEVELOPMENT PLAN
1	6/23/95		MEMO

THESE ARE TRANSMITTED as checked below:

- For approval
- For your use
- As requested
- For review and comment
- FOR BIDS DUE _____ 19 _____
- Approved as submitted
- Approved as noted
- Returned for corrections
- Resubmit _____ copies for approval
- Submit _____ copies for distribution
- Return _____ corrected prints
- PRINTS RETURNED AFTER LOAN TO US

REMARKS DEAR PAT,
WE ARE GOING FOR A LOW KEY LOOK TO FIT
INTO THE NEIGHBORHOOD. FENCING TO BE 3 RAIL
OAK SPLIT RAIL OR WHITE VINYL RADOCK.
PERSPECTIVE HOMEBUYER SURVEY IS LEANING TOWARDS
WHITE VINYL RADOCK. LOT ONE'S HOUSE ORIENTATION
HAS MOVED TO FACE PHILLIPS OAK DRIVE AND
IS SUBSTANTIALLY DISTANT FROM SPRENCERVILLE RD. VIEW,
BECAUSE SITE PLAN IS NOT REQUIRED, I DO NOT EXPECT
TO DO MORE DETAILED DWGS. AND WOULD OPTION ADDITIONAL
LANDSCAPING & PIECS OF STONE TO ANCHOR FENCE &
SCREEN LOT 1. PLEASE CALL WITH ANY QUESTIONS.

SIGNED: [Signature]
 (cc) PIER (TOP)

If enclosures are not as noted, kindly notify us at once.

11

6-30-94



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

June 23, 1994

MEMORANDUM

TO: Joe Davis
Malcolm Shaneman
Development Review Division

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

SUBJECT: Preliminary Plan #1-94087, Phillips Property

On June 22, 1994, the Historic Preservation Commission (HPC) met and reviewed several plans of subdivisions involving identified historic resources. This memo summarizes the Commission's concerns on a subdivision which affects Locational Atlas Resource #15/54, the proposed Spencerville Historic District. The concerns are as follows:

Preliminary Plan #1-94087, the Phillips Property, which involves Locational Atlas Resource #15/54, the proposed Spencerville Historic District has been recommended by the HPC for approval with the following condition:

1. Provide landscape buffering at the edge of Lot #1, along Spencerville Road and also to the east of Lots #6 and #7 as necessary.

Subsequent to the HPC meeting, staff received further information from the applicant, in accordance with the HPC request for approximate house locations for all proposed lots.

Staff has reviewed this information and recommends that the orientation of the house proposed for Lot #1, facing Spencerville Road, should be changed to face the new cul-de-sac road. The rhythm of the proposed Historic District would have less disruption. The new sideyard facing Spencerville Road should be fully landscaped.

MARYLAND DEVELOPMENT CO.

2407 RESEARCH BLVD. SUITE 200 • ROCKVILLE, MD 20850

(301) 840-5766

Fax Cover Sheet

Date: 10/23/95

To: PAT PARKER

From: TED SMART

Company: MNCPPL - H.P.

Maryland Development Fax #: (301) 975-9626


Fax #: 495-1307

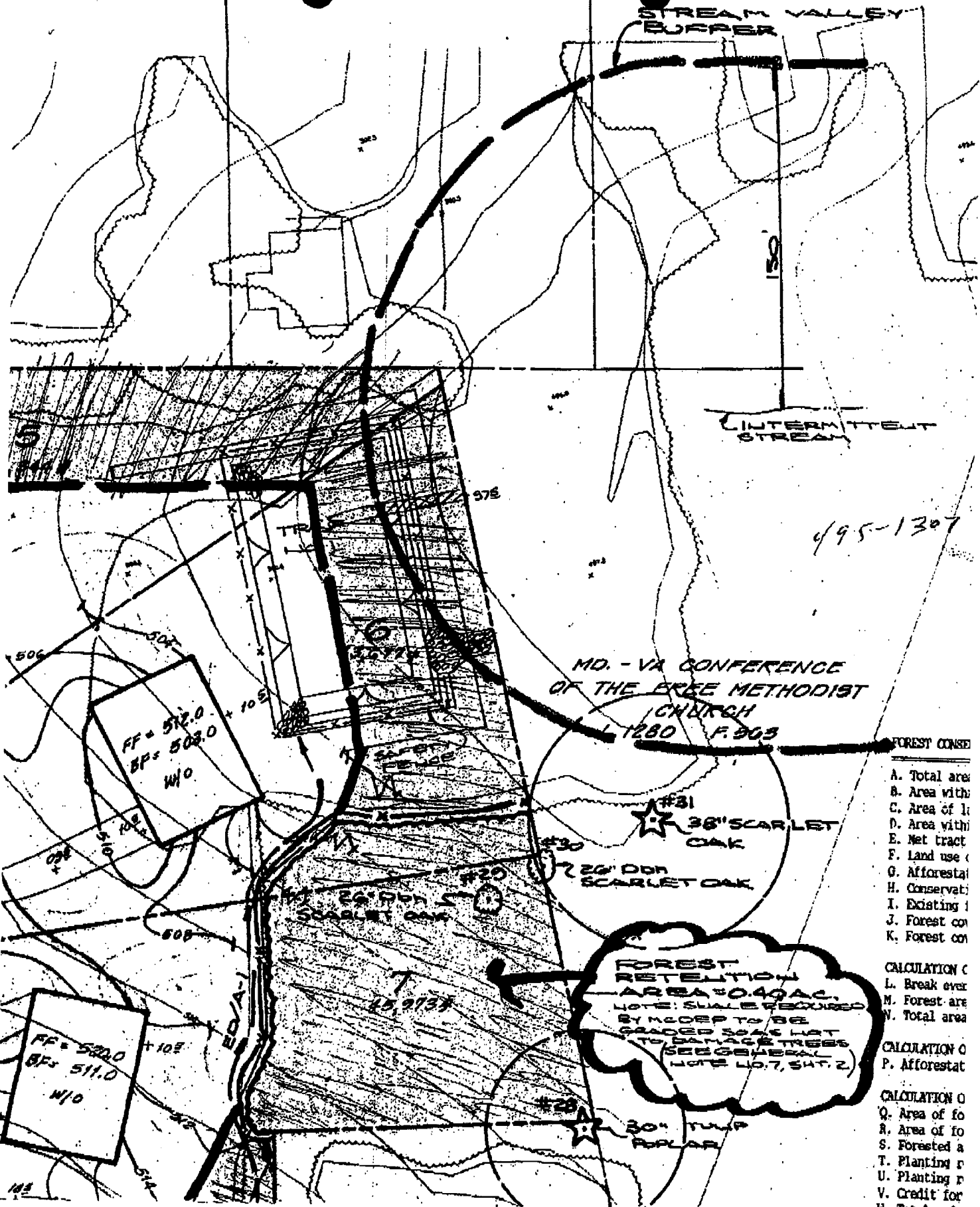
Phone #: (301) 340-5766

3 page(s) including cover sheet

Special Instructions: MS. PARKER, 2 PAGES FROM
APPROVED PHILLIPS OAK FOREST CONSERVATION
PLAN, NRI/FSD NO. 4-94158. LOT # 7
IS SCREENED BY EXISTING FOREST
RETENTION AREA. PART OF LOT # 7
AND ALL OF LOT # 6'S SHAPED AREA
IS TO BE PLANTED ACCORDING TO THE
PLANT LIST. IF YOU HAVE ANY
QUESTIONS, PLEASE CALL.

THANK YOU.





495-1307

MD. - VA CONFERENCE
OF THE FREE METHODIST
CHURCH
L 1280 F. 303

FOREST CONSERVATION

- A. Total area
- B. Area with...
- C. Area of li...
- D. Area with...
- E. Net tract...
- F. Land use c...
- G. Afforestat...
- H. Conservati...
- I. Existing f...
- J. Forest con...
- K. Forest con...

CALCULATION C
L. Break ever...

CALCULATION O
P. Afforestat...

CALCULATION Q
Q. Area of fo
R. Area of fo
S. Forested a
T. Planting r
U. Planting r
V. Credit for
W. Total refs

#31
38" SCARLET OAK

#30
26" DBH SCARLET OAK

FOREST RETENTION
AREA 0.40 AC.
NOTE: SHALE REQUIRED
BY MCOEP TO BE
GRADED SO AS NOT
TO DAMAGE TREES
(SEE GENERAL
NOTE NO. 7, SHT. 2)

#28
30" TWP POPLAR

FF = 512.0
BF = 503.0
W/O

FF = 520.0
BF = 511.0
W/O

45,9137

102

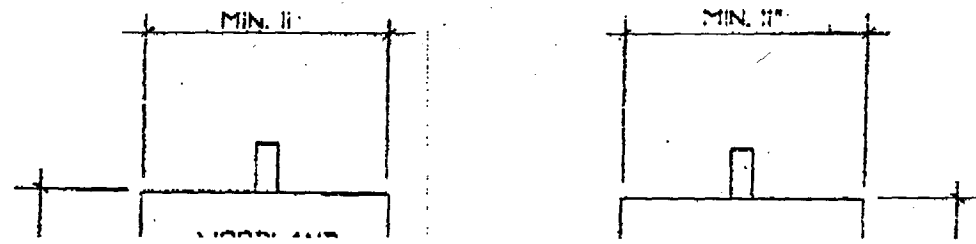
FOREST CONSERVATION PLANT LIST

QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER	SPREAD	MISC.
135	Acer rubrum	Red Maple	1 gal.		cont. (52/ac)
135	Quercus alba	White Oak	1 gal.		cont. (52/ac)
147	Quercus rubra (borealis)	Northern Red Oak	1 gal.		cont. (57/ac)
137	Quercus coccinea	Scarlet Oak	1 gal.		cont. (53/ac)
134	Liriodendron tulipifera	Tulip Poplar	1 gal.		cont. (52/ac)
147	Oxydendron arboreum	Sourwood	1 gal.		cont. (57/ac)
147	Cornus florida	Flowering Dogwood	1 gal.		cont. (57/ac)
88	Carya tomentosa	Mockernut Hickory	1 gal.		cont. (34/ac)
21	Viburnum prunifolium	Blackhaw viburnum		9"-12"	cont. (8/ac)
40	Ilex opaca	American Holly		9"-12"	cont. (15/ac)
25	Kalmia latifolia	Mountain Laurel		9"-12"	cont. (10/ac)

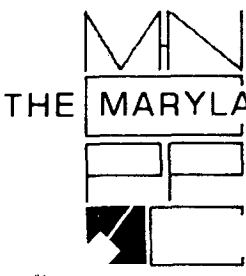
Descri
A
materi
comple
Materi
A. Pla
1
2
3
B. Pla
1

Note: Above list reflects 350 1 gallon container grown trees/ acre supplemented with 33 shrubs/ acre randomly planted over 2.6 acres.
 Total No. trees = 2.6 ac X 350 trees/ac = 910
 Total No. shrubs = 2.6 ac X 33 shrubs/ac = 86

SIGNAGE



file



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

June 23, 1994

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

SUBJECT: Preliminary Plan #1-94087, Phillips Property

On June 22, 1994, the Historic Preservation Commission (HPC) met and reviewed several plans of subdivisions involving identified historic resources. This memo summarizes the Commission's concerns on a subdivision which affects Locational Atlas Resource #15/54, the proposed Spencerville Historic District. The concerns are as follows:

Preliminary Plan #1-94087, the Phillips Property, which involves Locational Atlas Resource #15/54, the proposed Spencerville Historic District has been recommended by the HPC for approval with the following condition:

1. Provide landscape buffering at the edge of Lot #1, along Spencerville Road and also to the east of Lots #6 and #7 as necessary.

Subsequent to the HPC meeting, staff received further information from the applicant, in accordance with the HPC request for approximate house locations for all proposed lots.

Staff has reviewed this information and recommends that the orientation of the house proposed for Lot #1, facing Spencerville Road, should be changed to face the new cul-de-sac road. The rhythm of the proposed Historic District would have less disruption. The new sideyard facing Spencerville Road should be fully landscaped.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

CASE: Phillips Property (within the proposed Spencerville Historic District, Locational Atlas Resource #15/54)

DATE: June 22, 1994

CASE NUMBER: #1-94087

TYPE OF REVIEW: Subdivision

PREPARED BY: Patricia Parker

ADDRESS: Vicinity of 2135 Spencerville Road Spencerville, MD.

BACKGROUND:

This subdivision plan proposes the creation of thirteen lots, with a new access road fronting on Spencerville Road. It is located within the proposed Spencerville Historic District, Locational Atlas Resource #15/54. The Spencerville Historic District is currently being researched by staff. The HPC will, in all likelihood, evaluate this resource for historic designation in September or October of 1994.

Although the research on the Spencerville Historic District has not been completed, staff would note that it is a district which has experienced a significant amount of change and new construction. There are a number of properties which may be of some architectural or historical significance, but they are distinctly disparate and do not form a continuous assemblage. There is little cohesion which could contribute to the historicity of a district.

The HPC had evaluated this historic district in 1988 and had found, at that time, that it did not merit historic designation. The evaluation of the district never proceeded further, which is why it is coming back this Fall for the HPC to look at again.

The older properties which the proposed subdivision would have the most impact on would be the Rectory at 2134 Spencerville Road, which dates from approximately 1917; the Jessie and Nellie H. Jennings House, located at 2133 Spencerville Road, built ca. 1929; and the Spencerville Store at 2225 Spencerville Road, built ca. 1865.

DISCUSSION:

This submission warrants HPC discussion because of the potential for individual historic site designations within Spencerville (even if Spencerville as a whole is not designated as a district). The majority of the structures in this new subdivision would be well behind the existing houses that front on Spencerville Road. However, the location of Lot #1 and treatment of its edge along Spencerville Road may be of some concern.

The applicant has not indicated the location of structures on the proposed preliminary plan. This additional information is needed. Further, DOT staff has requested a revision of the entrance leg of the proposed cul-de-sac to be located opposite Batson Road. This would be a more favorable location in that it would be farther away from the Rectory and the Jennings House.

Significant properties to the east of the proposed subdivision, such as the Spencerville Store, have some existing tree buffer. However, again, staff will need to see the houses sited on the proposed lots in order to make a final determination and final recommendations on appropriate buffering.

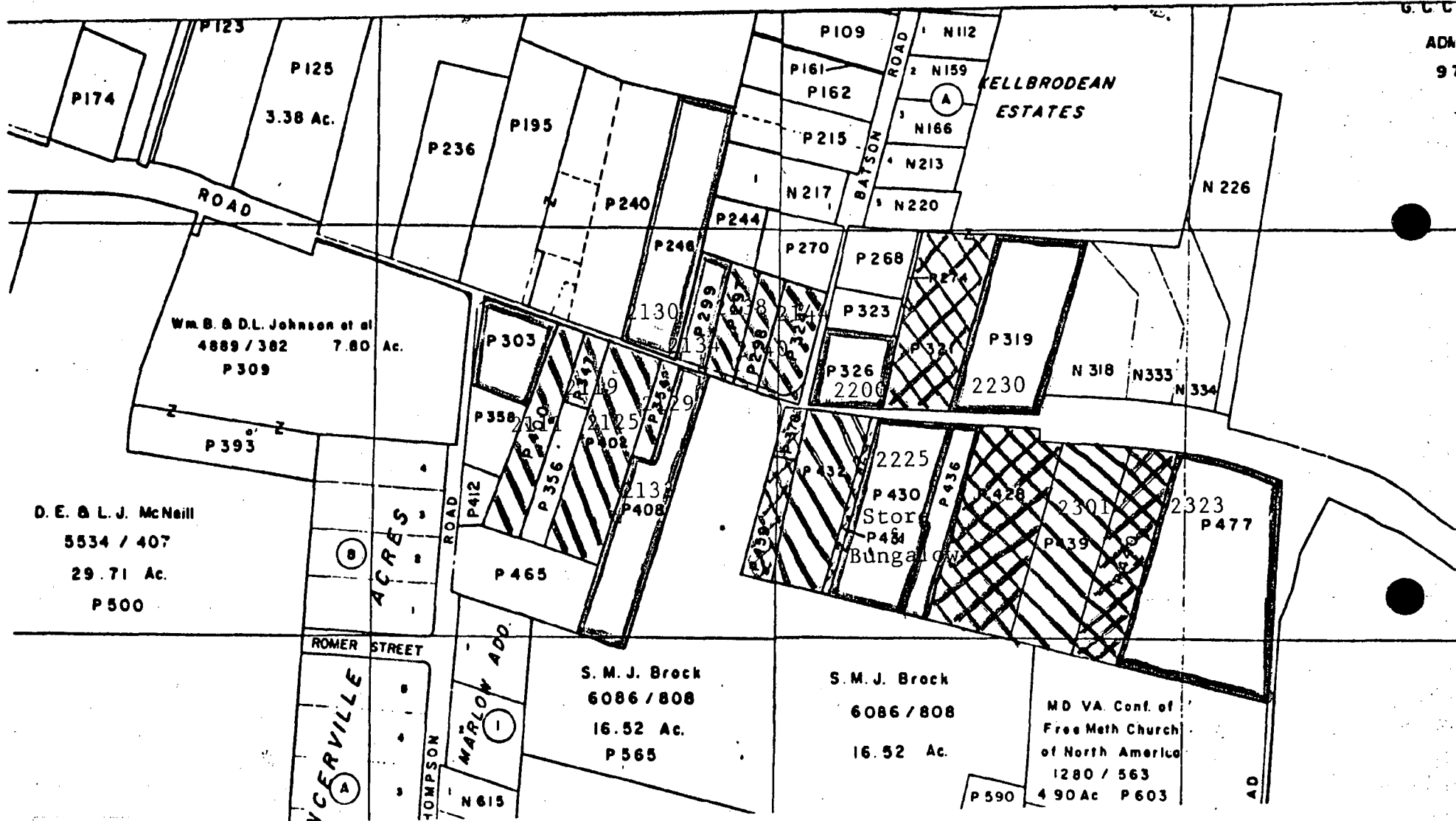
STAFF RECOMMENDATION:

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




- o Provide a revised plan, showing relocation of new road opposite Batson Road and approximate house locations. Based on this information, additional landscape buffering may be recommended.

SPENCERVILLE HISTORIC DISTRICT

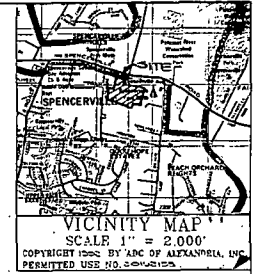
G.C.C.
ADM
97



KEY

-  Contributing Buildings
-  Infill
-  Unimproved

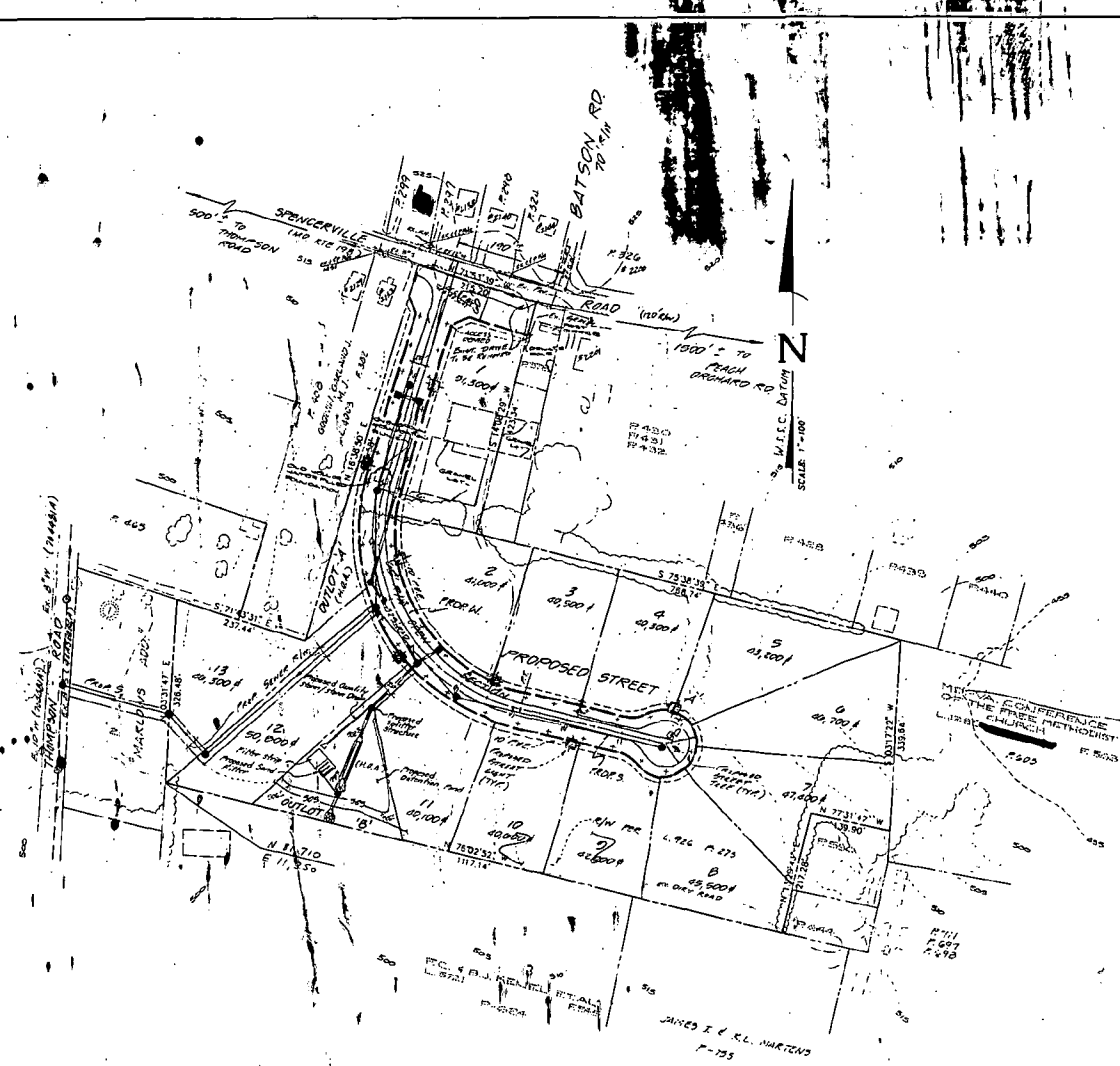
4



VICINITY MAP
SCALE 1" = 2,000'
COPYRIGHT 1988 BY ABC OF ALEXANDRIA, INC.
PERMITTED USE NO. 50,500,512

GENERAL NOTES

1. Boundary from Survey by Development Consultants Group, Inc. dated November 14, 1971.
2. Topography from M.N.C.P.C. 200 Scale 1" = 400' dated November 3, 1975 Post Carbon.
3. Existing Zone RE-1 setbacks: Front - 50' Side - 15' Det. Total 35' Rear - 35'
4. Water and Snow Category: No. 1, 2-5 respectively. Snow Category change request pending.
5. Area Tabulation: site Area - 45.5 AC. Street Dedication - 2.1 AC. NO Site Area - 148 AC.
6. Development Tabulation: Density - 4.9 duplex average. Minimum Lot Area - 40,000 sq ft. Minimum Lot Width - 125'.
7. Proposed use is single family residential.
8. Number of lots proposed by this plan is 13 and 2 c/dets.
9. Stormwater Management will be provided on-site.
10. This site is within Planning Area #20 ELICHERLY / MARNWOOD.
11. All on-site splits are directly 5th Loan according to Sheet #21 of the Montgomery County Soil Survey, dated April, 1982.
12. There are no streams, floodplains, wetlands, or wetland buffers on site.
13. UTILITIES as shown from N35C, 50 scale plus Contract No. 90-23 000624 dated July 24, 1990.
14. A Natural Resources Inventory Map / Parcel based Delimitation Plan has been approved for this property on April 25, 1990. File No. 9-04128.
15. Lot Lines and Lot Areas are stated and are subject to change upon final computations.
16. This site was the subject of a Pre-Preliminary Plan #7-10-1987 - PHILLIPS 0413.
17. This site was the subject of a 20-ZONING CASE #9-483, 1985 (20062 PROPERTY).
18. There is No Defined Entrance To The Office.
19. This site is within the 1000' Buffer Zone.
20. Marker & Survey by M.S.B.C., Elevation by S.O.F.E.



SECONDARY ROAD
OUTSIDE SUBURBAN DISTRICT

1. PAVEMENT
2. CURB AND GUTTER
3. SIDEWALK
4. SHOULDER
5. UTILITY

GENERAL NOTES

APPROVED: *[Signature]*
STANDARD No. 47

SURVEYOR'S CERTIFICATE

I hereby certify that the boundary shown herein is correct based on a survey by Development Consultants Group, Inc. dated November 14, 1971, subject to change upon completion of a final survey by this office. Topography from sources noted herein.

[Signature]
Doris M. Dwyer, II
Professional Land Surveyor
No. 27,461 19712

PREPARED FOR:
MR. NICHOLE WILSON
6913 CARM COURT
PAULS CHURCH, VA. 22063
17031 532-5365

TAX MAP K3122 W35C 221NE-213

PRELIMINARY SUBDIVISION PLAN

PHILLIPS PROPERTY

5TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

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

3220 Wightman Road
Colliersburg Maryland
20739

Designed: PAC
Drawn: CN
Date: 4-18-94
Scale: 1" = 100'
Job No. 22-410
Sheet: 1 of 1

CALL "MISS UTILITY"
TELEPHONE 1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

MARYLAND DEVELOPMENT

2401 RESEARCH BLVD. SUITE 220 • ROCKVILLE, MD 20850

(301) 840-5766

FAX #: 301 975-9626

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

RECEIVED
JUN 22 1994
SILVER SPRING, MD

FAX TRANSMISSION COVER SHEET

DATE: 6/23/94

TO: MS PATRICIA PARKER

FROM: TED SMART

RE: PHILLIPS PROPERTY

SENT TO FAX MACHINE # 301 495-1307

TOTAL NUMBER OF PAGES INCLUDING COVER SHEET: 2

If you do not receive all pages or have any problems with this transmission,
please call DENISE at: 301 840-5766.

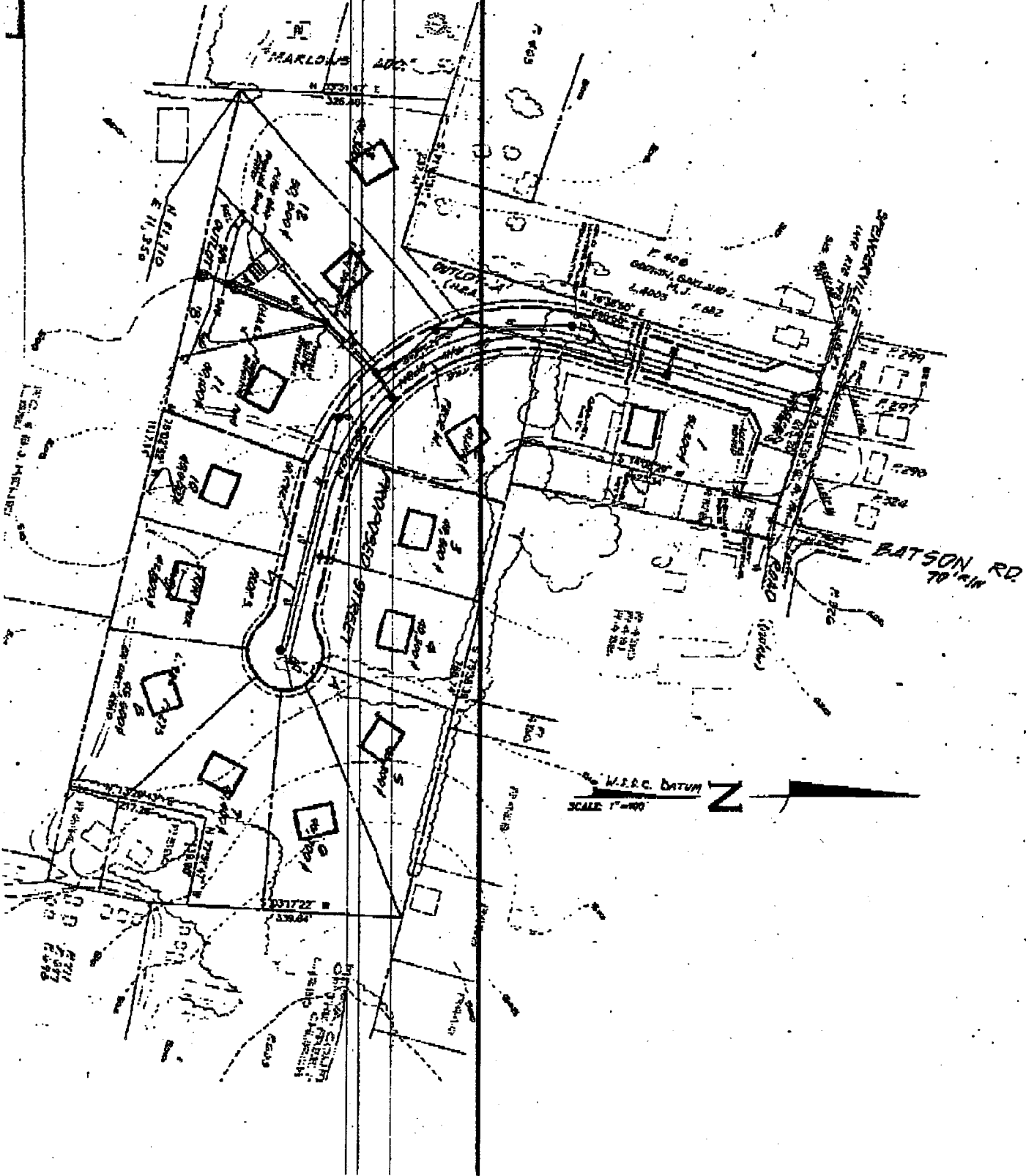
Comments/Instructions:

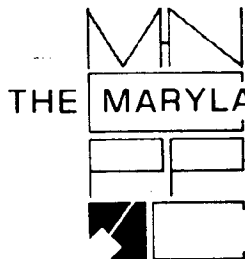
PLEASE CALL IF YOU HAVE

ANY QUESTIONS.

THANK YOU.

Ted N. Smart





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

June 7, 1994

Dear Property Owner:

Please be notified that the Montgomery County Historic Preservation Commission will be holding a public meeting and worksession on Wednesday, June 22, 1994, in order to evaluate the proposed subdivision of the Phillips Property (#1-94087), located at 2135- Spencerville Road in Spencerville, Md. It is located within the proposed Spencerville Historic District, Locational Atlas Resource #15/54. 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 site, 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.

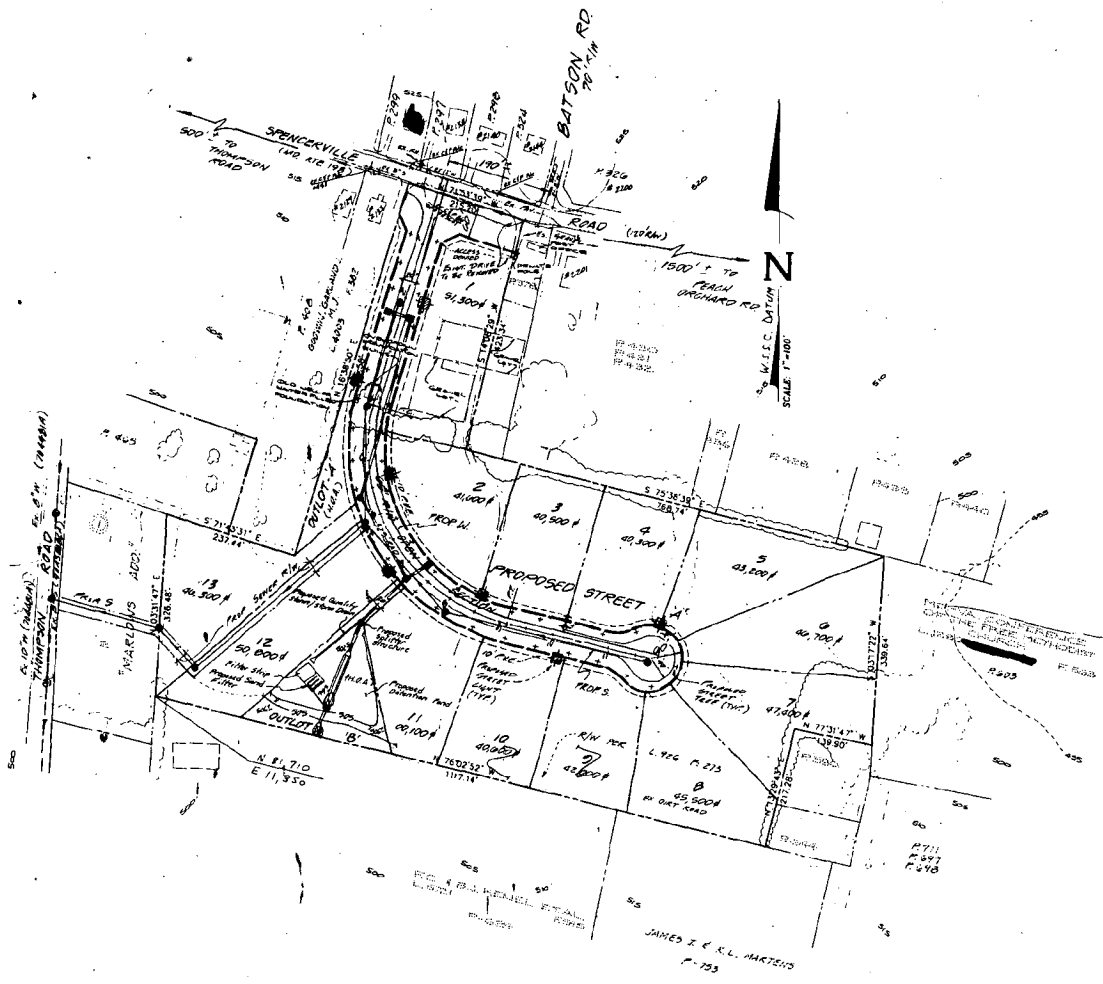
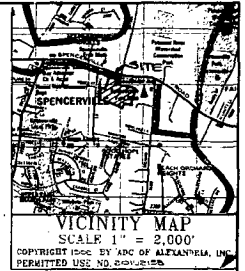
This item may not be first on the agenda, so please be prepared for a short delay. Enclosed please find a copy of the meeting agenda (subject to change). If you have any questions, please feel free to contact me at 495-4570.

Sincerely,

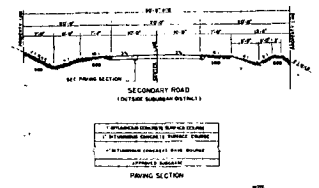
Patricia Parker
Historic Preservation
Planner

Enclosure

cc: Ted N. Smart,
Maryland Development Company
Macris, Hendricks & Glascock, P.A.



- GENERAL NOTES**
- Boundary from Survey by Development Consultants Group, Inc. dated November 26, 1981.
 - Topography from M.S. & P.E.C. 200 Scale Topo Sheet 10999 dated November 5, 1967 5 Foot Contour Interval.
 - Existing Zone RC-1 setbacks: Front - 50' Side - 17' (w/ 10' Total 55') Rear - 50'
 - Water and Sewer Category - W-1, S-5 respectively. Sewer Category change request pending.
 - Area Tabulation: Site Area = 16.5 AC. Street Projections = 2.1 AC. Net Site Area = 14.4 AC.
 - Development Tabulation: Density - 4.9 units/acre. Minimum Lot Area = 26,000 sq. ft. Minimum Lot Width = 125'
 - Proposed use is single family residential.
 - Number of lots proposed by this plan is 13 and 2 utility.
 - Stormwater Management will be provided on-site.
 - This site is within Planning Area #28 (CLOSELY / UNBUNDLED).
 - All on-site utility are shown on sheet #21 of the Montgomery County Soil Survey, dated April, 1990.
 - There are no streams, floodplains, wetlands, or wetland outfalls on-site.
 - Utilities as shown from M.S.C. 60 scale plan Contract No. 40 45 0006A dated July 24, 1990.
 - A Natural Resources Inventory Map / Forest Stand Classification Plan has been approved for this property on April 25, 1994. No wetlands.
 - Lot lines and Lot Areas are scaled and are subject to change upon final computations.
 - This site was the subject of a Pre-Subdivision Plan #7-99067 (PHILLIPS OAK).
 - This site was the subject of a RE-ZONING CASE #G-885, 1785 (CORK PROPERTY).
 - There is No Defined Entrance To The Post Office.
 - This site is within The Post Branch Watershed.
 - Water & Sewer By WSSC, Electric By C&P.



GENERAL NOTES

- REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.
- SEE STANDARD No. 47 OF THE BOARD OF SURVEYING AND MAPPING.

DESIGNED BY	MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
STANDARD	STANDARD OPEN SECTION SECONDARY ROAD
APPROVED:	STANDARD No. 47

SURVEYOR'S CERTIFICATE

I hereby certify that the boundary shown herein is correct based on a survey by Development Consultants Group, Inc. dated November 26, 1981, subject to change upon completion of a final survey by this office. Topography from sources other than...

Douglas H. Ryan, Jr.
Professional Land Surveyor
No. 109,161,112

PREPARED FOR:
MR. MICHAEL WILSON
2515 CAPE COURT
FALLS CHURCH, VA 22043
(703) 532-3365

TAK MAP K5122 WSSC 221NE-213

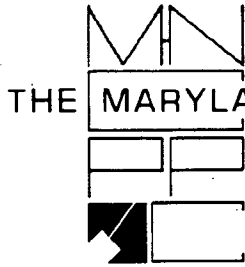
**PRELIMINARY SUBDIVISION PLAN
PHILLIPS PROPERTY**

5th ELECTRIC DISTRICT
MONTGOMERY COUNTY, MARYLAND

Maeris, Hendricks and Glascock, P.A.
Engineers • Planners • Surveyors
Suite 120
8220 Wightman Road
Gallagher, Maryland
20879
(301) 870-0840

Designed	Drawn
DAC	CW
Date	Scale
8-18-94	1" = 100'
Job No.	Sheet
95-016	1 of 1

CALL "MISS UTILITY"
TELEPHONE 1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

FROM: Development Review Division - M-NCPPC

NAME: Phillips Property
FILE NO.: 1-94087

Enclosed please find the information checked below. This material will be discussed at the Development Review Committee meeting of June 6, 1994 (no meeting scheduled if blank).

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

Comments due by _____ *possible relocation of P.O.*

June 30th - Planning Board -

max. 5 lots off private drive or proceed with denial.

* SHA - recommends denial. - to be reviewed
must be reviewed by HPC prior to 6/30 - HPC set for 6/22nd.

*opposite Boston Rd. - still needs dedication for
Road would need to snake around to be opposite Boston Rd.*

* Storm Water Mgmt. - total site control - no conditional approval.

* DOT - proposed plan acceptable
*concerned about runoff - coordinate w/ Tri-County
extent of wetlands -*

WSSC - needs to see category change

P.O.E. - if 5 lots - ingress, egress, utility easement.