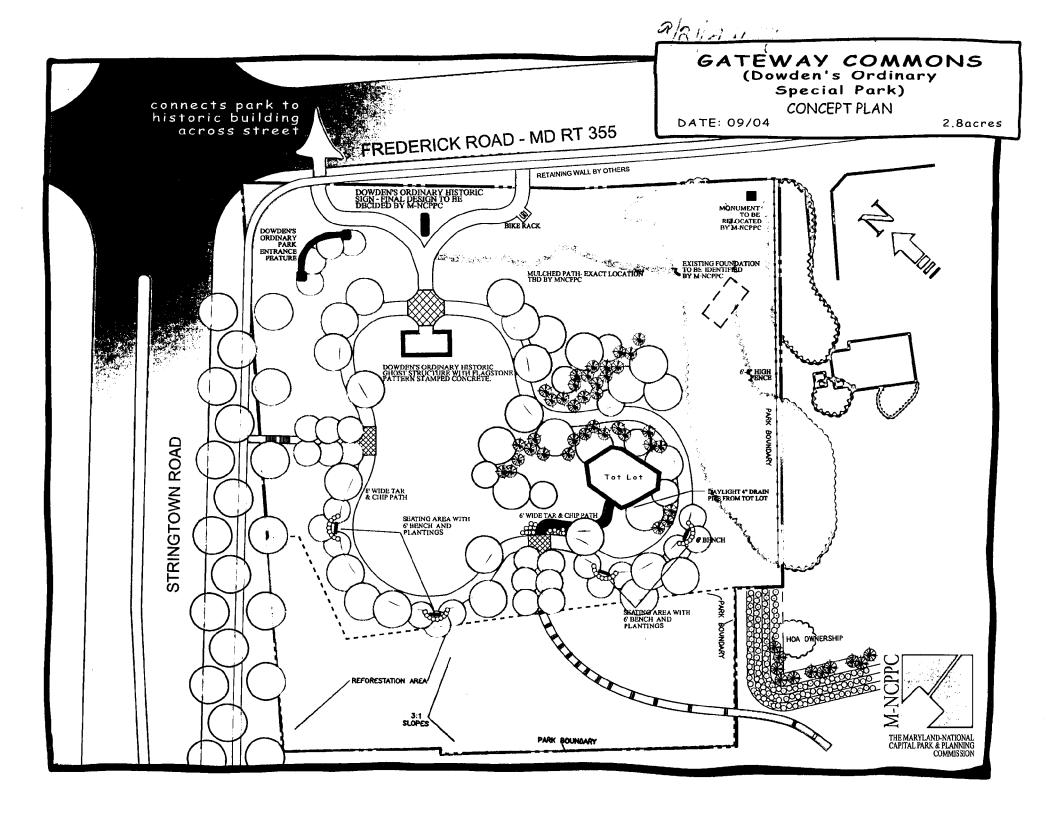
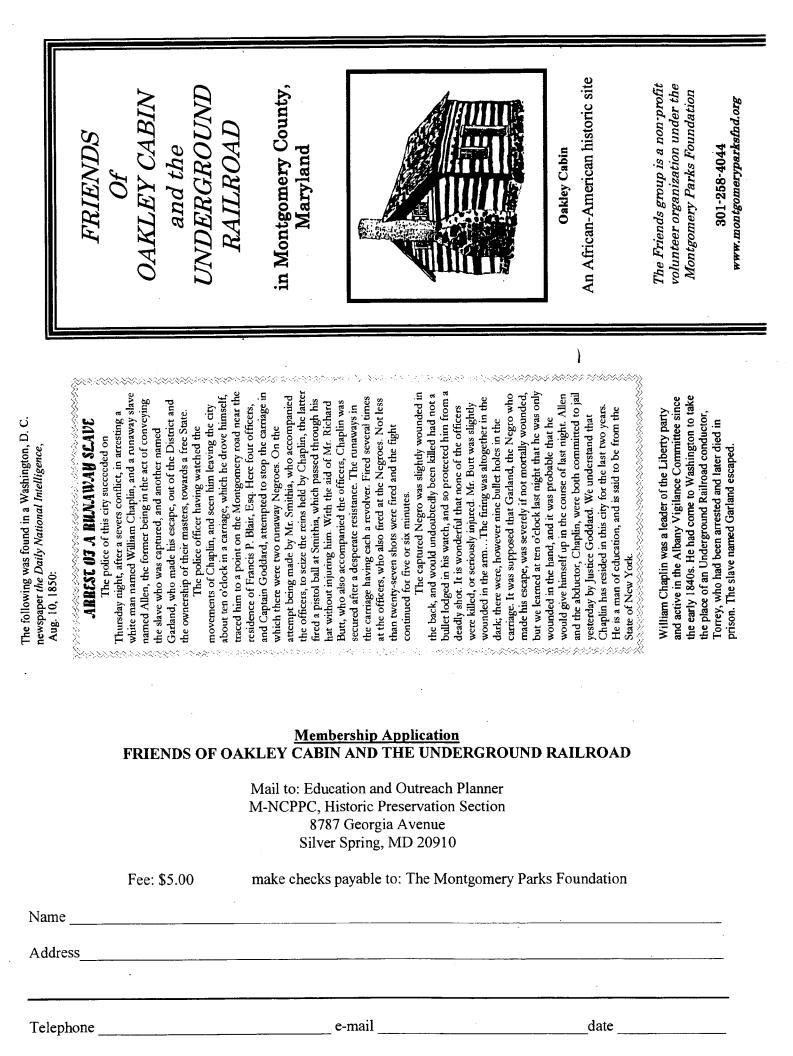
13/53-04A 23218 Frederick Rd L.A. # 13/53 – Dowden's Ordinary

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THE FRIENDS OF OAKT EV CARIN	E	Mission Promote public awareness,	appreciation, and understanding of the slave and Free Rlack cultures of	Montgomery County and the	operation of the underground railroad through the county.	A ctivities	Giving tours of the Cabin after	 Utating Helning with the number of accents 	of History Tour Weekend	(June), and Maryland	Emancipation Day (first	Saturday in November)	Helping to maintain the	interior and collections of the Cabin	Participating in fundraising	activities	Being involved in hiking trails	arous are and ground found tain to an routes	 Other activities can include gardening, sewing costumes. 	baking and preparing foods.	Meetings	in the Brookeville area once a month.	Membership & Dues Membershin is onen to anvieteed	person of any age. Dues are \$5 a year.
UNDERGROUND RAILROAD IN MONTGOMERY COUNTY	The underground railroad was a system of people and places organized to help	staves escape to freedom. Although it existed long before railroads, the name	was coined after railroads began to criss-cross the United States because of	the escape system's resemblance to the	network of railroad tracks and the leaders' resemblance to conductors on	the failroad.	It was called "Underground" because of	this escape system had to be hidden	from the eyes of the public because if	the fugitive slaves were caught they	could be beaten or killed, and the	people helping them could be fined and	put in jail.	It has recently come to light that many	of the members of the Society of Friends (Ouakers) in the Sandy Suring	and Brookeville area were involved in	this Underground Railroad, as well as	many free Blacks in the area. Blue	Masn, a swamp just 72 mile northwest of Oakley Cabin, was a hiding place for	escaping slaves.	For more information see the booklet <u>The Underground</u> Railroad in	Montgomery County by Anthony	Cohen, published by the Montgomery County Historical Society.	
OAKLEY CABIN	Oakley Cabin is the only publicly owned African American historical site in Montgomery County that is open to the	monument to a culture and an American folk	experence that is fast disappearing into the past. Built in the early 1800s on the Dorsev	farm, "Oakley," the two-story cabin was	first the home to slaves, and later became the center of a small roadside Free Black	continuity.	Now owned by the Montgomery County Denartment of Park and Planning the cabin	was partially burned by arson in 1986. It has	been fully restored and is furnished to depict	the various periods of its history. The Cabin	is surrounded by a 2-acre park and is	connected to a nail-mile trait to Brookeville	uiai iuiis aiolig all olu filili face.	Programming at this unique African	American architectural and cultural site will promote awareness of and education about	the Free Black rural neighborhoods that	appeared after the Civil War, what it was	like to live in that time, and how these small	communes evolved and minuenced the larger culture.	A celebration of the freeing of the slaves in	Maryland on November 1, 1864 with the ratification of a new state Constitution, is	held annually at Oakley Cabin on the first	Sunday in November. For more information on this event call 301-563-3400.	

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Hawks, foxes, deer, raccoons, and other wildlife can often be seen from the cabin or trail. The trail also passes some stone quarries used to dig or medicinal and were used by local people. ocal stone.

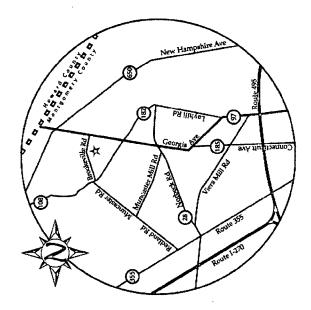
PROGRANKINS

offers a number of special and seasonal programs for both adults and children. All activities provide Oakley Cabin a valuable resource in teaching From April through October, Oakley cabin participants with experiences designed to both inform and entertain. School teachers will find Black History and local history.

Saturday on or after November First. The slaves tion on November 1, 1864, making Maryland the Emancipation Day at Oakley Cabin on the first There is an annual celebration of Maryland in Maryland were freed by a new state constitufirst of the slave states during the Civil War to free, by popular vote, the slaves within its boundaries.

the public telephone number or check the web site for the current schedule or to arrange a private Cabin tours are given on weekends April through October by trained docents. Please call tour.





Oakley Cabin is located at 3610 Brookeville Road, ^{1/2} mile west of the town of Brookeville and Georgia Avenue (Rt. 97). From the Capital Beltway (Rt. 495) take the Georgia Ave. (Rt. 97) north exit. Travel approximately 12 miles to Brookeville where there is a stop sign. Turn left to continue on Rt. 97, then take the first road on the left, Brookeville Road. The Cabin is .7 miles on the left.

8787 Georgia Ave., Silver spring, MD 20910 Department of Park & Planning For more information contact: **Montgomery County**

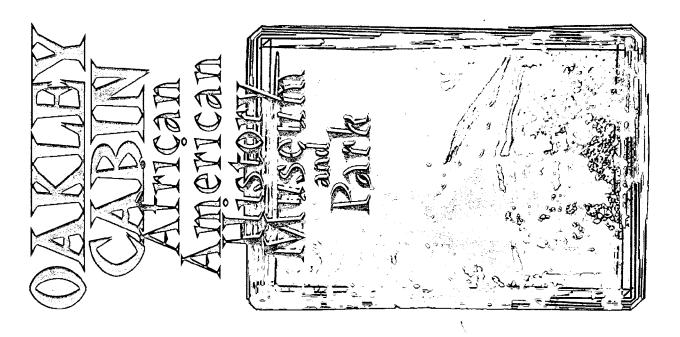
www.montgomeryparksfnd.org/fg/fg-oakcab.htm Recording: 301-258-4044 **Office:** 301-563-3400 www.mc-mncppc.org Fax: 301-563-3412

pation of individuals in its programs and facilities. To volunteer call 301-563-3405. For assistance with special need, please contact the Accessibility Planner at The M-NCPPC encourages the involvement and partic-301-650⁻2867 or (TTY) 301-495-1331

Image Credits

Inside: Oakley Mansian - 1930s complements of the George Beall Collection. Historian's Office M-NCPPC. Slave Reenactar Anita Hendersan - M-NCPPC Staff Front Cover: Oakley Cabin - 1930s EAA Collection, Library of Congress.

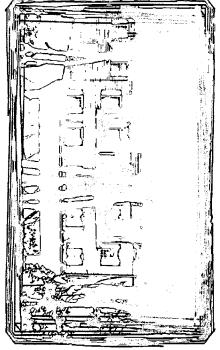
Back Cover: 54th Massachusetts Reg. Infantry Reenactors - M-NCPPC Staff photo. photo.



Park and Planning Commission Department of Park & Planning Montgomery County, Maryland The Maryland-National Capital



Built as one of three cabin vas the c cabin was the c community fro	ley Cabin is a 19th century African American historic site. ilt as one of three slave dwellings in the 1820s, the cabin was the center of an African American roadside community from emancipation well into the 20th century. The dwelling, inhabited until 1976, is now operated as a	ALLONNER AND CARLEY CADIN IS a museum for the various periods of its hist ment. The site provides hands-visitors and researchers. The g
iving history museum.	nuseum.	represents communal life at th around the open hearth. In th
	Richard B. Dorsey, made Oakley into a working farm	room are displayed 19th centu facts excavated in archeological
Dakley Cabin was part of Oakley Farm which occu-	and owned to states. It was during its outpation that Oakley Cabin was built.	The oak and chestnut log cab
pied part of Colonel Richard Brooke's large land tract	The farm was sold to Dr. William Bowie Magruder in	vernacular architecture and ex
known as "Addition to Brooke Grove". Brooke, a	1836. He was the local doctor for both the white and	ship through its dove-tailed n
. Revolutionary War hero known as "the Fighting	black families and he owned 19 slaves	Bed
Quaker," built the "big house" called Oakley in 1764.	to help him farm the land. Two more	that the of the
This house was destroyed in the 1970s.	cabins next to the one now standing	10ur
When Richard died in 1788, all of his property was	were built between 1852 and 1878. Dr.	top
willed to his only child, Ann, who later married	Magruder died in 1873 and the farm	ap
William Hammond Dorsey. Neither Ann nor her	was sold to Josiah J. Hutton.	
father ever lived at Oakley, preferring their larger	Census records from 1880 to 1920	
home in Olney. William Dorsey built Dumbarton	show that the three cabins housed	
Oaks in Georgetown which became the couple's	from 22 to 37 people, not all of whom	
home. After Ann died in 1802, leaving five children,	were related and not all of whom	
William sold all of his Georgetown property and	were African American. Their occupations range from	
moved back to Oakley. He died in 1818. Their son,	farm laborer to carpenter, to blacksmith to laundress, to	15 X 21 INTERIOF Space Cabin
	midwife. Some of the people probably worked at	usual slave quarters, and the



the nearby Newlin's Mill. Names of the African roadside community that likely shared household asks and sold produce and hand-made articles to passers-by on the heavily traveled Brookeville Road. It represented a cross-section of cultures that make up the unique African American folk American families can still be found in the coun-Wallace, and Swailes. The cabins formed a small y: Brogden, Budd, Diggs, Dorsey, Duckett, Gaither, Hackett, Johnson, Linkins, Stevenson, experience

PARK

e Cabin, centering ory and develope small adjoining urnished to depict on experiences for round floor room try tools and artidigs at the Cabin.

in is a reflection of otching and artful cellent craftsman-

ging. The rafters uthed" over the log that serves as late. The floor of first floor sits on a ible sill with a ie for the floor and for the wall. The he roof are "birdch in the foundato allow two logs

is larger than the stand-up second story as well as the interior stairs and the wood floor are much more accommodating than the usual dirt floor and ladder to a loft.

inside the old mill race, leads from the Cabin to The Cabin sits on a two-acre tract which is part The mill pond for Newlin's Mill was located in the low area behind the Cabin. A trail, partially laid the site of the mill at the intersection of Brookeville Road and Georgia Avenue. Many wild plants can be seen, many of which are edible of a larger park that runs along Reddy Branch.

Naru, Michele

Sent:

To:

Cc:

From: Cole, Larry Tuesday, March 25, 2003 4:47 PM Zamore, Michael; Naru, Michele; Maskal, Nellie Sorensen, James; Hardy, Dan; Hawthorne, Rick; Welke, Ron Stringtown Road Subject:

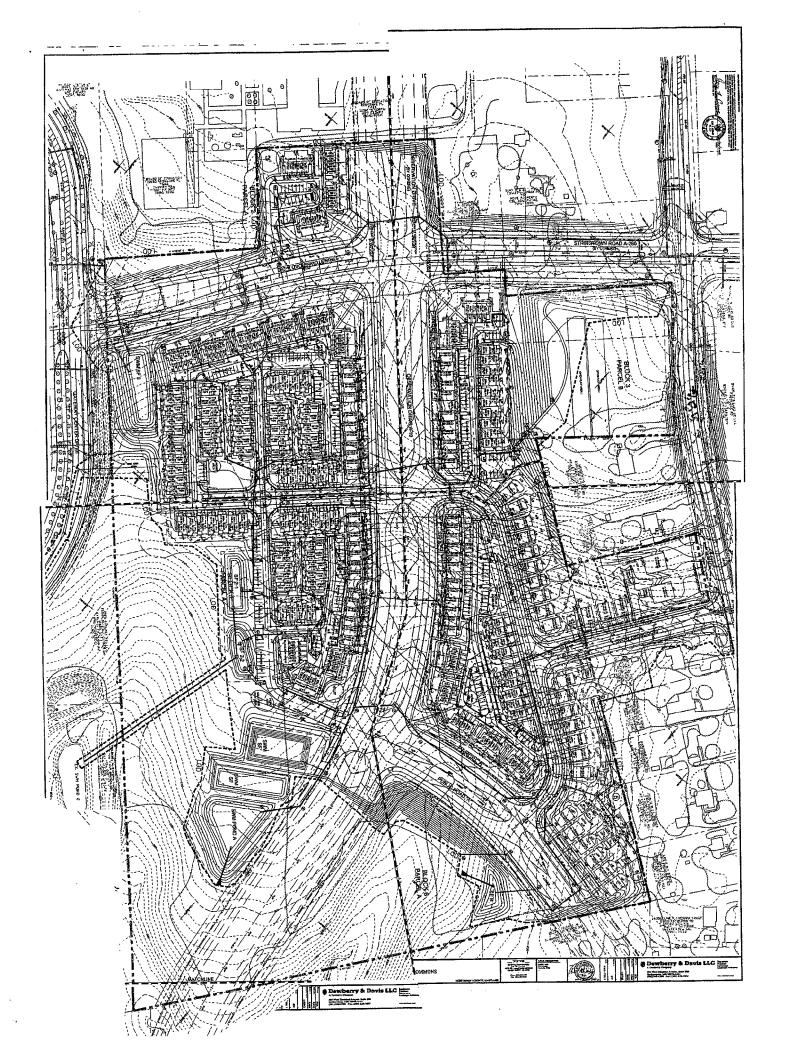
I spoke to Don Orcutt, the DPWT project manager this morning. The upshot of the procedural discussion was that I told him that we needed to push the Mandatory Referral back from 4/17, per Environmental Planning's comments that the Water Quality Plan has not yet been approved by DPS so they can't review it and the Forest Conservation Plan needs to be revised. The project currently has a Public Hearing date of 6/24. I will be on vacation from 5/10-5/31 (who knew that this would drag on so long?). so I told him the last Board date we could do this before I leave would be 5/8. If we don't make that date, it would still be possible to get a Board date in June, but it would be close.

As far as substance goes, it is still somewhat unclear what the project entails. The plans now show work that is intended to be done by two developers, one who will construct the northbound MD355 right turn lane and one who will construct two lanes of Stringtown Road. Or at least that's what I thought. In my conversation with Don, he told me that the former is also responsible for reconstructing the adjacent segment of MD355 and building a retaining wall along the Dowden's Ordinary site. He will send me plans of this, which will obviously be of interest to Jim and Michele.

As far as the latter developer goes, Don said that DPWT does not yet have a signed MOU so right now DPWT is planning on building everything themselves. Personally, I could go along with this but it gets a little stickier when the developer would be moving the Master Plan Observation Drive but DPWT would be putting their reforestation area in the new location.

In addition, there are many comments that were provided by us in a letter signed by Rick on 3/21/02, to which we have not received responses. I told Don that it was impossible for us to know which comments they disagreed with and which they just forgot about without a written response. If the comments remain unresolved, that means we have to repeat them in our Planning Board packet, which would make for a very long meeting. He said that he would talk to Bruce about giving us a response.

Larry



	Pepartment of Park & Planning			10 10
Development R	COMMISSION B 8787 Georgia Avenue	- Silver Spring, Mendand 2001		e July 1, 19
nyiang-National Capital Park & Plantin	ng Commission is 6767 Georgia Avenu	e, Shver Spring, maryland 2091		PLICATIC
ite Plan Reviev	N			
one Flan Neviev	For M-NCPPC	Staff Use Only		
Date Application & Fee Received		Site Plan File Number	8-030	023
SPR Fee (Attach Fee Workshee		Final FCP Number		
Date Application Complete	12103 by AB	NRI/FSD Number	4-0	2116
SPR Deadline		DRC Meeting Date		4/03
		MCPB Hearing Date		
Proposed Site Plan Name (if al	mendment, use original site plan r way Commons	ame) Galeway Lonin	h Number 1 - Å204	8
	ne, if any			
f previously approved Site Plan				
i providusty approved dite i izin	Planning Board Opinion Date			э. Э
	Status: Void	······································		
		ed to (date) / / /		
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lf no prior Preliminary Plan, che	ck one of the following: D Pre	wn ed by this application eliminary Plan currently bei t already recorded	ng reviewed	
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Planning Area Number _____13 - Clarksburg

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Site Plan Review Application

Site Area:

Gross area of Sit	e Plan	45.26	ac	1, 971, 525	s.f.
Area dedicated to	Public Use	12.07	ac	525, 618	s.f.
Total net area of	Site Plan	33.19	ac	1, 445, 907	s.f.
Area by Zone:	Zone 1: <u>R-200/TDR(7)</u>	45.26	ac	1, 971, 525	s.f.
	Zone 2:		8 C		s.f.
	Zone 3:		ac		s.f.

Incorporated Municipality or Special Taxing District, if appli
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s site in the Locational Atlas and Index of Historic Sites?	Yes	No
s site on the Master Plan for Historic Preservation?	Yes	

Is site on the Master Plan for Historic Preservation? U Yes

Development Information:

Residential	No. of Units	Non-Residential	Gross Floor Area
One-family detached	28	Commercial Office	
One-family semi-detached	•	Commercial Retail	
One-family attached	·	Industrial	<u></u>
Townhouses	90	Other	
Duplex	······································	Other	
Triplex	·	Other	
Multi-family	174	Other	
Total proposed	292	Other	
Included MPDUs	44	Other	
Included TDRs	172	Total Proposed	
Existing dwelling units to remain	<u>N/A</u>	Existing to remain	

Method of Development: Standard Cluster MPDU TDR

(SEE OPINION)

Other Optional Method

Requested Waivers: (if any)

59-E (Parking Ordinance)

At its meeting of 07/25/02 on Preliminary Subdivision Plan 1-02048 The Planning Board Approved the following: Waivers of Open-Section Roadways and, Pursuant to Section 59-C-1.395, Waiver for the Minimum Percent of Single Family Detached Units, and the Maximum Number of Allowed/Multi-Family Units.

Other

Site Plan Review Application

Application Information:

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3.

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5.

6.

1. Applicant (Owner or Contract Purchaser)

U.S. Home Corporation	,	William I. James	
Name		Contect Person	
10230 New Hampshire Ave	., Suite 300		
Steel Adress			
Silver Spring, MD 20903	Siele	Zip Code	
(301) 431-2400		(301)408-0443	
Phone Number		Fax Number	
Developer (if different from Applicant a	ibove)		
Name	<u> </u>	Contact Parson	
		· · · · · ·	
Street Address			
City	State	Zip Code	
<u>()</u>		() Fax Munber	
Phone Number			
Engineer			
<u>Dewberry & Davis LLC</u>	·	James R. Crawford, AICP	
804 W. Diamond Ave., Su	uite_200		
Street Address Gaithersburg, MD 20878			
Cay	State	Zip Code	
(<u>301</u>) 948-8300 Phone Number		(301) 258-7607	
		Fex Number	
Architect Devereaux & Associates			
Name	<u></u>	Contact Parson	
1481 Chain Bridge Rd.,	Suite 302		
Street Address Mc Lean, VA 22101			
C#/	State	Zip Code	
(703) 893-0102	······	<u>(703)</u> 893-0106	
Phone Number		Fex Number	
Landscape Architect	Change	James Datah DLA	
Land Planning & Design	Group	James Baish, RLA	
5300 Westview Dr., Sui	te 103		
Street Address			
Frederick, MD 21703	Siete	Zip Code	
(301) 695-6172		(301) 695-6219	
Phone Number		Fax Number	
Attorney			
Linowes and Blocher LL)	Barbara Sears, Esquire	

 Name
 Contact Person

 1010 Wayne Ave., Suite 1000
 Street Address

 Silver Spring, MD 20910
 City

 City
 State

 (301)
 650-7057

 Phone Number
 Fax Number

WILLION I JONES Signature of Applicant (Øwner/pr Contract Purchaser) Signeture Neme (Type or Pr

3 of 6

Site Plan Review

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Checklist

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1. Complete application form 20 X Accepted or NVA 2. Copy of proposed or approved Preliminary Plan and its opinion (59-D- 3.21) and Cartified Development Plan, if applicable 1 X V 3. Government agency agreement or equivalent (59-D-3.21), if applicable 1 N/A 1 X V 4. Executed covenants for Optional Method Zoning Application (59-H- 2.4A), if applicable 1 N/A 1 N/A 5. General aree Vicinity Map, at 1" = 2,000' (shown on Site Plan) 1 X V V 6. Local Vicinity Map, at 1" = 200', showing area within 1,000' of ale 1 X V V 7. Copy of approved Natural Resources Inventory/Forest Stand Delineation 2 X V V 8. Drawing titled "Site and Adjacent Area" (within approximately 200 feet), showing: 1 X V V 9. Hall existing buildings and structures pavement widths, grades, medium breaks, and curb cuts X V V V 9. Plan of proposed development titled "Site Plan", at 1" = 30', showing the following (unless waived by the Planning Director at time of application as being unnecessary because of the imited scope of the proposal) and addressing all conditions of prior approvals: X V X V 9. For each resident	Staff
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natural feature preservation areas, community open space areas, and other open spaces	
e Recreation facilities and computations in tabular form including	
off-site facilities for which credit is sought	
f. Calculations of building coverage, impervious area, density, green area, parking spaces, and areas of land uses to show compliance with zone	
g. The location of all public schools, parks, and other community recreational facilities, indicating the location and use of all land to be dedicated to public use	
h. The location and dimensions of all roads, streets, driveways, parking facilities, loading spaces with dumpster locations, points of access to surrounding streets, easements, pedestrian walks, bike and sidewalk connections to off-site network, proposed road sections for stream crossings including conveyance through section	•

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Site Plan Review

Ch	ecklist	No. Copies	Engineer/Surveyor	M-NCPPC Staff
	i. A grading plan		Х	V
	j. The location of all sewer, water, gas, electric, telephone, and storm drainage lines; all easements and rights-of-way, existing or proposed; all off-site utility connections and all utility structures, if separate drawing	12	X	/
÷	k. Data table showing proposed development data compared to requirements of zone, master plans, development plan, preliminary plan or supplementary plan, as applicable		X	\checkmark
	I. TDR calculations, if applicable		Х	V
10.	A Landscaping Plan, so titled, showing all man-made features and the location, height or caliper, and species of all plant material to be preserved, transplanted, or planted; including R.O.W. plantings and off-site plantings pursuant to Final Forest Conservation Plan	12	X	
11.	An exterior Lighting Plan, so titled, including all parking areas, driveways and pedestrian ways, and including the height, number, and type of light fixtures, and a diagram of light distribution characteristics	12	X	/
12.	A development program stating the sequence in which all structures, utilities, open spaces, vehicular and pedestrian circulation systems, landscaping, forest conservation and recreational facilities are to be developed; when any land is to be dedicated for public use; and when the applicant will notify the Planning Board to request inspection for compliance with the approved site plan	1	See phasing plan; Develop- ment Program to be in post- Submission obkg.	3 PHASES
13.	List of adjacent and confronting property owners, presented in conformity with the Planning Board's noticing requirements		Х	
14.	Site Plan Enforcement Agreement and HOA documents, if applicable	1	ppost_submissio	
15.	Grading feasibility study of MCPS sites to be dedicated, and certification of environmental acceptability	2	N/A	· · · ·
16.	Final Forest Conservation Plan and Worksheet, including tree survey of 6" diameter and greater trees within 25' either side of the limit of disturbance	3	X	/
17.	Approved Stormwater Management Concept Plan, so titled, or 1" = 30' (or approved plan for off-site SWM), including MCDPS approval letter	3	X	
18.	Proposed Storm Drainage Area, so titled, at 1" = 30', and computations, if separate drawing	3	X	. /
19.	Proposed Sediment Control Plan, so titled, at 1" = 30', including tree protection measures, if separate drawing	3	x	\sim
20.	Architectural schematic plans and elevations for buildings and structured parking, identifying height, general description, phasing and signage, as required by staff	1	X	\checkmark

Site Plan Review

Checklist	No. Copies	Engineer/Surveyor	M-NCPPC Staff
POST-APPROVAL SUBMISSION			
The following items will not be submitted until after the site plan is approved, but should be submitted to the Development Review Division prior to the submission of the record plat application(s) in order to assure timely recordation of the final record plat.			
1. Site development and grading plan (signed)	3		
2. Landscape and lighting plan (signed)	3		
3. Architectural plans, including FAR calculations, if required	1		
4 Structure parking plans, if required	1		
5. Phasing plan, where required	1		
6. Site Plan Enforcement Agreement (original signature)	1		
7. Development Plan	2		
8. Homeowner association documents (final draft)	1		
9. Copy of engineer's certificate for design of private streets, if required	1		
10. Other agreements (original signature)	2		

The engineer or surveyor hereby certifies that all required information for the submission of a site plan has been included with this application.

Engineer/Surveyor Signature h. ŀ Signature

1/21/2003

Ronald M. Mijan, P.E.

Name (Type or Print)

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	23218 Frederick Road, Clarksburg	Meeting Date:	05/26/04
Resource:	<i>Locational Atlas</i> Resource # 13/53 Dowden's Ordinary	Report Date:	05/19/04
Review:	HAWP	Public Notice:	05/12/04
Case Numbe	r: 13/53-04A	Tax Credit:	N/A
Applicant:	Montgomery County (Joel Magram, Agent)	Staff: N	Aichele Naru
Proposal:	Site Grading and Monument Relocation		

Recommendation: Approval with Conditions

<u>STAFF RECOMMENDATION:</u> Staff recommends that the Historic Preservation Commission (HPC) approve this HAWP application with the following conditions:

- 1. DAR monument's original location is identified using GPS, prior to the relocation.
- 2. A Phase 1 archaeological survey is undertaken in the area to be disturbed for the new retaining wall.
- 3. The applicants will draft Alternative #3, with the emphasis on minimal grading and the siting of the marker to be no greater than 10' back from its current location. This new plan will be submitted to HPC staff for final review and approval.

BACKGROUND INFORMATION:

The property at the southwest corner of Frederick Road and the proposed Stringtown Road is known as the Dowden's Ordinary site. The subject historical marker was placed by the Janet Montgomery Chapter of the Daughters of the American Revolution in 1915 commemorating the site of the encampment of General George E. Braddock and Colonel Dunbar's Division of the Colonial and English Army on April 15-17, 1755. Dowden's Ordinary also served as a meeting place for the Sons of Liberty protesting the Stamp Tax prior to the American Revolution and a dinner stop for Andrew Jackson on the way to his presidential inauguration in 1829.

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At the Planning Board's Public Hearing on March 5, 2004, the Board approved a Mandatory Referral for the widening of MD 355 in the vicinity of Dowden's Ordinary. The proposed improvements by DPWT include the addition of a left turn lane on northbound MD 355 at Stringtown Road. This widening is in addition to the reconstruction and right turn lane widening currently proposed by the Clarksburg at Highlands development. The proposed widening will result in a 4-lane typical section that includes 15 foot outside curb lanes (to accommodate both vehicular and bicycle traffic) and two, 12-foot interior lanes. The roadside grading will include a 6-foot landscape panel and a 5-foot sidewalk.

Dowden's Ordinary site (2.8 acres) is being donated to Park and Planning for an interpretive park. The park design includes a ghost reconstruction of the ordinary with interpretive signage conveying the history of the site positioned along natural surface paths.

PROPOSAL:

To accommodate the Dowden's Ordinary Historic Marker, the applicants have developed two alternative approaches to the proposed grading behind the southbound sidewalk as follows:

Alternate #1

The top of the retaining wall is set at the existing ground elevation so that the existing grades can be maintained behind the wall and the marker can be permanently maintained in its current location. The marker would need to be temporarily moved for the construction of the reinforced segmental concrete block retaining wall. The height of the wall would be approximately 13 feet.

Alternate #2

The wall height would be reduced and the ground behind the wall would be re-graded at a 2:1 slope (all of the re-grading would be in the existing public right-of-way). The wall height is set high enough (approximately 7 feet) to maintain the limit of grading within the existing SHA right-of-way. Under this alternative, there are several options for resetting the marker:

- Option 1 Move the marker out of the SHA right-of-way onto park property. The marker would be moved back approximately 6.5 feet from its current location so that it is on Park property while still being in close proximity to its original location.
- Option 2 Reset the marker in an entirely new location in the vicinity of the new paths and structures proposed in the park.

Option 3 - Reset the marker within the 2:1 slope at its current location.

Alternate #3 (Not shown in illustrations, discussed in proposal letter from applicant)

Wall height would be reduced to 5 +/- feet and a minor amount of grading be permitted within the park property. The marker would need to be relocated farther back into the park property (distance yet to be determined).

STAFF DISCUSSION:

Although moving a historic marker is typically only done as a last resort, in this case moving the marker is the only way, in staff's opinion of assuring its visibility from the street and ultimately its preservation as a prominent feature on the site. Staff will note that the marker's location does not delineate the cornerstone of a building or the exact site of an event. The marker's historic context is that it has not been moved since its' positioning by the DAR in 1915.

In staff's opinion the marker's visibility from the road is very important. It is a landmark of sorts that will attract pedestrians into the new interpretive park. Staff would like to see the applicant draft up the suggested design in Alternate #3. A retaining wall of 5' or lower is in staff's mind the less imposing of all the proposed alternatives and provides the best visibility of the park. This alternative will require minor grading beyond the right-of-way on the park property. Staff feels that the Commission should support this grading, but emphasize that as the design is being developed the grading should be focused on maximizing the park's visibility with the most minimalist grading required. The marker should, however, be sited no more than 10' back from its current location and be reoriented to face into the park, so it could be read by future park patrons. Finally, the park's path's design should be altered to include a path loop to the marker's future position.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve with the above stated conditions** the HAWP application as being consistent with Chapter 24A-8(b)1 and 2:

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

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

and with the Secretary of the Interior Guidelines #2 and #6 :

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

with the general condition applicable to all Historic Area Work Permits that the applicant will present <u>3 permit sets</u> of drawings to HPC staff for review and stamping prior to submission for permits (if applicable). After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work <u>and</u> not more than two weeks following completion of work.

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III-A

MEMORANDUM

то:	Historic Preservation Commission
FROM:	Michele Naru, Historic Preservation Planne
SUBJECT:	Discussion with Montgomery County DPWT of road widening, site grading, and monument relocation that will affect <i>Locational Atlas</i> Resource #13/53, Dowden's Ordinary

BACKGROUND INFORMATION:

The property at the southwest corner of Frederick Road and the proposed extension of Stringtown Road is known as the Dowden's Ordinary site. It is just outside the boundary of the Clarksburg Historic District. Dowden's Ordinary was a significant historic building, which was demolished in 1920. The subject historical marker was placed by the Janet Montgomery Chapter of the Daughters of the American Revolution in 1915 commemorating the site of the encampment of General George E. Braddock and Colonel Dunbar's Division of the Colonial and English Army on April 15-17, 1755. Dowden's Ordinary also served as a meeting place for the Sons of Liberty protesting the Stamp Tax prior to the American Revolution and was a dinner stop for Andrew Jackson on the way to his presidential inauguration in 1829.

The Dowden's Ordinary site (2.8 acres) is being dedicated to Park and Planning for an interpretive park, in conjunction with an adjacent residential development by U.S. Homes. The park design includes a ghost reconstruction of the ordinary with interpretive signage conveying the history of the site positioned along natural surface paths.

At the Planning Board meeting on March 5, 2004, the Board approved a Mandatory Referral for the lowering and widening of MD 355 in the vicinity of Dowden's Ordinary. The proposed improvements by the County Department of Public Works and Transportation (DPWT) include the addition of a left turn lane on northbound MD 355 at Stringtown Road. This widening is in addition to the reconstruction to significantly lower the height of the road and the right turn lane construction already approved for the "Clarksburg at Highlands" development. The proposed lowering and widening will result in a 4-lane section that includes 15 foot outside curb lanes (to accommodate both vehicular and bicycle traffic) and two, 12-foot interior lanes. The roadside grading will also include a 6-foot landscape panel and a 5-foot sidewalk on both sides of Frederick Road.

PROPOSAL:

To accommodate the Dowden's Ordinary Historic Marker, the applicants have developed two alternative approaches to the proposed grading behind the southbound sidewalk as follows:

Alternate #1

The top of the retaining wall is set at the existing ground elevation so that the existing grades can be maintained behind the wall and the marker can be permanently maintained in its current location. The marker would need to be temporarily moved for the construction of the reinforced segmental concrete block retaining wall. The height of the wall would be approximately 13 feet.

Alternate #2

The wall height would be reduced and the ground behind the wall would be re-graded at a 2:1 slope (all of the re-grading would be in the existing public right-of-way). The wall height is set high enough (approximately 7 feet) to maintain the limit of grading within the existing SHA right-of-way. Under this alternative, there are several options for resetting the marker:

Option 2 - Reset the marker in an entirely new location in the vicinity of the new paths and structures proposed in the park.

Option 3 - Reset the marker within the 2:1 slope at its current location.

Alternate # 3 (Not shown in illustrations, discussed in proposal letter from applicant)

Wall height would be reduced to 5 +/- feet and a minor amount of grading be permitted within the park property. The marker would need to be relocated farther back into the park property (distance yet to be determined).

STAFF DISCUSSION:

Although moving a historic marker is typically only done as a last resort, in this case moving the marker is the only way, in staff's opinion, of assuring its visibility from the street and ultimately its preservation as a prominent feature on the site. Staff will note that the marker's location does not delineate the cornerstone of a building or the exact site of an event. The marker's historic context is that it has not been moved since its' positioning by the DAR in 1915.

In staff's opinion, the marker's visibility from the road is very important. It is a landmark that will attract pedestrians into the new interpretive park. Staff would like to see the applicant draft up the suggested design in Alternate #3. A retaining wall of 5' or lower is the less imposing of all the proposed alternatives and provides the best visibility of the park from the sidewalk and the new roadway. This alternative will require minor grading beyond the right-of-way into the park property. Staff feels that the Commission should support this alternative and direct the applicant to draft the new design with an emphasis on maximizing the park's visibility from the public right-of-way with the most minimal amount of grading required. The marker should, however, be sited no more than 10' back from its current location and be reoriented to face into the park, so it could be read by future park patrons. Finally, the park's path's design should be altered to include a path loop to the marker's future position.

Option 1 - Move the marker out of the SHA right-of-way onto park property. The marker would be moved back approximately 6.5 feet from its current location so that it is on Park property while still being in close proximity to its original location.

<u>STAFF RECOMMENDATION</u>: Staff recommends that the Historic Preservation Commission (HPC) ask DPWT to follow these guidelines in dealing with the Dowden's Ordinary marker:

- 1. DAR monument's original location should be identified using GPS, prior to the relocation.
- 2. DPWT should contract with a professional archeologist to undertake a Phase 1 archaeological survey in the area to be disturbed for the new retaining wall.
- 3. DPWT should draft Alternative #3, with the emphasis on minimal grading and the siting of the marker to be no greater than 10' back from its current location. This new plan should be submitted to HPC staff for final review and approval.



Rummel, Klepper & Kahl, IIP

William K. Hellmann Emeritus

David W. Wallace Stephen W. Kagay Robert J. Halbert Stephen G. Zentz J. Michael Potter Thomas E. Mohler James A. Zito

Charles M. Easter, Jr. John G. Mintiens Joseph A. Romanowski, Jr. Michael L. Krupsaw Geoffrey V. Kolberg Lars E. Hill J. Tommy Peacock, Jr. Michael W. Myers Martin C. Rodgers Kenneth A. Goon Richard J. Adams, Jr. John A. d'Epagnier Barbara J. Hoage Christopher F. Wright Owen L. Peery Nancy R. Bergeron Stuart A. Montgomery David G. Vanscoy Henry J. Bankard, Jr. Peter C. D'Adamo James F. Ridenour, Jr. Robert J. Andryszak Raymond M. Harbeson, Jr. B. Keith Skinner Karen B. Kahl Seved A. Saadat

81 Mosher Street Baltimore, Maryland 21217-4250 Ph: 410-728-2900 Fax: 410-728-2992 www.rkkengineers.com May 7, 2004

Ref:

Ms. Michele C. Naru Maryland-National Capital Park and Planning Commission County-wide Planning Division 1109 Spring Street, Suite 801 Silver Spring, Maryland 20910

> Basic Ordering Agreement Contract No. 9504001020-AD Task Order No. 22 C.I.P. No. 500403

Subject: Stringtown Road Extended Proposed Widening of MD 355 at Dowden's Ordinary

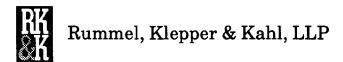
Dear Ms. Naru,

As discussed in our April 30, 2004 meeting at SHA District 3, we have evaluated alternative approaches to widening MD 355 in the vicinity of Dowden's Ordinary. The proposed improvements proposed by DPWT included the addition of a left turn lane on northbound MD 355 at Stringtown Road. This widening is in addition to the reconstruction and right turn lane widening currently proposed by Clarksburg at Highlands. The proposed widening will result in a 4-lane typical section that includes 15 foot outside curb lanes (to accommodate both vehicular and bicycle traffic) and two 12 foot interior lanes. The roadside grading will include a 6 foot landscape panel and a 5 foot sidewalk.

To accommodate the Dowden's Ordinary Historic Marker, we developed two alternative approaches to the proposed grading behind the southbound sidewalk as follows:

- 1. Alternative 1, DPWT Left Turn Lane Widening Maintain Existing Grading and Dowden's Ordinary Marker Location: Under this alternative, the top of the retaining wall is set at the existing ground elevation so that the existing grades can be maintained behind the wall and the marker can be permanently maintained in its current location. The marker would need to be temporarily moved for construction of the reinforced segmental concrete block retaining wall. The height of the wall would be approximately 13 feet. We feel this wall height will detract from the aesthetics of the streetscape while blocking any visibility of the marker to pedestrians on the sidewalk.
- 2. Alternate 2, DPWT Left Turn Lane Widening Relocate Marker onto Park Property: Under this alternative, the wall height would be reduced and the ground behind the wall would be regraded at a 2:1 slope. The wall height is set high enough (approximately 7 feet) to maintain the limit of grading within the existing SHA right-of-way. Under this alternative, there are several options for resetting the marker:

Baltimore, MD Raleigh, NC Concord, NC Virginia Beach, VA Richmond, VA Staunton, VA Dover, DE York, PA Norristown, PA Allentown, PA Keyser, WV Washington, DC



Ms. Michele Naru Maryland National Capital Park and Planning Commission May 7, 2004 Page 2 of 2

- a. Option 1 Move the marker out of the SHA right-of-way onto park property. The marker could be moved back approximately 6.5 feet from its current location so that it is on Park property while still being in close proximity to its original location.
- b. Option 2 Reset the marker in an entirely new location in the vicinity of the new paths and structures proposed in the park.
- c. Option 3 Reset the marker within the 2:1 slope at its current location.

If MNCPPC feels Alternative 2 is favorable, we would also suggest that MNCPPC consider reducing the wall height to 5+/- feet and permit a minor amount of grading within the park property. At this lower wall height, the marker would still be visible to pedestrians on the sidewalk. Under the other alternatives, the visibility of the marker to pedestrians on the sidewalk would be limited.

We have prepared exhibits for your use in evaluating the proposed improvements to MD 355 at Dowden's Ordinary. Enclosed for your review are the following:

- 1. Color Plan on Aerial Mapping (1"=50')
- 2. Cross Sections of:
 - a. Existing Conditions
 - b. Current Highlands at Clarksburg Design
 - c. Alternate 1 DPWT Left Turn Lane Widening Maintain Existing Grading and Dowden's Ordinary Marker Location
 - d. Alternate 2 DPWT Left Turn Lane Widening Relocate Marker onto Park Property
- 3. Photo Rendering of Alternate 1

If you have any questions regarding the proposed work, please do not hesitate to contact me. We would be happy to meet with you to discuss the proposed improvements prior to the meeting with the Historic Preservation Committee on May 26.

Sincerely,

RUMMEL, KLEPPER & KAHL, LLP

Richard J. Adams, Jr., P.E. Associate

RJA:rja

cc: Yasamin Esmaili, MCDPWT Larry Cole, MNCPPC Greg Cooke, SHA Jim Ruff, MHG Ron Mijan, Dewberry K:\projects\199-73-22\Admeng\50704_MNCPPC_MD355@Dowdens.doc

Naru, Michele

From: Esmaili, Yasamin [Yasamin.Esmaili@montgomerycountymd.gov]

Sent: Wednesday, May 12, 2004 10:25 AM

To: Naru, Michele

Subject: Stringtown Road Extended Project

Michele, This is a list of citizens and developers that we need to invite for public meeting on May 26, 2004 for stringtown Road project. Please let me know if you have any question or additional information. Yasamin

Mehdi Mohebbi 23214 Frederick Road Clarksburg MD 20871-9424

Henry C & Ruth V Hough

C/O Pam Bloom RR 2 Box 471F Knoxville PA 16928-9742 Victor J. Peeke 16013 Comus Road Clarksburg MD 20871-9121

Farm Development Coop LLC

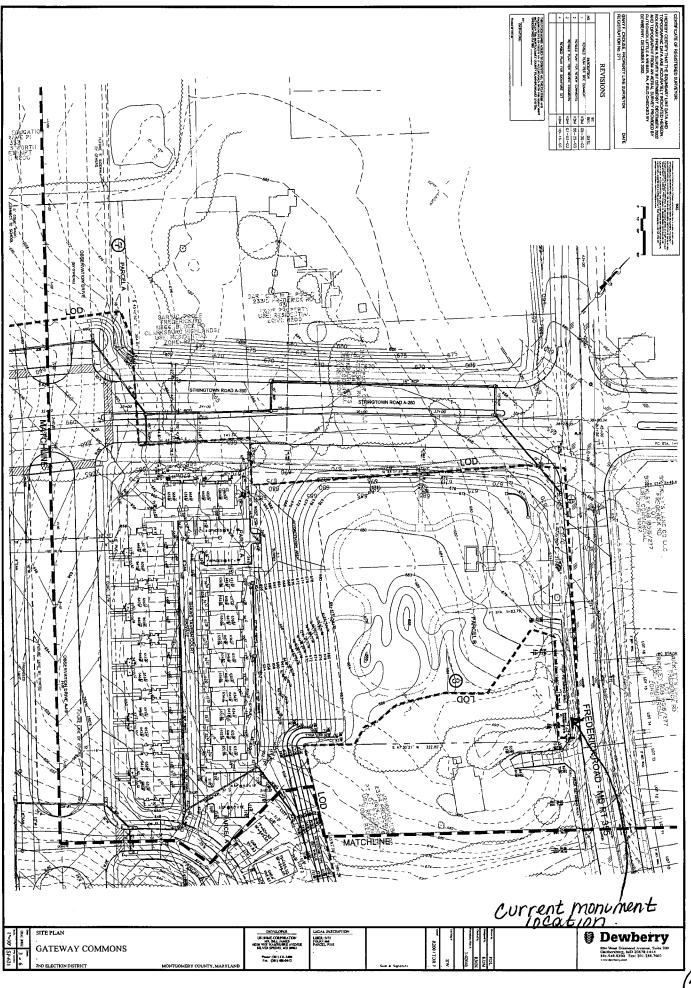
21032 Cog Wheel Way Germantown MD 20876-4271

Bill James US Home TEL: (703) 930- 3196 10230 New Hampshire Ave Suite 300 SilverSpring MD 20903

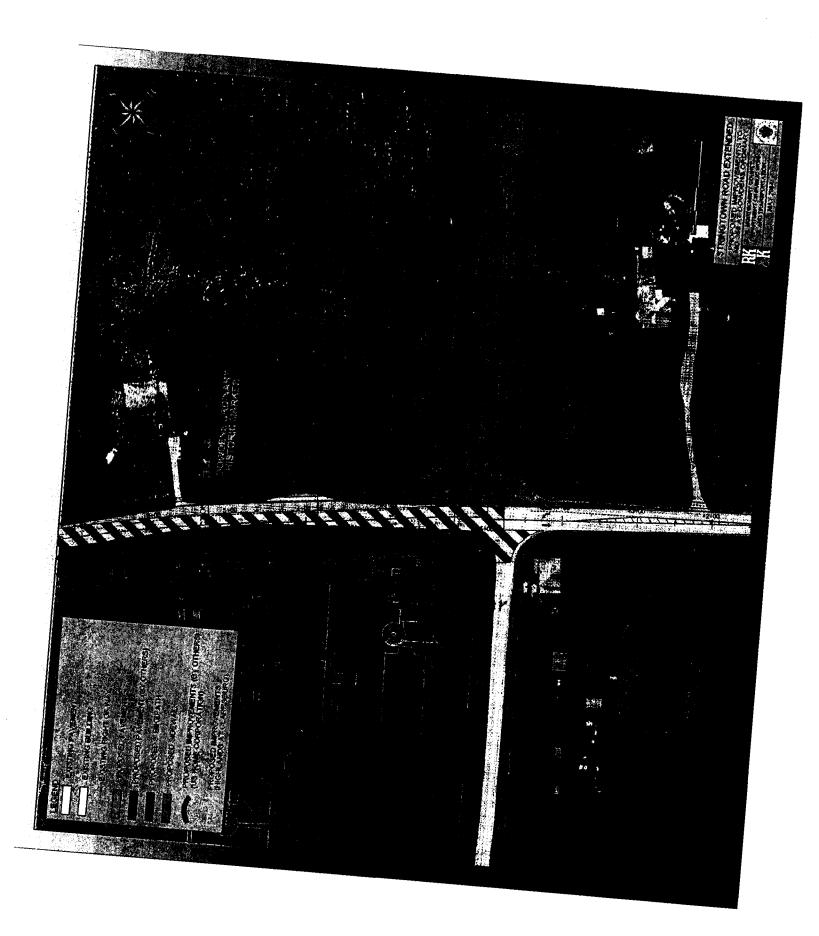
Keith Tunell CENTEX TEL: (301)672-4261

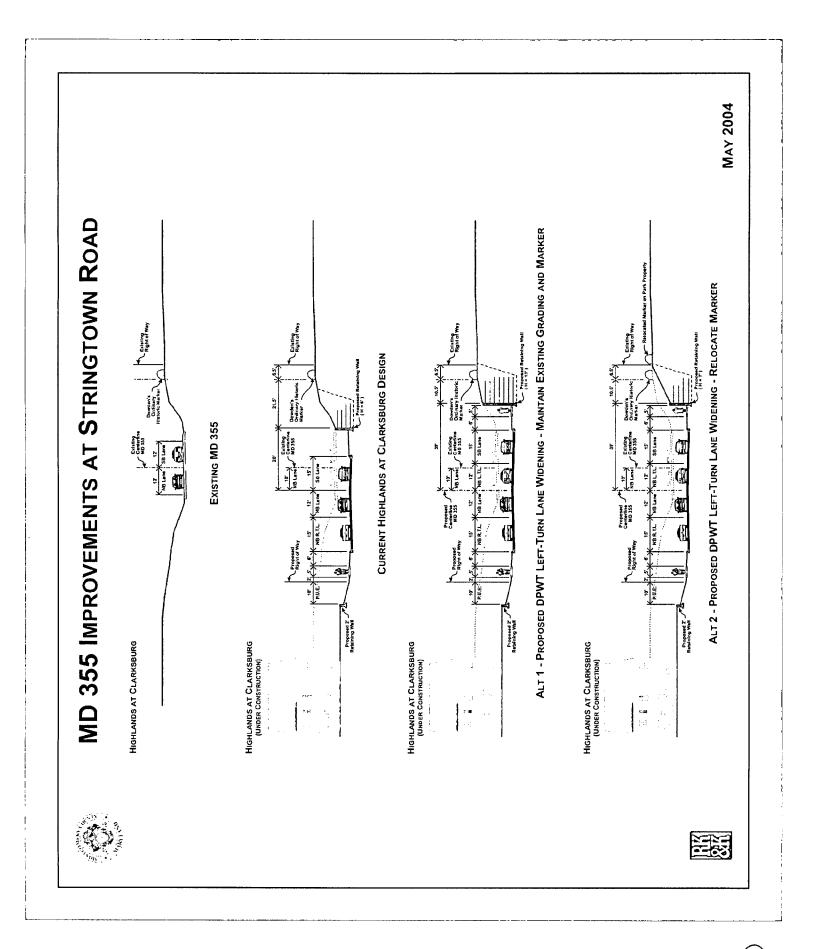
Ran Mijan Dewberry Davis TEL: (301) 948-8300

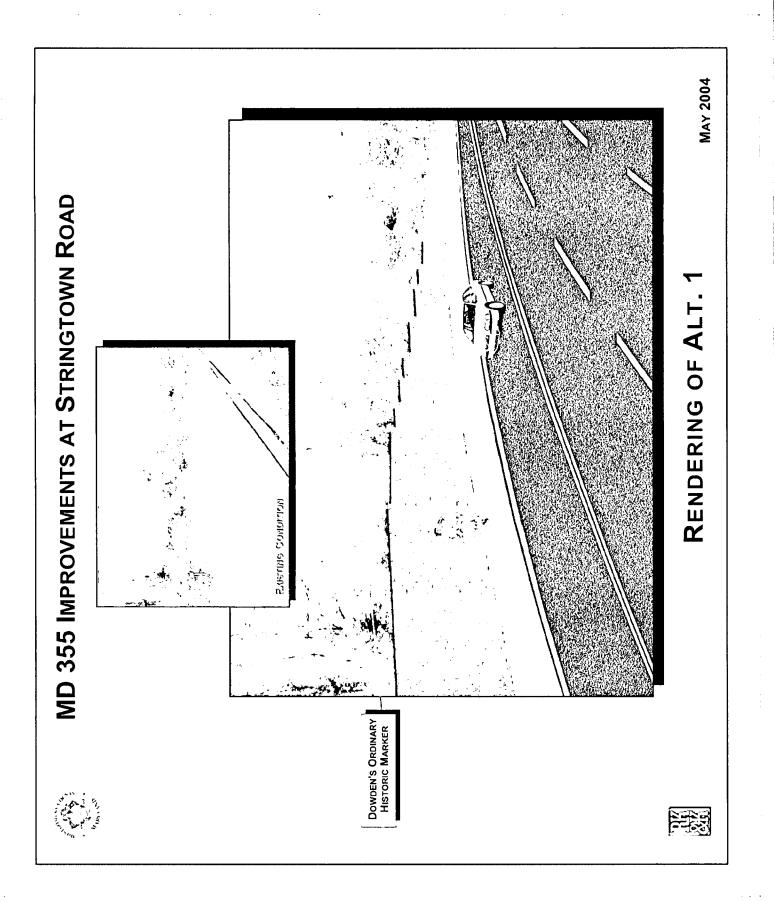
Greg Cook TEL: (410) 545-5595 SHA Engineering Access Permits Division 707 North Calvet Street Baltimore MD 21202



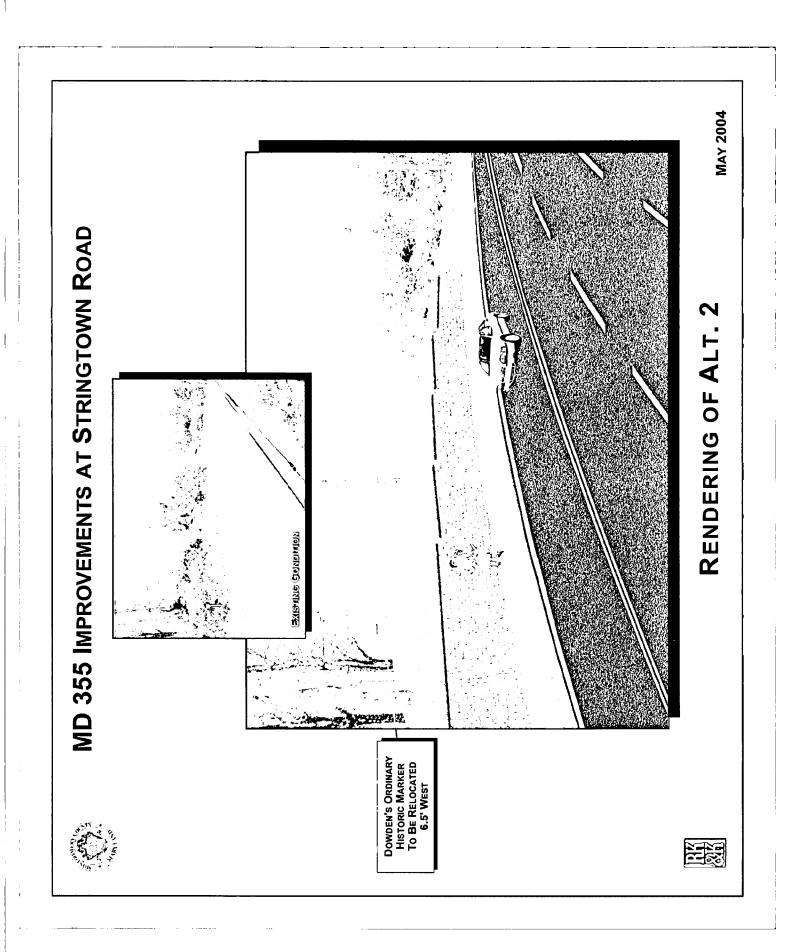
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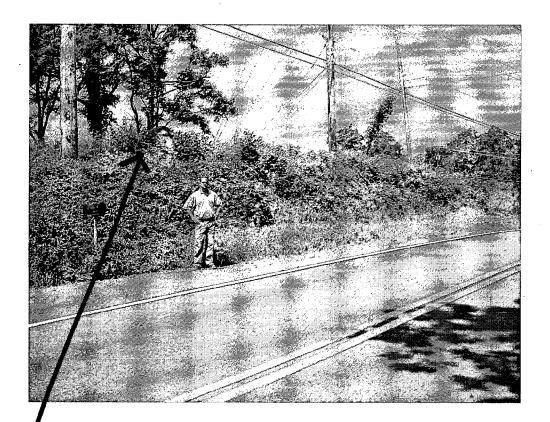




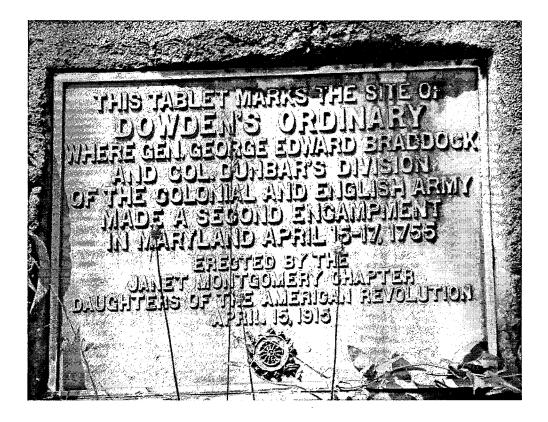


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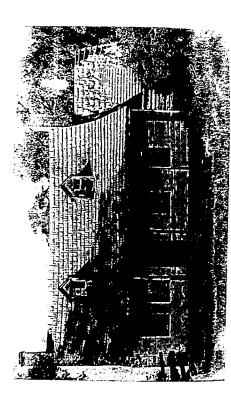


MARKER



27. Dowden's Ordinary

year Michael Ashford Dowden applied for a permit to operate a public house of entertainment. Stage coaches stopped here twice weekly, private carriages and travelers They shared news and quenched their thirst before resuming their journey. From April 15-17, 1755 General Edward Braddock and his troops camped here on their way to Frederick. Braddock made the tavern his headquarters. A snow storm blew many of their tents down, but the soldiers would face worse matters at Fort Duquesne. In 1765 Michael Dowden was required by the British to Army. The resulting court action is now known as the Repudiation Act of 1765. The Sons of Liberty made the tavern their meeting place, too. They were formed to support the action of the court and Lower House of the Maryland Assembly. Members of the Sons The log building was L shaped and featured a shingled roof with multiple dormers. That part of Frederick County, saw the twelve Frederick County Justices meet at the tavern that The structure pictured below was built in 1753 and opened for business in July of 1754. purchase stamps for paperwork when he posted bail for James Veatch. Clarksburg, still November to formally object to the "stamp." They came to an agreement that the English Parliament could not decide who and when to tax without the local government's input. Furthermore, they objected to the Colonist's bearing the cost of the standing British of Liberty Societies included the Bcalls, Belts, Clarkes, Dowdens, Williams, Willsons, on horseback came frequently. and Waters.

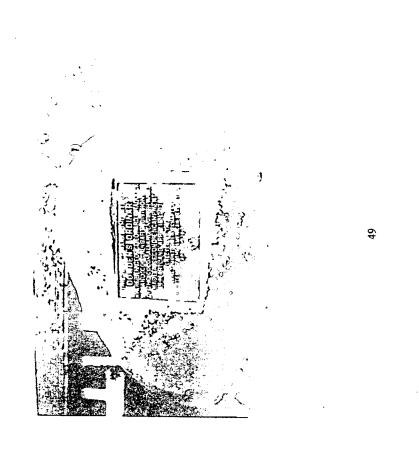


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John Dowden continued operating the establishment after his father's death in the 1780's. The tavern was sold to Basil Roberts who added horse racing, a ladies sitting room and changed the name of the establishment to Robert's Tavern. Frederick Scholl was the subsequent owner, who passed the tavern to his son Jacob Scholl. It was he who planted the clippings given to him by a guest and subsequently served Catawba wine here. Leonard Dent Shaw purchased the tavern and it was he who loaned his name to area, which is known as Shaw Hill. He added a blacksmith shop and converted the hotel rooms into apartments which he rented to local farm workers. James Titus Bennett and two of his sons lived here c. 1906 and later Jack Mason, Will Brown and his family were among the last one's to live on the premises.

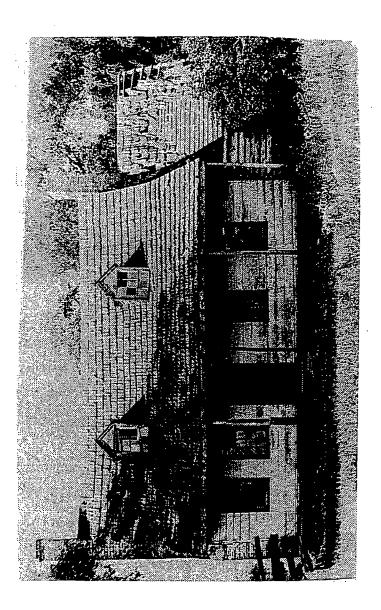


The outlining the events which had occured at the tavern over the years. Then Olivia and Robert Green, descendants of Michael Dowden, unveiled the plaque while the Engineer's was decorated in flags for the ceremony. The British flag was on display courtesy of the a whiskey distiller and grocer, renting the place. The remaining part of Dowden's Ordinary was torn down c. 1924 due to it's delapidated condition. The land was sold to Edward Deets and then to Gary and Merry Ellen Poole. The Clarksburg by pass will pass On April 1915 two thousand gathered to see the Janet Montgomery Chapter of the D. A. R. unveil the memorial on the site of Dowden's Ordinary. Mrs. Stone presented a speech Band played the "Star Spangled Banner." Following the bendiction members of the D. A. R. gathered on the platform and sang "My Country Tis of Thee." At the time of the section that had been a seventeen room hotel had already been torn down. The tavern British Ambassdor Sir Cecil Spring Rice. The 1910 census lists Asa Hyatt Welsh here as with 150 feet of this historic site, but the Maryland National Capitol Park and Planning unveiling only the tavern portion of the once large building was still standing. Commission plans to purchase the land where the building sat and boulder remains.



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Oaks, Michele

From: Sent: To: Subject: Oaks, Michele Tuesday, December 27, 2005 2:20 PM Komes, Linda RE: Dowden's Ordinary Monument relocation-Park Permit

Linda,

I received the monument relocation proposal and have reviewed it. It is exactly as we have discussed and I am comfortable with the specifications as outlined.

Please let me know when the workers are scheduling to move the monument and also when they plan to reset the monument. I would like to be on site to take photos.

Thanks.

Michele

Michele Oaks, Senior Planner Historic Preservation Office Montgomery County Department of Park and Planning 1109 Spring Street, Suite 801 Silver Spring, MD 20910 (301) 563-3400 (phone) (301) 563-3412 (fax) michele.oaks@mncppc-mc.org

www.mncppc.org

From:Komes, LindaSent:Friday, December 23, 2005 11:03 AMTo:Oaks, Michele; Noursi, Peter; Nelligan, ArtSubject:Dowden's Ordinary Monument relocation-Park Permit

Hello Michelle, Peter, and Art,

I am sending a copy of the proposal by Centex to move the Dowden's Ordinary marker. Please review this asap and send me any comments no later than 1/9. Centex is very anxious to move the monument and begin their required road improvements. This has become somewhat political due to "Clarksburg" and I would appreciate it very much if you all could review and comments as quickly as possible. This permit application is limited to moving the monument only!

Happy Holidays!

Linda

Komes, Linda

From: Sent: To: Subject: Komes, Linda Friday, December 23, 2005 11:03 AM Oaks, Michele, Noursi, Peter, Nelligan, Art Dowden's Ordinary Monument relocation-Park Permit

Hello Michelle, Peter, and Art,

I am sending a copy of the proposal by Centex to move the Dowden's Ordinary marker. Please review this asap and send me any comments no later than 1/9. Centex is very anxious to move the monument and begin their required road improvements. This has become somewhat political due to "Clarksburg" and I would appreciate it very much if you all could review and comments as quickly as possible. This permit application is limited to moving the monument only!

Happy Holidays!

Linda

CENTEX HOMES

15890 Gaither Drive. Gaithersburg, MD 20877-1404

> Phone: (866) 783-6401 Fax: (301) 987-2734

December 16, 2005

M-NCPPC, Montgomery County Dept. of Park & Planning Attention: Ms. Linda Komes 9500 Brunett Avenue Silver Spring, MD 20901-3226

Re: Dowden's Ordinary Marker/Boulder

indes Ms. Komes.

Thank you for taking the time to meet with myself, and Mike Riley, this week to discuss the relocation of this boulder. As discussed at our meeting, please accept this application package for the relocation of the above noted boulder. Attached are three (3) application packages which include:

- 1. The application,
- 2. A vicinity map,

3. A site plan highlighted to show the relocation effort,

4. The detail specifying the bedding work for the marker,

5. A letter documenting that Centex is responsible for the care of the boulder,

- 6. Two (2) photo's of the boulder,
- 7. A letter documenting the relocation effort by Pleasant's Construction,
- 8. A DRAFT version of the letter from Lennar, as requested by Mr. Reily. Lennar's local office was shut down this week and we are awaiting the original executed version.

I do hope that you will process this application in an expedited manner so we can proceed with the MD 355 relocation/lowering effort that is of public concern in Clarksburg.

Sincerely.

Martin T. Mankowski Director of Community Development Centex Homes – Maryland Operations

Cc: Mike Riley – M-NCPPC – Montgomery County Keith Tunell – Centex Homes

Montgomery County Department of Park and Planning Park Development Division 9500 Brunett Avenue Silver Spring, Maryland 20901



Application for Technical Review / Construction Permit

To be completed by Applicant	
Name of ProjectGateway Commons	For Commission use only
Affected ParkN/A	Technical Review
Description of proposed work: relocation of existing boulder/marker	Date Received:
2	Date Approved':
Natural Resources ImpactsN/A	TR Approval No.:
Disturbed Park Area (acres) Watershed (Class)	Construction Permit
Does project have (1) Approved (FCP) Forest Conservation PlanYes	Date Received
(2) an exemption (provide number)	Date Approved :
	CP Approval No.
Owner / Applicant _Centex Homes Principal Contact _Keith Tunell	CP Fee:
Tel & Fax 703.679.1808 (fax) 703.961.7477	Review Staff:
Engineer _Dewberry & Davis Principal ContactRon Mijan	Lead Staff:
Tel & Fax 301.948.8300 301.258.7607	Region:
Subdivision /Property NameGateway Commons	CW Planning
Lot(s)/Block(s) or Parcel _Lot #3 - Parcel B_ Liber Folio	Inspector:
	Nat Res Div (opt.)
Preliminary Plan # _1-02048 Site Plan #8-03023	CB Planning (opt.):
SM File #204507 DPS Reviewer _ Richard Gee	Other (opt.):
Anticipated construction date 12/05 Contractor: Pleasants Construction Inc	Additional Comments:
	Automa Comments.

To be read by applicant

I declare and affirm, under penalty of perjury, that to the best of my knowledge, information and belief all matters and facts in this application are correct. I declare that I am the owner of the property or duly authorized to make this application on behalf of the owner. I agree to be bound by the terms and conditions of the permit.

Date <u>12/16/05</u>

Signature of Applicant_

Technical Review and Construction Permit Application Procedure

General

The Park Development Division of the MNCPPC issues permits approving work to be done on property owned or managed by the MNCPPC and on property to be dedicated to the MNCPPC. Technical Reviews of proposed work check plans for technical accuracy and are completed prior to the issuance of a Construction Permit. Construction Permits must be issued prior to the commencement of any work on property owned or managed by the MNCPPC.

THE MARYLAND-NATIONAL

Technical	Three (3) copies of the proposed plans must be submitted	CAPITAL PARK AND PLANNING
Review	to Mitra Pedoeem, Chief of Construction Section. Upon receipt	COMMISSION, DEPARTMENT OF
	of this application form and plans, a staff person will be assigned to	PARK AND PLANNING
	oversee the Technical Review. This person is the Applicant's point	
	of contact during the review process and will coordinate the review	
	with (1) the Park Region, and (2) the Countywide Planning Division (for environmental sufficiency), (3) other M-NCPPC staff.	REVIEWED BY
•		APPROVED BY
	Comments are typically returned to the applicant within six	CHIEF, CONSTRUCTION SECTION
	weeks of the receipt of the application. Staff comments are returned to the applicant on red-lined drawings and documents. The	
,	applicant must return the red-lined documents with their revised submittal. The applicant must clearly indicate on the returned red-	•
	lined documents actions taken to address each comment. If exception	BEGIN CONSTRUCTION
	is taken to any comment, the applicant shall provide a reason for	
	doing so. After the review is completed and pertinent issues	This approval is for Technical Review only.

doing so. After the review is completed and pertinent issues This approval is for Technical Review only. resolved, the Applicant must submit the original reproducible plans for approval. The approval block (shown above) must be shown on all plans impacting Commission Property.

Plans submitted for work involving WSSC utilities do not require Technical Review, and should be submitted directly to HerbDe Hoff for Construction Permits.

Construction The applicant shall send four (4) copies of the approved plans to Herb DeHoff for preparation of a Construction Permit. One set of these plans will be filed and must therefore be folded to fit into an 8 ½" x 11" file folder. The other copies are for the use of the Commission Inspector, the Park Manager and the Countywide Planning Division. Issuance of a Construction Permit typically is done within thirty days of receipt of the plans. A fee is required for this permit and must be paid prior to commencement of construction.

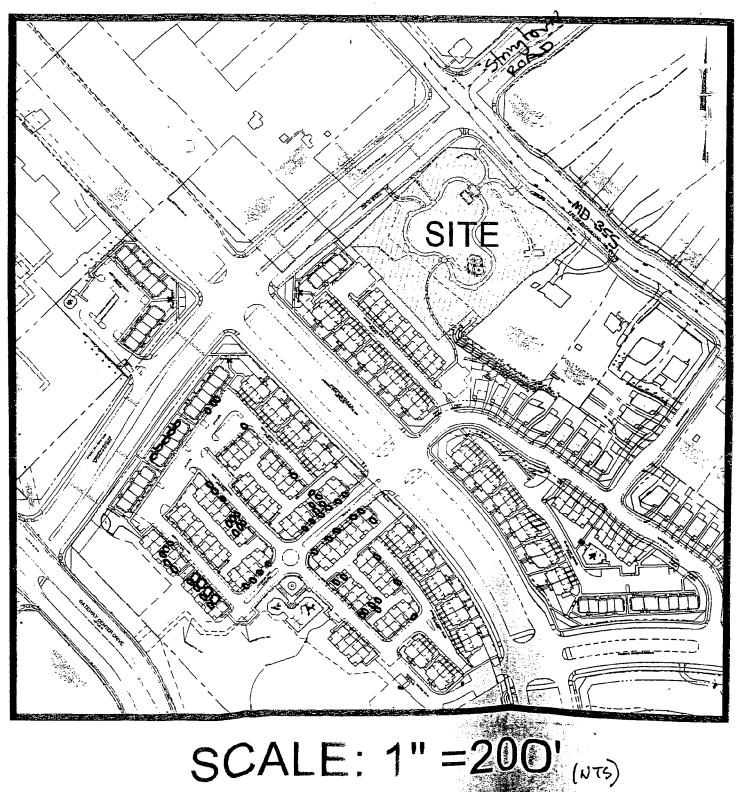
Submittal 1. Answer all items to the best of your ability. If an item is not applicable, fill out NA. *Requirements*

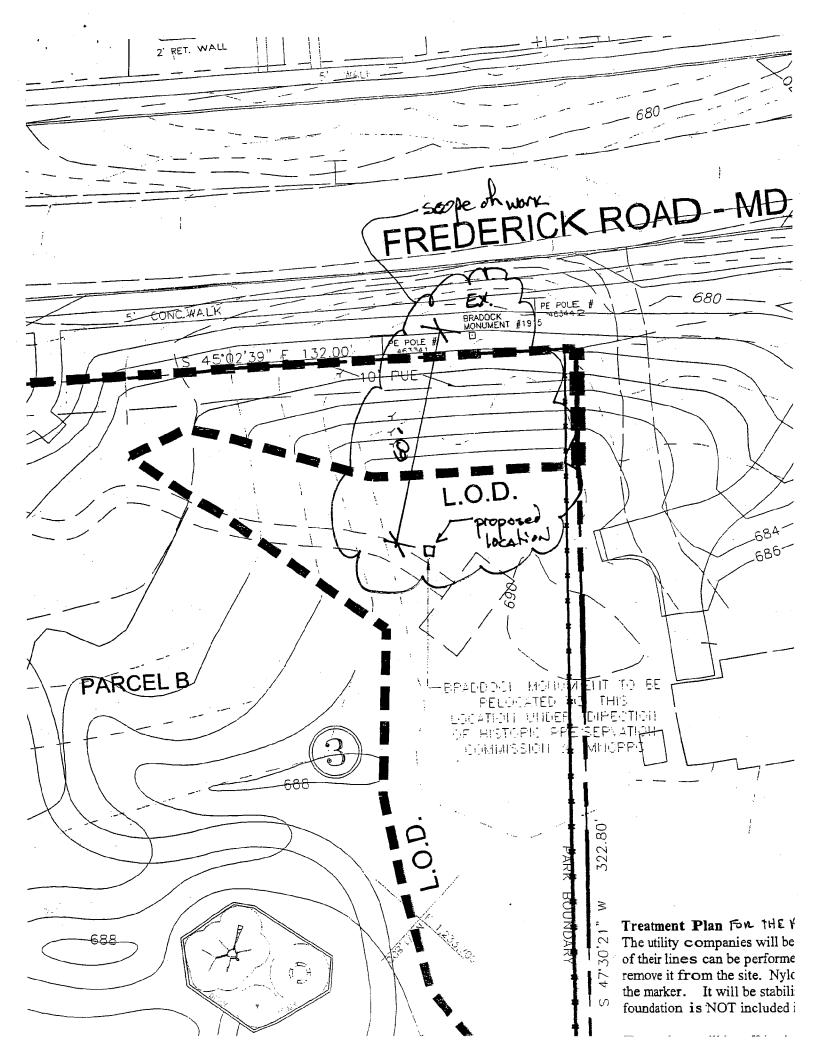
- 2. In general permit applications must be accompanied with the following information to allow the Park Development Division of the MNCPPC to commence a review:
- a. Engineered drawings, including site plans, sediment and erosion control plans and detail sheets reflecting all work to be done on Park Property.
- b. For certain larger projects, especially those that include the construction of park facilities, construction specifications may be required. Certain Park standards may be furnished to the applicant for such facilities
 c. MNCPPC property shall be clearly delineated and highlighted.
- d. Photograph(s) of the site and the proposed work areas are optional and may expedite review.

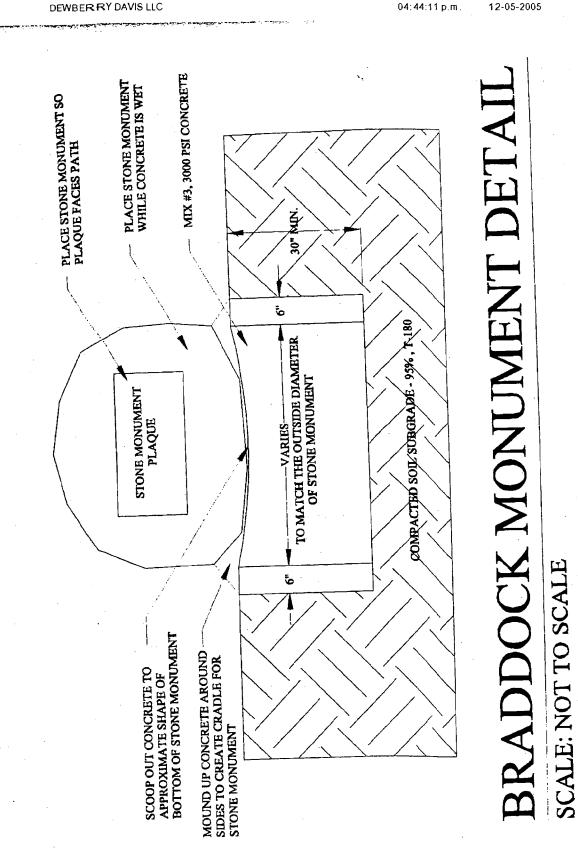
On Commission Intranet: ftp://10.64.1.5/misc/PPD-Permit.wpd Updated: May 2005

LEGAL DESCRIPTION

PARCEL B, BLOCK 3







DEWBERRY DAVIS LLC

3012587607

5 /5

PAGE 5/5 * RCVD AT 12/5/2005 4:56:37 PM [Eastern Standard Time] * SVR:NVGS03/1 * DNIS:7477 * CSID:3012587607 * DURATION (mm -ss):01-18

CENTEX HOMES

15890 Gaither Drive Gaithersburg, MD 20877

Phone: (866) 783-6401 Fax: (301) 987-2734

December 15, 2005

M-NCPPC, Montgomery County Dept. of Park & Planning Attention: Mr. Mike Riley 9500 Brunett Avenue Silver Spring, MD 20901-3226

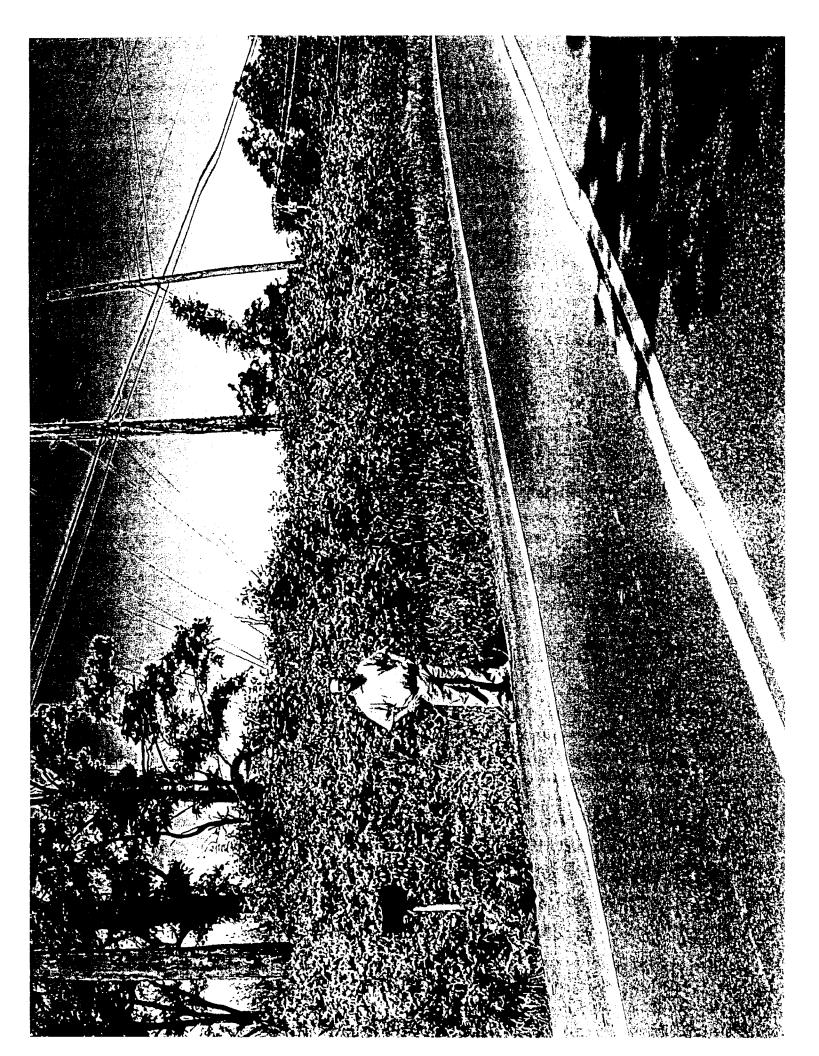
Re: Dowden's Ordinary

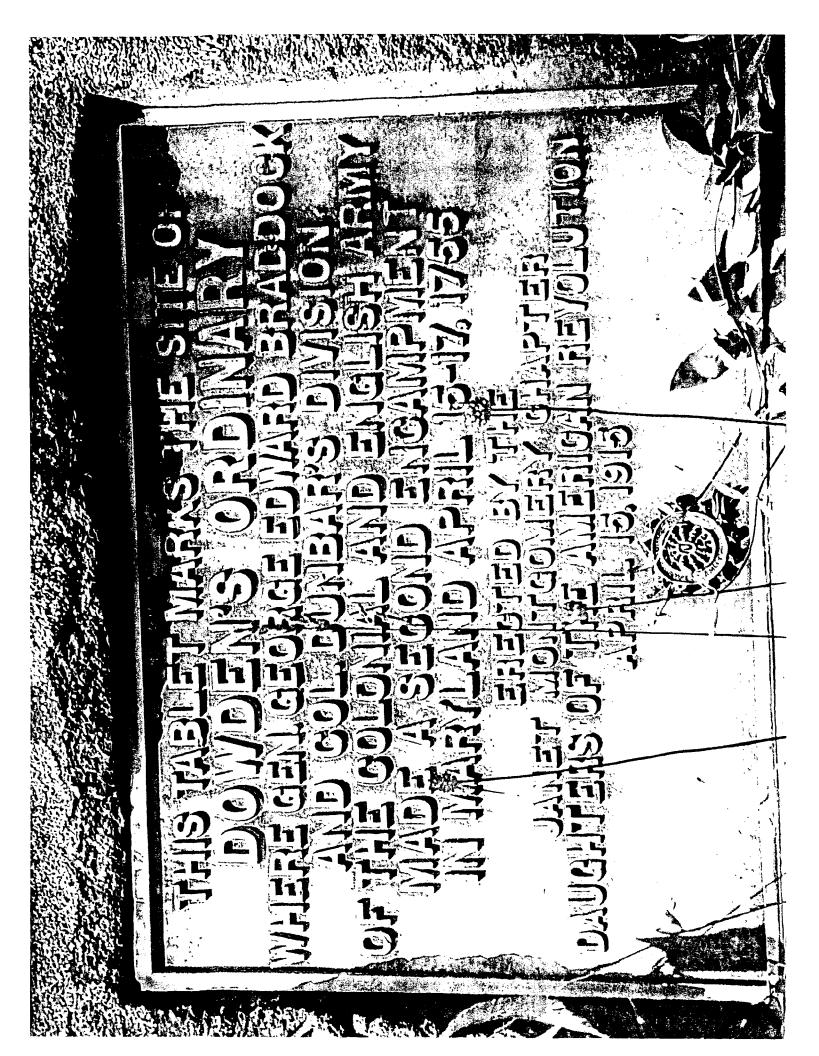
Mr. Riley,

Please accept this letter as acknowledgement by Centex Homes to be responsible for any damage to the Dowden's Ordinary DAR marker should damage occur during the relocation of the marker. Centex Homes will be responsible for the removal and placement of the marker to a location approved by M-NCPPC and repairs if necessary.

Sincerely,

Martin T. Mankowski Director of Community Development Centex Homes – Maryland Operations







PLEASANTS CONSTRUCTION, INC.

24024 FREDERICK ROAD CLARKSBURG, MARYLAND 20871 301-428-0800 FAX:301-428-3922

December 15, 2005

Will Yakel Centex Homes, Inc. 9108 Gaither Road Gaithersburg, Maryland 20877 Fax (301) 987-2734

Re: Dowden Monument

Dear Will:

Pleasants Construction proposes to relocate the Dowden Monument from its current location to a temporary location approximately 200-300 linear feet southward. We propose to use a Caterpillar Track 330 hoe, which has a lifting capacity of just over ten tons. We plan on using nylon straps that we normally use to lift large pre-cast storm drain structures and concrete pipe. These straps will not damage the rock in any way. If you are in agreement with proposal, please notify Mike Hamilton so he may schedule the move. Please submit a list of all persons needed to be notified prior to the move.

Sincerely,

Tom Ulin

Tom Veirs Project Manager Pleasants Construction, Inc.

Cc: 5488 File Eric Newquist Fred Green Mike Hamilton Gary Day

December 19, 2005

Keith Tunell Centex Homes, Inc. 15890 Gaither Drive Gaithersburg, Maryland 20877 Fax (301) 987-2734

Re: Dowden Boulder

Dear Keith:

Pleasants Construction proposes to relocate the Dowden Boulder from its current location to it's permanent location approximately 60 linear feet southward. We propose to use a Caterpillar Track 330 hoe, which has a lifting capacity of just over ten tons. We plan on using nylon straps that we normally use to lift large pre-cast storm drain structures and concrete pipe. Only the nylon straps will contact the boulder. These straps will not damage the rock in any way. The monument appears to be resting on the existing ground, with a small amount of cement around it, preventing it from shifting. When we lift the monument, any cement that remains attached to the rock, will be carefully chipped away with a masonry hammer. If you are in agreement with proposal, please notify Mike Hamilton so he may schedule the move. Please submit a list of all persons needed to be notified prior to the move.

Sincerely,

Tom Veirs Project Manager Pleasants Construction, Inc.

Cc: 5488 File Eric Newquist Fred Green Mike Hamilton Gary Day

Page 1 of 1

Created on 12/15/2005 2:42 PM

CENTEXHOMES

DEC-19-2005 07:20

US HOME CORF.

1 P.02/07



December 19,2005

M-NCPPC, Montgomery County Dept. of Park & Planning Attention: Mr. Mike Riley 9500 Brunett Avenue Silver Spring, MD 20901-3226

Re: Dowdon's Ordinary Marker

Mr. Ríley:

Lennar is in agreement with the location of the relocation of the Dowden's Ordinary Historical Marker being relocated onto its property on Stringtown Road as shown on the attached drawing, as well as the method of installation as also shown on the attached. Further, Lennar grants permission to Centex. Homes to contract for the work to be done, and agree that Pleasants Construction is an acceptable contractor to perform the work.

Sincerely,

Marty Gleen

Marty Collier Senior Vice President Lennar Corporation

PAGE 2/2 * RCVD AT 12/19/2005 7:08:02 AM [Eastern Standard Time] * \$VR:NVGE03/0 * DNIE:7477 * CSID:1 * DURATION imm-ss):00-48-------



DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

Douglas M. Duncan County Executive Michael C. Hoyt ActingDirector

August 23, 2004

Mr. Derick Berlage, Chairman Maryland-National Capital Park & Planning Commission 8787 Georgia Avenue Silver Spring, Maryland 20910

Subject: Stringtown Road, CIP # 500403 Dowden's Ordinary Historical marker

Dear Mr. Berlage:

The Montgomery County Department of Public Works and Transportation (MCDPWT) met with the Historic Preservation Commission (HPC) on May 26,2004, to resolve the relocation and final placement of the Daughters of the American Revolution (DAR) marker. The marker is currently located within the Maryland State Highway Administration's (MSHA) right-of-way, adjacent to the US Homes property.

The HPC decided that the marker could be moved. The Parks Department will assume possession of the monument. The final location of the marker will be decided by the Parks Department, in conjunction with the development of the park to be dedicated by US Homes.

CENTEX Development is under permit to MSHA to construct road improvements on MD355. The County has coordinated with CENTEX, M-NCPPC staff, and MSHA to ensure that those improvements accommodate the future construction of an additional lane, curb, green space and sidewalk associated with the Stringtown Road Project. CENTEX will construct a 3'-6" high wall at a location that will facilitate the future construction

MCDPWT requests that the Parks Department arrange for the removal of the monument from the MSHA right-of-way and its storage and placement on the park site. This must be coordinated with the CENTEX construction schedule. Mr. Greg Cook, at MSHA, can provide



Division of Capital Development

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Mr. Derick Berlage August 23, 2004 Page 2

details of the schedule and can be reached at 301-513-7497. Questions about the County's Stringtown Road project can be directed to the project manager, Yasamin Esmaili, at 240-777-7226.

Thank you for your assistance in this matter.

Sincerely,

Bruce E. Johnston, PE Chief

BEJ:JSM:ahe

cc: Mike Hoyt Edgar Gonzalez Yasamin Esmaili Joel Magram Greg Cook, MSHA District 3 Michelle Naru HPC Project file/Read file

Naru, Michele

From:Cole, LarrySent:Tuesday, June 15, 2004 10:10 AMTo:Sorensen, James; Hanley, Wendy; Powell, Doug; Naru, MicheleCc:Nelligan, Art; Pandya, Dilip; Maskal, Nellie; Witthans, WynnSubject:RE: Stringtown Road - C/F for Retaining Wall

I think three alternatives would resolve Art's concerns and mine. The impacts of each are in parentheses.

Having the 3.5' wall with a 3:1 slope at the top, instead of the 2:1 slope proposed. (The slope limits would be greater than that shown on RKK's current drawings for the 3.5' wall.)

Starting the 3:1 slope next to the sidewalk, putting a 3.5' wall at some distance up the slope and then having a 3:1 slope at the top of the wall. (The slope limits would be greater than that shown on RKK's current drawings for the 3.5' wall. It would be more difficult to keep the relationship between the monument and the road.)

Starting the 3:1 slope next to the sidewalk, putting a 5' wall at some distance up the slope and then having a 3:1 slope at the top of the wall. (The slope limits would be closer to that shown on RKK's current drawings for the 3.5' wall. It would be more difficult to keep the relationship between the monument and the road than the above alternative.)

The decision seems to hinge on how much we are going to try to keep the relationship between the monument and the road. Contrary to what was said at the HPC meeting, I don't believe that road's elevation is the same now as when the monument was installed. The road is in a cut section and that just wasn't done much back then in a non-urban area. The monument is significantly higher in relation to the road than it was originally and will be more so because of approved plans. HPC members at their meeting seemed to be agreeable to moving the monument to a location in front of the ghost tavern, which would give it good visibility for people who can actually read it.

Larry

-----Original Message-----From: Nelligan, Art Sent: Monday, June 14, 2004 1:42 PM To: Sorensen, James; Cole, Larry; Hanley, Wendy; Powell, Doug Cc: Naru, Michele; Pandya, Dilip; Maskal, Nellie; Witthans, Wynn Subject: RE: Stringtown Road - C/F for Retaining Wall

As a park manager with future responsibility for operating and maintaining this site, I have some concerns about this discussion. Parks, as well as most property owners, maintain to the the street, which includes a portion of the right of way. As in other locations, we would expect to do that, as well. A 2: 1 slope is not maintainable. We cannot mow it and we would not support a landscaped slope, requiring maintenance, as we have neither the staff or resources to perform this function. My preference would be a higher wall, closer to the sidewalk, with a mow able slope at the top, of 3: 1, or less. I would not only welcome, but hope that future discussions, of this issue and decision, would include park management.

Griginal Message-----From: Sorensen, James Sent: Monday, June 14, 2004 8:53 AM To: Nelligan, Art Monday, Stringtown Road - C/F for Retaining Wall

)riginal Message Wall up 3:1 slope?

MINIMIZE GRADING 6/15/2004

DISTRUPTION & Vegitature + arch. 10.

From: Cole, Larry
Sent: Monday, June 14, 2004 7:29 AM
To: Naru, Michele; Pandya, Dilip
Cc: Maskal, Nellie; Sorensen, James; Witthans, Wynn
Subject: FW: Stringtown Road - C/F for Retaining Wall

DPWT's consultant has come up with three alternatives that would allow the construction of the Board-recommended sidewalk with landscape panel along the west side of MD355. The existing location of the monument is shown (lightly) on the attachment and would be moved to a new location TBD by HPC and Parks on the adjacent parcel.

Yasamin said that DPWT's feeling is that the 3.5' wall provides the best balance between slope impact, visibility of the monument, and sidewalk environment and I would agree.

DPWT is looking to get a decision from us so that they can move the design along. Please forward your comments to me ASAP. Thanks. - Larry -----Original Message-----**From:** Esmaili, Yasamin [mailto:Yasamin.Esmaili@montgomerycountymd.gov]

Sent: Thursday, June 10, 2004 9:18 AM To: Cole, Larry Subject: FW: Stringtown Road - C/F for Retaining Wall

Larry,

As we discussed I am forwarding the attached plan sheet that shows three different grading /wall options at Dowden's Ordinary. We are recommending option 2). 3.5' wall Relocation =17'. Please let me know what is Park and Planning recommendation. We need to revise our construction plans accordingly. Yasamin

----Original Message----From: Rick Adams [mailto:radams@rkkengineers.com]
Sent: Friday, June 04, 2004 2:10 PM
To: Esmaili, Yasamin
Cc: Ted Boecher
Subject: Fw: Stringtown Road - C/F for Retaining Wall

Yasamin,

Attached is a plan showing three different grading/wall options at Dowden's Ordinary. The options are a 5' wall (railing required), a 3.5' wall (no railing required) and no wall with 2:1 slopes. The Dowdens Ordinary marker would need to be relocated under all three scenarios as follows:

- 1. 5' Wall: relocation = 14'
- 2. 3.5' Wall: relocation = 17'
- 3. No wall: relocation = 25'

If these are options are ok with you, I planned to send them to Michele Naru and offer her the option of selecting one. Please review and call me to discuss this issue as well as the test hole plan.

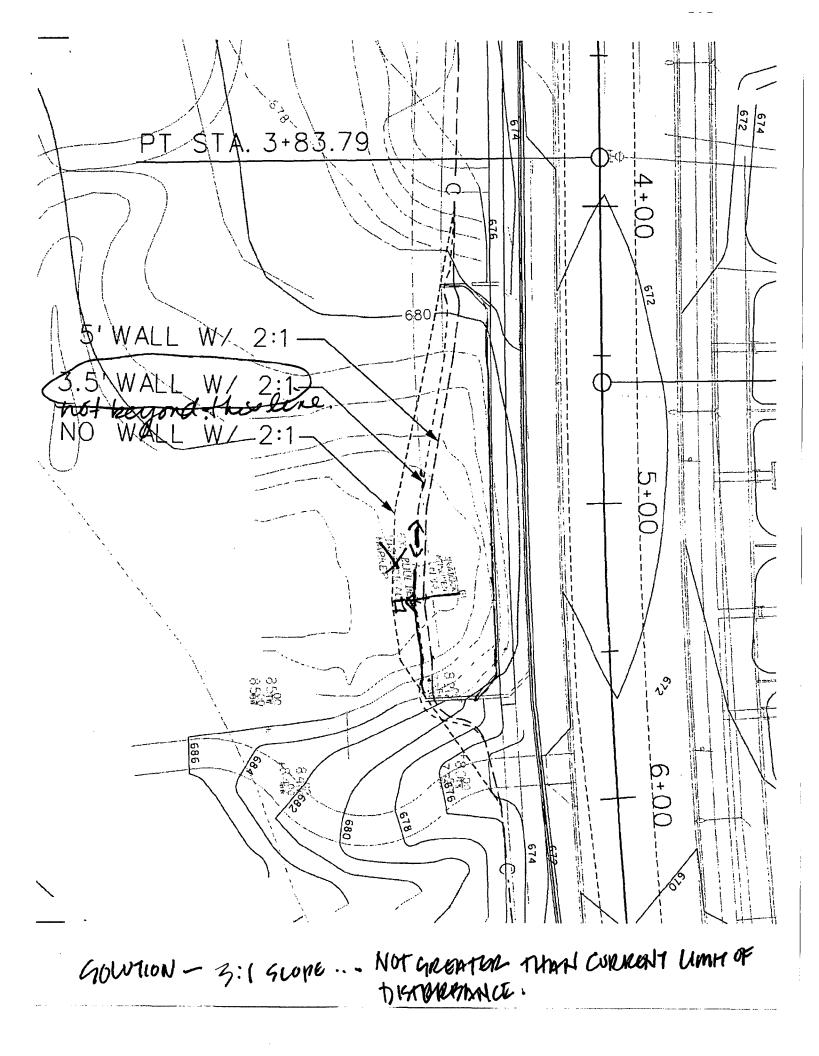
Thanks, Rick

Richard J. Adams Jr., P.E. Rummel Klepper and Kahl, LLP Phone: 410-728-2900 Fax: 410-728-3160 <u>RAdams@RKKEngineers.com</u> ----- Original Message -----From: <u>Ted Boecher</u> To: <u>Rick Adams</u> Sent: Wednesday, June 02, 2004 12:47 PM Subject: Stringtown Road - C/F for Retaining Wall

Rick,

The scanned plot showing the cut/fill lines for the various retaining wall options is attached to this email.

Ted



emailed Huen -bon her comments.

Naru, Michele

From:Cole, LarrySent:Monday, June 14, 2004 8:29 AMTo:Naru, Michele; Pandya, DilipCc:Maskal, Nellie; Sorensen, James; Witthans, WynnSubject:FW: Stringtown Road - C/F for Retaining Wall

DPWT's consultant has come up with three alternatives that would allow the construction of the Boardrecommended sidewalk with landscape panel along the west side of MD355. The existing location of the monument is shown (lightly) on the attachment and would be moved to a new location TBD by HPC and Parks on the adjacent parcel.

Yasamin said that DPWT's feeling is that the 3.5' wall provides the best balance between slope impact, visibility of the monument, and sidewalk environment and I would agree.

DPWT is looking to get a decision from us so that they can move the design along. Please forward your comments to me ASAP. Thanks. - Larry -----Original Message-----From: Esmaili, Yasamin [mailto:Yasamin.Esmaili@montgomerycountymd.gov] Sent: Thursday, June 10, 2004 9:18 AM To: Cole, Larry Subject: FW: Stringtown Road - C/F for Retaining Wall

Larry,

As we discussed I am forwarding the attached plan sheet that shows three different grading /wall options at Dowden's Ordinary. We are recommending option 2). 3.5' wall Relocation =17'. Please let me know what is Park and Planning recommendation. We need to revise our construction plans accordingly. Yasamin

-----Original Message----- **From:** Rick Adams [mailto:radams@rkkengineers.com] **Sent:** Friday, June 04, 2004 2:10 PM **To:** Esmaili, Yasamin **Cc:** Ted Boecher **Subject:** Fw: Stringtown Road - C/F for Retaining Wall

Yasamin,

Attached is a plan showing three different grading/wall options at Dowden's Ordinary. The options are a 5' wall (railing required), a 3.5' wall (no railing required) and no wall with 2:1 slopes. The Dowdens Ordinary marker would need to be relocated under all three scenarios as follows:

- 1. 5' Wall: relocation = 14'
- 2. 3.5' Wall: relocation = 17'
- 3. No wall: relocation = 25'

If these are options are ok with you, I planned to send them to Michele Naru and offer her the option of selecting one. Please review and call me to discuss this issue as well as the test hole plan.

Thanks, Rick

Richard J. Adams Jr., P.E. Rummel Klepper and Kahl, LLP Phone: 410-728-2900 Fax: 410-728-3160 <u>RAdams@RKKEngineers.com</u> ----- Original Message ----- **From:** <u>Ted Boecher</u> **To:** <u>Rick Adams</u> **Sent:** Wednesday, June 02, 2004 12:47 PM **Subject:** Stringtown Road - C/F for Retaining Wall

Rick,

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The scanned plot showing the cut/fill lines for the various retaining wall options is attached to this email.

Ted

Naru, Michele

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From:	Cole, Larry
Sent:	Wednesday, June 09, 2004 3:51 PM
To:	Joel Magram (E-mail)
Cc:	Naru, Michele; Welke, Ron; Kim, Ki
Subject:	Stringtown

Joel, I received a plan from the owner of the former Poole properties showing the proposed driveways on Stringtown and on Frederick Road. As noted in my e-mail to CAS Engineering, the Planning Board okayed an access point for each of the properties, whereas only one of them (Parcel P311) now has a driveway, on Frederick Road.

The plan shows a proposed driveway on Stringtown but it's not on Parcel N366, but it's also on P311. Since P311 is a Master Plan-listed property, I can't okay this additional driveway. You'll have to talk to Michele Naru and I would imagine that you (or someone) will need to go to HPC for approval. - Larry

MEMORANDUM OF MEETING

Date: April 30, 2004

Location: MCDPW&T

Subject: Project Coordination Meeting for Stringtown Road Extended Frederick Road (MD 355) Retaining Wall @ Dowden's Ordinary CIP 509403

Attendees:

NAME	AGENCY	PHONE	E-MAIL ADDRESS
Yasamin Esmaili	MCDPW&T	240.777.7226	Yasamin.Esmaili@montgomerycountymd.gov
Joel Magram	MCDPW&T	240.777.7225	Joel.Magram@montgomerycountymd.gov
Rick Adams	RK&K	410.728.2900	radams@rkkengineers.com
Ted Boecher	RK&K	410.728.2900	tboecher@rkkengineers.com
Larry Cole	MNCPPC	301.495.4528	Larry.Cole@mncppc-mc.org
Michele Naru	MNCPPC	301.563.3407	Michelle.Naru@mncppc-mc.org
Ron Mijan	D&D	301.948.8300	Rmijan@Dewberry.com
Greg Cooke	SHA	410.545.5595	gcooke@sha.state.md.us
Jim Ruff	MHG	301.670.0840	jruff@mhgpa.com
Chris Froehlich	U.S. Home	301.431.2400	cfroehlich@lennar.com
Marty Collier	U.S. Home	301.431.2400	marty.collier@lennar.com
Bill James	U.S. Home	703.930.3196	William.james@lennar.com
Keith Tunell	Centex	301.672.4261	ktunell@centexhomes.com

A meeting was held on April 30, 2004 to discuss design issues in the vicinity of Dowden's Ordinary Historic Marker located along MD 355. The following is a summary of the issues/comments:

- There is an existing historic marker located along MD 355 at Station 5+29, 49.5 feet right. MHG is proposing to lower the road grade and provide 2 northbound lanes and one southbound lane. They are proposing to construct a retaining wall between Dowden's Ordinary historic marker and the outside edge of the southbound lane. The outer two lanes will be 15 feet wide to allow for bicycles and the inside lane will be 12 feet. MHG proposed a 12 foot grass strip between the curb and face of wall. MHG had accounted for a future sidewalk, but not any additional roadway widening.
- The County is proposing to widen the roadway by shifting the curb 12 feet to the west to include an additional 12' northbound left turn lane. MNCPPC recommended that a lawn panel and sidewalk be included along the southbound lane. The proposed retaining wall shown by

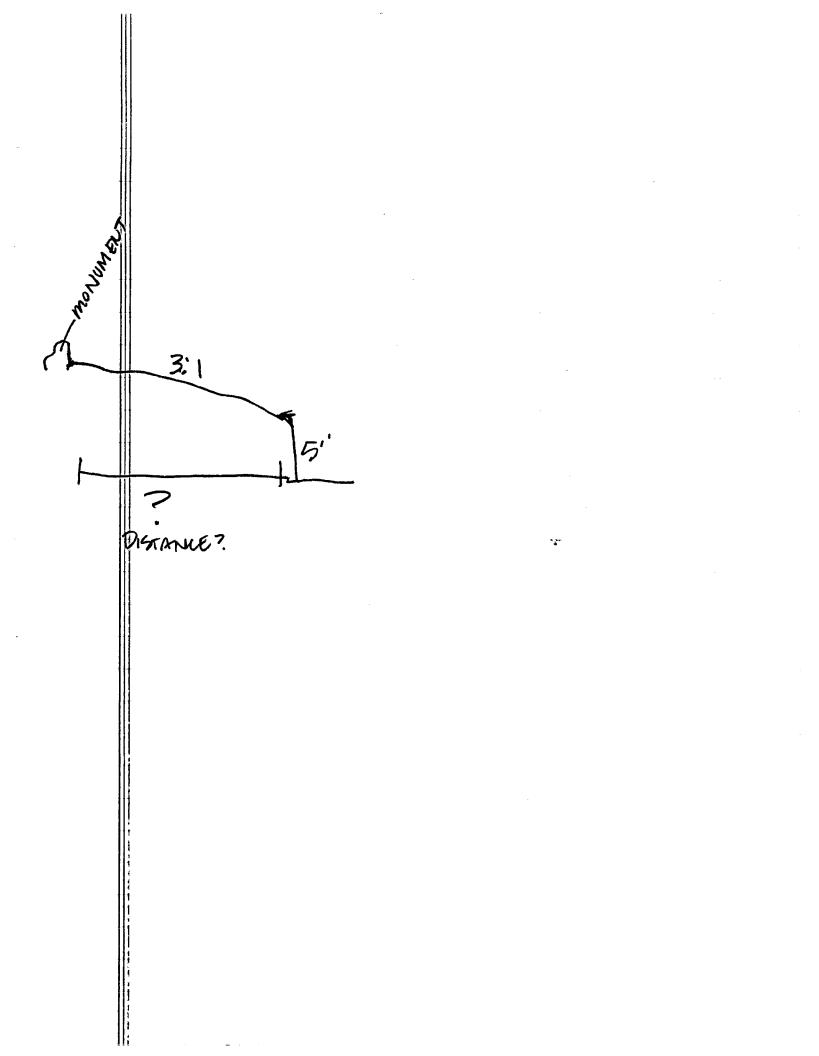
MHG will need to be shifted 11 feet west of their proposed location to allow for the required 5 foot sidewalk and 6 foot grass strip.

- MHG is at final approval with the retaining wall as it is shown in their design. County and MHG are in agreement that it would not make sense to construct wall just to have it torn down and replaced at a different offset from the roadway. MHG feels that whoever is requesting the additional widening should be responsible for construction of the wall. However, County feels that the wall is part of a developer driven project and it is needed to project the historic monument.
- Centex will have their portion of MD 355 built soon, although the County may not be ready for construction for the additional widening until much later. MHG suggested possibly using an asphalt curb along the southbound lane until the County widens the roadway.
- Centex is only waiting on Verizon and approval of retaining wall plans before they can begin work on MD 355.
- RK&K will provide MNCPPC with cross sections for different widening alternatives adjacent to Dowden's Ordinary Historic Marker. The display will show MHG's proposed section and RK&K's section with alternatives for the additional widening. RK&K suggested that the proposed retaining wall could either be shown at the full height (13 feet) and tie back in to the existing ground or reduce the wall height (7 feet) and tie in to the existing ground with a 2:1 slope. The reduced height of the retaining wall will require that the historic marker be relocated behind the right of way. Either approach will require excavation of the earth material behind the retaining wall.
- The County will develop a list of pros/cons for retaining wall design options.
- MHG will provide RK&K with cross sections for their proposed work in the vicinity of Dowden's Ordinary Historic Marker and the proposed retaining wall.
- Michelle Naru will present alternatives to Historic Commission on May 26^{th.}
- Centex is only waiting on Verizon and approval of retaining wall plans before they can begin work.

These minutes were prepared by Ted Boecher based on notes taken during the meeting. If any revisions or clarifications are desired, please contact Ted Boecher at (410)728-2900 or tboecher@rkkengineers.com.

cc: Attendees WKH/199-73-22

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203 Perry Parkway, Suite 1 Gaithersburg, MD 20877

Transmittal

To: MNCP&PC

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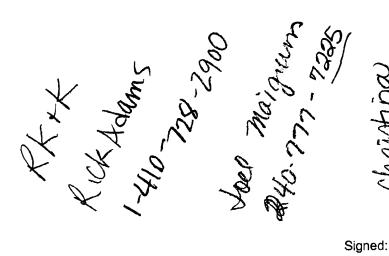
Historic Preservation 1109 Spring Street, Suite 801 Silver Spring, MD 20910 Date: 05/07/2004 Project No: GY412 Project: Gateway Commons - Site Plan of Reference: MD Rte. 355 Improvements cc: Future MNCP&PC Park Parcel

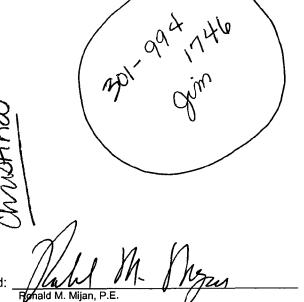
Attention: Michele Naru

	Transmit: as per your request	the following:	for	: your approval	as requested by
	under separate cover	Copies		your review and comment	
	by mail	reports	\boxtimes	your file/use	as approved by
\boxtimes	by messenger	Studies		revision and submission	
	by pick up	reproducibles		distribution	as submitted for approval by
	by overnight carrier	product literature			
		computations			

Copies	Date	Number	Description
2 - 6		6	Set of prints of Gateway Commons Site Plan.

Comments:





If enclosures are not as noted, please notify us at once

Phone: 301-948-8300, Fax: 301-258-7607

Claubsburg highlands PB conditioned B turn In. - Neg. - us homes - de cel lane - left turn læne - relocated 121. 2 dévelopers + public improvement. -MNCppc sidewack

HATORY OF AGUISITION

MCPB ITEM NO. 3-05-2004

March 11, 2004

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Jeffrey Zyontz, Chief County-wide Planning Division

> Richard C. Hawthorne, Chief Transportation Planning

> Sue Edwards, Team Leader Community-Based Planning

- **FROM:** Michael Zamore: 301-495-2106 (Forest Conservation Plan and Water Quality Plan), and Larry Cole: 301-495-4528, for the Park and Planning Department
- PROJECT: Stringtown Road Extended From I-270 to Frederick Road (MD 355) CIP No. 509337
- **REVIEW TYPE:** Mandatory Referral No. MR#03806-DPW&T-1
- APPLICANT: Montgomery County Department of Public Works and Transportation

APPLYING FOR: Plan Approval

COMMUNITY-BASED PLANNING TEAM AREA: I-270 Corridor (Clarksburg)

RECOMMENDATIONS:

Forest Conservation Plan: APPROVAL WITH THE FOLLOWING CONDITIONS:

1. The proposed off-site planting to meet the project's reforestation requirements must be done within the Clarksburg SPA. Additionally, a

planting plan must be approved by M-NCPPC prior to the release of sediment and erosion control permits.

2. DPW&T must place forest conservation easements on forests established per Condition No. 1. A five-year maintenance period is required for all planting per the environmental guidelines.

Final Water Quality Plan: APPROVAL WITH THE FOLLOWING CONDITIONS:

- 1. The proposed project must conform to the conditions stated in the Montgomery County Department of Permitting Services (DPS) letter dated January 23, 2004 approving the elements of the SPA water quality plan under its purview (see Attachment A).
- 2. Landscaping and street trees must be planted on the lawn panel between the curb and adjacent sidewalk/bikeway to allow for better shading of the roadway, reduced warming of stormwater, and increased pedestrian safety. The typical fifty-foot spacing of street trees should be modified as necessary to allow the inclusion of existing trees.

Mandatory Referral: APPROVAL WITH COMMENTS TO DPWT

Staff recommends that the Board approve the proposed project (see Attachment 1: Vicinity Map) with the following comments to DPWT:

- 1. Extend the median on the east leg of Stringtown Road at Frederick Road to be as close as possible to the intersection and to provide a pedestrian refuge.
- 2. Pull back the median on the north leg of Gateway Center Drive at Stringtown Road slightly to be offset from the westbound travel lanes of Stringtown Road. Provide pedestrian refuges in both medians.
- 3. Maintain a consistent eight-foot width for the trail on the north side of Stringtown Road to the handicap ramps. All handicap ramps along the alignment of the trail should be eight feet wide to accommodate bikes. The trail and ramps should be oriented to provide as direct a route as possible and should not require turning movements in the roadway to stay on the trail alignment.
- 4. Dual, directional handicap ramps should be constructed at all intersections where practicable, per ADA Best Practices. The east side of the Frederick Road intersection should be modified to provide dual ramps.
- 5. Reduce the proposed right-of-way along the east leg of Stringtown Road at the Frederick Road intersection to 120 feet.
- 6. Increase the width of the sidewalk along Stringtown Road to six feet and construct it at a ten-foot offset to the curb line.
- 7. Construct a sidewalk and curb along the west side of Frederick Road, and along the east side of Frederick Road north of Stringtown Road, within the limits of construction. The sidewalk should be offset from the curb by a six-foot wide (min.) landscape panel with street trees. Provide pedestrian/bicyclist connections between the northern ends of the proposed sidewalks and the roadway shoulders of Frederick Road.
- 8. Align the handicap ramps on the ramp from northbound I-270 to eastbound Stringtown Road.
- 9. Provide a standard driveway treatment for the Poole property on Frederick Road.
- 10. Provide street trees in the median of Stringtown Road between the I-270 ramps and Gateway Center Drive.
- 11. Shift the limits of disturbance away from tree number 6 and number 24 to reduce the impact to their critical root zones and thereby increase their chances of survival.
- 12. Use Gateway Commons Site Plan No. 8-03023 proposed streetscape proposal as a guide for the landscape plan for Stringtown Road Extended.
- 13. Maintain the existing design for Gateway Center Drive, including the existing landscaping. Clarify which trees are to be saved and which are to be removed.

- 14. Alternative tree species should be used instead of Sugar Maples, which may be damaged from road salt, and Yellowwood trees, which are not good street trees. The latter are small flowering trees whose branches are not compatible with truck traffic. As shown in the Staff Draft Clarksburg Streetscape Plan, Fraxinus P. Lanceolata (Marshall's Seedless Ash) should be used for Stringtown Road Extended and Ulmus Americana 'Valley Forge' (American Elm) for MD 355.
- 15. Coordinate with Park Planning and Resource Analysis staff and the Gateway Commons and Highlands of Clarksburg developers on the intersection improvements at MD 355 and Stringtown Road. This intersection is the site of the Dowden's Ordinary historic site and Marker.
- 16. The plans should reflect the adjacent development site plans as approved by the Planning Board, including the retaining walls which will be built by the developers.

PREVIOUS BOARD ACTION: None on this Stringtown Road project. However, Construction of the eastbound lanes of Stringtown Road between x and x is a requirement of x as part of the x approval.

The extension of Stringtown Road to the east of Frederick Road (MD 355) and improvements to the intersection of these two roads were approved by the Planning Board

PROJECT DESCRIPTION

This project would extend Stringtown Road about 2,735 feet from its present terminus at Frederick Road (MD 355) to the east side of the I-270/Clarksburg Road interchange, a distance of 1,735 feet. The road would be constructed as a four-lane divided roadway with a sidewalk and a bikeway, and would have a 120-foot right-of-way.

The existing Clarksburg Road (MD 121) connection to the interchange at I-270 would be severed and the road would end in a cul-de-sac just west of the Gateway Center Drive intersection. The northbound left turn lane on Gateway Center Drive would be striped to prohibit x. This would allow Stringtown Road to be connected with MD Route 121 at I-270.

The proposed roadwork also includes reconstruction of MD 355 from about 400 feet north of Stringtown Road to a point roughly 650 feet south of the intersection, to add a turn/acceleration lane along southbound MD 355.

SUMMARY

This project would implement the recommendations of the Clarksburg Master Plan by completing a missing link of Stringtown Road and providing direct access from I-270 to Clarksburg Town Center and the Clarksburg Historic District (see Attachment x). Expanding the network of local roads by projects such as this one will help relieve the major intersections in the area as the Clarksburg area continues to develop.

STAFF ANALYSIS

Typical Section

The road is classified as A-260, a four-lane divided highway with a 120-foot rightof-way (ROW). The proposed typical section differs from the appropriate Montgomery County standard for an Arterial Dual Road with a 120-foot ROW:

- Each half of the roadway would be 28 feet wide, rather than the 26 feet shown in the standard.
- The median would be 20 feet wide, rather than the 28 feet shown in the standard.
- The landscape panels between the road and sidewalk would be only eight feet wide, rather than the 13 feet shown in the standard where there is a sidewalk and 10 feet where there is a bikeway.

In part, DPWT is responding to the typical section that was used for Stringtown Road east of MD 355. That segment had a reduced ROW of 105 feet to avoid impacts to historic properties. The subject segment does not have the same constraint.

While the through travel lanes have to match on each side of the MD355 intersection, they do not necessarily have to match up beyond the intersection. And while

Pedestrian Accommodation

Pedestrians would be accommodated by this project along Stringtown Road via a five-foot wide sidewalk on the south side and an eight-foot wide trail on the north side. Staff recommends that the sidewalk width be increased to six feet to improve accommodation in what is anticipated to be a very busy area between the residential area west of Frederick Road, the transitway on the future Observation Drive and the commercial area east of Frederick Road.

ADA Best Practices recommend that dual handicap ramps be provided at intersections so that visually-impaired persons have better guidance as to the direction they should go to cross the street. Staff recommends that dual ramps be provided wherever practicable.

Bicyclist Accommodation

Bicyclist accommodation would be greatly improved by this project off-road bicyclists would be accommodated via an eight-foot wide trail on the north side of Stringtown Road. They would also be accommodated on-road via wider shared-use travel lanes.

Some adjustments are needed to the design to improve the usability of the trail. At Gateway Center Drive, the eight-foot wide trail transitions down to the five-foot sidewalk width on Gateway Center Drive. **Staff recommends that the eight-foot width be maintained up to the handicap ramp so that riders have full use of the trail.**

The ramps themselves need to be widened to eight feet and need a better orientation. The dual ramps recommended by staff above would also provide a benefit to bicyclists since a more perpendicular crossing would require that any turning movement be made while bicyclists are on the trail rather than in the roadway.

Since the trail ends at the existing I-270 interchange, where there is only a fivefoot wide sidewalk, *staff recommends that warning signs be placed at Gateway Center Drive that the trail ends ahead.* Some westbound riders may choose to get off the trail and go on-road at that point.

Nearby Development

The Planning Board has approved several site plans for properties located at the northern edge of the Transit Corridor District of the Clarksburg Master Plan (near the Clarksburg Historic District and Town Center). Staff recommendations on the proposed Conceptual Landscape Plan for Stringtown Road Extended are enumerated above to ensure that the plans reflect the site plans of the adjacent developments as approved by the Planning Board. The plans should reflect the retaining walls approved by the Planning Board, which will be built by the developers.

With these conditions, the landscaping plan for Stringtown Road Extended will comply with the policies and objectives of the Clarksburg Master Plan, Staff Draft Clarksburg Streetscape Plan, and approved site plans for Gateway Commons and Highlands of Clarksburg.

Coordination with Park Planning and Resource Analysis staff and the Gateway Commons and Highlands of Clarksburg developers is also needed for the intersection of MD 355 and Stringtown Road. This intersection is the site of a historic resource (Dowden's Ordinary Site and Marker) and roadway improvements associated with the recently approved site plans.

Environmental

Environmental Planning staff recommends that efforts be made to shift the limits of disturbance away from tree number 6 and number 24 to impact less of their critical root zone and thereby, increase their chances of survival.

Forest Conservation Law Compliance

Staff reviewed the project with a view to ensuring that it met the following forest conservation objectives: reduction in impervious area, forest conservation, compliance with environmental guidelines, and compliance with Forest Conservation regulations. The project is subject to the Forest Conservation Act and a 1:1 replacement ratio is required. Landscaping and street trees will meet some of the roadway's reforestation requirements. As per the Forest Conservation Act, the project has an approved Natural Resource Inventory/Forest Stand Delineation (NRI/FSD), and a Forest Conservation Plan (FCP).

The site contains 4.60 acres of forest all of which the applicant proposes to remove. This removal includes several specimen trees. Their removal is unavoidable as they are either on the actual road alignment or within the road right-of-way. The FCP covers a net tract area of 14.50 acres, which gives a total planting requirement of 4.60 acres of forest. The applicant has proposed a combination of landscaping and street trees (2.47 acres), and off-site planting (2.13 acres) at a site within the Clarksburg SPA. The amount of forest to be planted meets the 1:1 replacement ratio required. Therefore, the FCP submitted for this project meets the requirements for Section 22A-12(f) of the Montgomery County code.

Final Water Quality Plan

The proposed roadway is entirely within the Clarksburg Special Protection Area. Section 8 of the Water Quality Inventory of Montgomery County Executive Regulation 29-95 – Water Quality Review for Development in Designated Special Protection Areas, requires the preparation of water quality plans. Under the SPA law, Montgomery County Department of Permitting Services (MCDPS) and the Planning Board have different responsibilities in the review of the water quality plan. MCDPS reviews and conditionally approves the elements of the final water quality plan under its purview, while the Planning Board determines whether the site imperviousness, environmental guidelines for special protection areas, and forest conservation requirements, have been satisfied.

Site Performance Goals

The following site performance goals were established at the pre-application meeting and will be met as specified in the Preliminary/Final Water Quality Plan:

- Minimize storm flow runoff increases.
- Minimize the impacts of road salts with redundant water quality controls.
- Minimize sediment loading.
- Maintain base flow and provide groundwater recharge.

Stormwater Management

The project site is located within the Little Seneca Creek and Ten Mile Creek watersheds. Stormwater runoff from immediately south of MD 355 flows southwest into Ten Mile Creek, which is classified as a Use-I-P stream. The remainder of the project site drains either north or east to Little Seneca Creek, designated as a Use IV-P waterway. The natural resource inventory approved for the site delineates the onsite environmental buffers.

Stormwater management for the project is being provided in accordance with the criteria outlined in the Maryland Department of the Environment's 2000 Maryland Stormwater Management Design Manual, Volumes I and II. The project's location within the Clarksburg Special Protection Area requires additional stormwater management to satisfy the SPA criteria. Among these are redundant stormwater management controls (for 1" over the impervious surface area), treatment trains (i.e. a series of treatment devices rather than one large device), bioretention. infiltration/filtration (i.e. pretreatment with vegetated buffers and swales), and use of open sections in road design. An open section roadway is not possible for this project. As a result, additional water quality structures have been incorporated into the water quality plan to compensate for the lost benefits that an open section roadway would have provided. Additional BMPs will be implemented along Stringtown Road between MD 355 and Gateway Center Drive, to provide a treatment train that will permit a level of redundancy for water quality treatment for the watershed. These facilities include a sand filter adjacent to Pond 3 in the southwest guadrant of MD121 and Gateway Center Drive.

The applicant has agreed to monitor pollutant removal efficiency of the sand filter four times per year to evaluate the BMP design and its effectiveness in maintaining water quality. This will require 3 to 5 automated samplers that will be located in consultation with DEP. The analysis of data from these samplers will consider drainage area, site design, storm characteristics and BMP design. Appropriate water quality BMP's will be implemented for the other two outfalls located along MD 355.

The majority of the proposed roadway improvements will drain to existing Pond 3. Computations indicate that the pond will adequately provide quality and quantity management for the proposed roadway improvements. Three surface sand filters, a bioretention structure and a dry swale with check dams, will provide quality control. Sediment traps and forebays are to be used for sediment control. Silt fences alone will not be allowed as perimeter control. Site grading will be limited as much as possible and immediate stabilization will be emphasized for such grading.

Site Imperviousness

The proposed project will increase the impervious surface area by approximately 9 acres. Although there are no imperviousness limitations within the Clarksburg SPA, Environmental Planning nevertheless, evaluated all opportunities to reduce impervious surfaces. In that regard Staff explored the possibility of terminating southbound Clarksburg Road closer to Gateway Center Drive than currently proposed, and reforesting the abandoned portion of roadway. This was not possible because of the need to provide road access to two parcels of private property adjacent to the I-270

right-of-way. Water quality improvements approved for the site include the requirement that street trees must be planted within the landscape panel between the bikeway/sidewalk and the roadway to provide for better shading of the roadway and to reduce warming of stormwater.

Historical and Archeological Impacts

The property at the southwest corner of Frederick Road and the proposed Stringtown Road is known as the Dowden's Ordinary site. A marker at the site was placed by the Janet Montgomery Chapter of the Daughters of the American Revolution in 1915 commemorating the encampment of General George E. Braddock and Colonel Dunbar's Division of the Colonial and English Army April 15-17, 1755 at the site of Dowden's Ordinary. Dowden's Ordinary also served as a meeting place for the Sons of Liberty protesting the Stamp Tax prior to the American Revolution and as a dinner stop for Andrew Jackson on the way to his presidential inauguration in 1829.

The site would be impacted by the proposed improvements on both the north and east sides. Staff's recommendations would alter the impacts in two ways. On the north side (the south side of Stringtown Road), staff recommends that the width of the proposed sidewalk be increased from five feet to six feet but that the landscape panel be reduced from twenty feet to ten feet. This would reduce the grading impacts by about nine feet for a distance of 390 feet. We also recommend that the right-of-way be reduced, which would increase the size of the parcel remaining to be controlled by M-NCPPC. On the east side (the west side of Frederick Road), staff's recommendation to construct a five-foot sidewalk with a six-foot landscape panel would increase the grading impacts by about eight feet for a distance of 330 feet. The overall effect of the staff's recommendations would be to reduce the grading impacts on the site, increase the size of the site to be controlled by M-NCPPC and provide a pedestrian facility along the west side of Frederick Road and a better pedestrian facility along Stringtown Road.

PUBLIC OUTREACH

A public meeting was held for this project on September 10, 2003 and a public hearing was held on October 22, 2003.

BACKGROUND

Relationship to the Clarksburg Master Plan

The 1994 Clarksburg Master Plan recommends that Stringtown Road be constructed as a 4-lane divided arterial roadway between I-270 and A-305 (Midcounty Arterial). The Master Plan recommends that the 1968 Clarksburg and Vicinity Master Plan alignment of Stringtown Road be modified between MD 355 and Piedmont Road. The recommended alignment follows the existing road in order to utilize the existing point of Little Seneca Creek and avoid two tributaries to the north of this crossing.

During the Clarksburg Master Plan process, a great deal of attention was given to the cross-section design of the roads proposed in the Master Plan, the relationship of roads

to neighborhoods land use, design objectives, and the relationship of the road network to the proposed park and open space system.

The Master Plan recommends that roads linking major highways to neighborhoods be "pedestrian friendly" and include medians, street trees, and generous sidewalk areas.

Stringtown Road is located between the southern edge of the Town Center District and the northern edge of the Transit Corridor District of the Clarksburg Master Plan Area. The Master Plan states that it is essential that the character of the roadway network is supportive of the Master Plan's vision for the Town Center. The Master Plan proposes a transit-oriented, multi-use Town Center that is compatible with the scale and character of the Clarksburg Historic District.

Clarksburg is one of the County's oldest and most significant early communities. The Clarksburg Historic District reflects the community's prominence as a center of transport, trade, and industry for northern Montgomery County. It is among the County's most intact historic towns. One of the County's last and most elaborate remaining examples of a two-room schoolhouse is found here.

The following Master Plan guideline will help assure that streets and highways are built in a manner that is compatible with land use and urban design objectives for the Town Center:

- Because Stringtown Road and Clarksburg Road serve as entrances to the Town Center, extensive landscaping, including medians, bikeways, and bus transit access facilities, must be provided.

Naru, Michele

From:Cole, LarrySent:Wednesday, April 14, 2004 5:04 PMTo:Witthans, Wynn; Zamore, Michael; Sorensen, James; Naru, MicheleCc:Yasamin Esmaili (E-mail)Subject:Stringtown Road

Wynn, There were a couple of issues this morning that you need to comment on. I'll be out of the office until next Wednesday 4/21/04, so please copy Yasamin on your answers. (Unfortunately, I don't have Rick Adams' e-mail address.)

The landscape concept for US Homes has 5 trees across the typical section: in the median, between the curbs and sidewalk/trail and behind the sidewalks trail. The landscape consultant is concerned that the trees on either side of the sidewalk/trail will be too close to each other and recommends that the ones behind the sidewalk trail be staggered from the rest. They would still be 50' o.c. but would be offset 25' from the rest of the trees.

Should the formal pattern described above be extended west of Gateway Center Drive or should the previously proposed more informal pattern be kept? (Should the formal pattern start at Gateway Center Drive or at I-270?)

The pattern between MD355 and Observation will have to shift a bit to accommodate the proposed streetlights since the lights at both intersections are already fixed. There shouldn't be any noticeable change to someone walking or driving down the street however. (My opinion.)

Mike, Yasamin is looking to get a response to their proposed reforestation areas. During the meeting however, someone pointed out that one proposed area at the NW corner of MD355 and Stringtown may not be able to be used because a 10' PUE is needed but has not yet been shown. This might make the area smaller than the required minimum size. I suggested that DPWT consider removing more of the to-be-defunct portion of Clarksburg Road as a reforestation area but this was not received too well.

Jim and Michele, The Board recommended that a sidewalk be constructed along MD355 and the developer-proposed retaining wall would have to be moved back to do this. Jim was okay with this but it was stated at the meeting that HP doesn't want the wall moved closer to the historic marker. I think that DPWT should evaluate whether the sidewalk can be constructed behind the wall but if it can't, why shouldn't we move the marker? The actual site is going to be preserved and enhanced. It is likely that we will need to meet to discuss this with DPWT but I'd like to get the in-house discussion going first.

Larry

P14	RUMMEL, KLEPPER & KAHL, LLP 81 MOSHER STREET BALTIMORE, MD 21217-4250		LETTER OF Sheet 1 of 1	TRANSMITTAL
84	(410) 728-2900 (410) 383-3270 (FAX)	DATE: JOB NO.:	May 13, 2004 199-73-3	
то:	Maryland-National Capital Park and Planning Commission County-wide Planning Division 1109 Spring Street, Suite 801 Silver Spring, Maryland 20910	PROJECT:	Stringtown Road Clarksburg, Mont	Extended tgomery County, MD
ATTENTION:	Ms. Michele C. Naru	l	<u> </u>	
WE ARE SENDI	NG YOU: Specifications Samples Prints	_	essenger _ Total Pages	IN-HOUSE CIRCULATION WKH/199-73-3 RJA/File AGA TMB REP AJP

COPIES	DWG NO	DESCRIPTION
1	1	Stringtown Road - Proposed Alternate No. 2 Color Display @ Dowden's Ordinary

THESE ARE TRANSMITTED as checked below:

For approval	Approved	Please acknowledge receipt of this material
For your use	Approved as noted	Acknowledgment of receipt not required
As requested	Disapproved	For review and comment

REMARKS: Michele,

I have enclosed a color display for alternate no.2 which shows the wall located in the same location as alternate no.1, however the height of the wall is reduced to 7 feet and a 2:1 grass slope is shown behind the wall. If you have any questions please let me know. <u>tboecher@rkkengineers.com</u> or (410)462-9190

COPY TO: Yasamin Esmaili, MCDPWT Larry Cole, MNCPPC Greg Cooke, SHA Jim Ruff, MHG Ron Mijan, Dewberry

SIGNED: Theodow M Boech

Theodore M. Boecher, E.I.T. Highway Engineer

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

- contingency on archaeology-along retaining well. - Elizabeth Comer + assoc. - phase 1 for stringtown

along area to be disturbed for retaining wall phase 1 archaeology -

- Fiberglass markers around path add path to relocated marker / turn marker 180°.
- Donna cutter Book photos -
- GPS. existing location document existing " propped -
- Display cases in communely center

decel en - US Home project. decel en - Strington Rd - Highiand project coustig requirency left teen in & Arright Sidewalks on Both with

4/30/04

<u>,</u>...

SHA MEETING RE: STRINGTOWN RD.

PREKADAMS

WIDENING WILL BE. * BACK TO EXISTINGEDGE

15 ON OUTSIDE VANES,

-SIDWALK ON WEST SIDE. (PLANNING BOARD WANTED TOSEE)

- 2/1 SLOPE TO PUT IT BACK SIT IS EXISTING -

- BRING FECTIONS + SITE PUBLICS TO HPC FOR REVIEW A COMMENT ON MAY 2 COTHAGENDA EXIGNING / PROPOSED - DWGS. - CAN HIN CREASE VEDNCKUY?

HAMMER HUL HAS BEEN SOLD.

- GLASS STRIP/SIDEVIDIA

RUMMEL, s	ubject <u>Stringtown</u> Ro <u>Marting C Distru</u> repared By Date <u>4/30/04</u> Cr	Page of F_3 Cm. No
75 Years "A Tradition Of Excellence"	repared By Date <u>4اعام4</u> Cr	iecked By Date
Mand	Agency	Phone #
Rick Adams	RK+K	(410) 728-290
Ted Boecher Chris Frachuich	U.S. HOME PTACHT	(304) 431-2400
MARTY COLLIEL Larry Cole arry cole 2	is s. Home	361-431-24as Ex 301-495-4528
MULLENARU	MNCPPC-447- PRESO	autron 30, 503 3407
Jim Ruff GREG CockE	MHG- SHA	301-670-0840 410-545-550
Yasannin Esmaili	DpwT	(240) 777-7226
BILL JAMES	DPWT U.S. HOME	200 -777-7225
Row Misaw	Denterry	301 - 998 - 6300
Keid Towell KTunzil@ Centex Hames,	con Contex	301-674-4261
MAATY COLLIA E-MAIL	Marty, Collier @ lennar. com	
CHRIS FROENLICH "	CFROENLICH @ IENNAR. COM	

Meeting Agenda Gateway Commons November 17, 2004

- I. Update on meeting with SHA, DPWT, Centex and US Homes on 11/5/04
- II. Retaining wall/sidewalk
 -location
 -height
 -grading (3:1 slope and impact on tree save area)
 -type of wall/material
 -permitting
- III. Moving Dowden's Ordinary -location -responsibility -timing

IV. Process

-Ongoing coordination with SHA and DPWT

-Technical review of US Homes plans

Peter Noursi

Art Nelligan

Kathy Dearstine

Gwen Wright

Holly Thomas

Central Maintenance

Park Police

-Building Permit for Ghost Structure from DPS

-Park Permit

antuelogy for Deleden's scolinary Referral Dregg Cooke @ SHA - Will more manker on a set manhu on a set schedule -4 WEALANDS needs early it will be their Neponsebeldy paring into park still. in approx localin Design uf Shoet Structure - pressure Incated timuers) - buck clumpeys - buck Stamped concrete not plagstone? additure added to proif. poly-pane + has strength like apphalte. Bruce Johnston et - road improvements to 355 - Centery -Center is responsible mourg store-15 homes is bldg park original site of Melodo to

13/53 Douder's 23515 Frederick Rd.

greater than 3 Hories in height west of transituay.

N: Doug powed [Dateway Connous

Douden's Ordinary -Playground -- Edging & Mood coupet - a symmetrical curves for boundaries Moan Resigners? for Clarksburg play ground needs more detail -Record Plat - March -- Marker for troul - Thus to be remewed by Carole Bergman. - Park sign - detail needs to be generated -- small "pouk" sign at other extry Doudcins Ordinary C. 1854 -brick chimneys. 12' rapins of uncular peatures.

6' trail

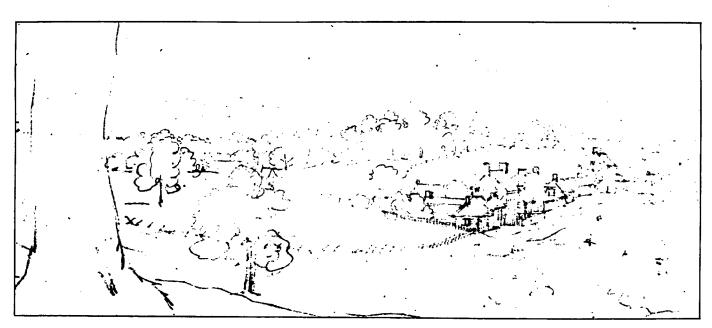
MONTGOMERY COUNTY



French and Indian Wars. The British had treaties with the Indians to protect settlers. The French, however, incited local Indians to ignore the British treaties and harass the frontier settlements. Several times the settlers from the most western parts of Maryland were forced to retreat to more populated areas around Frederick Town for shelter and protection from the Indian raids. A military force under Colonel Henry **Ridgely and Captain Alexander Beall was** formed in the Lower District of Frederick County to afford protection for the refugees. But eventually British troops under General Edward Braddock marched through Frederick County settlements to meet the enemy.

General Edward Braddock had been ordered to join the British forces in the colonies as their commander-in-chief. In April of 1755 he met the 44th and 48th



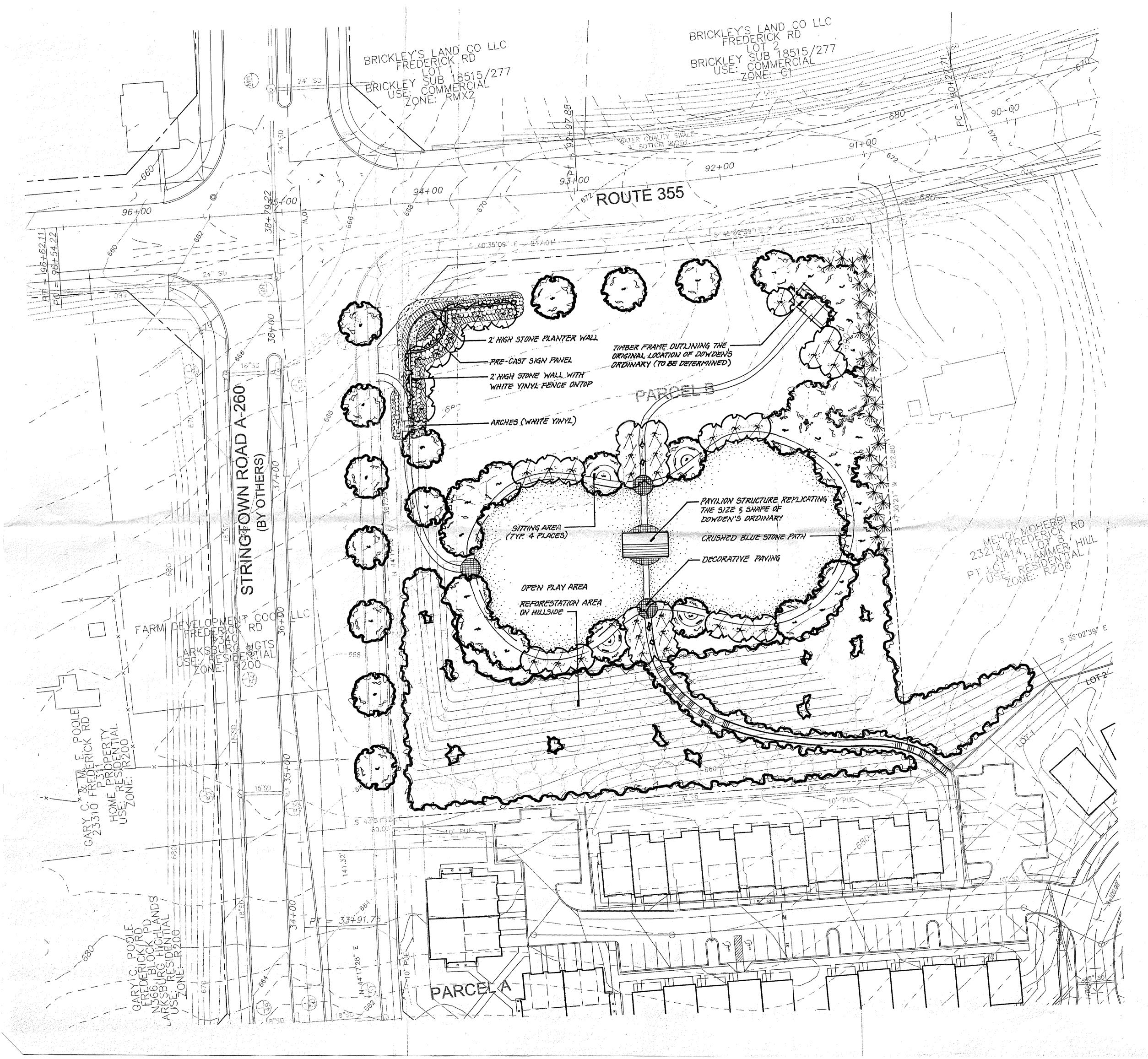


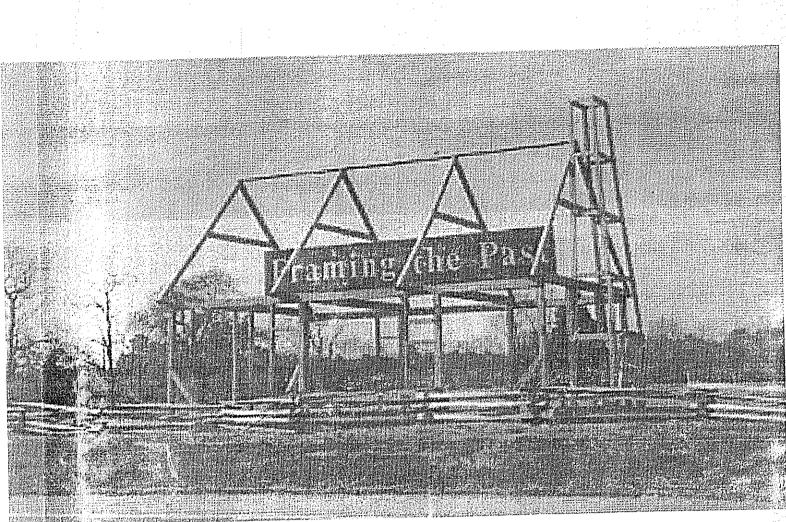


Benjamin Henry Latrobe sketched an elephant in Clarksburg! Dowden's Ordinary is at the left, welcoming guests with its tall sign near the Georgetown-Frederick Road. Courtesy of The Papers of Benjamin Henry Latrobe, Maryland Historical Society

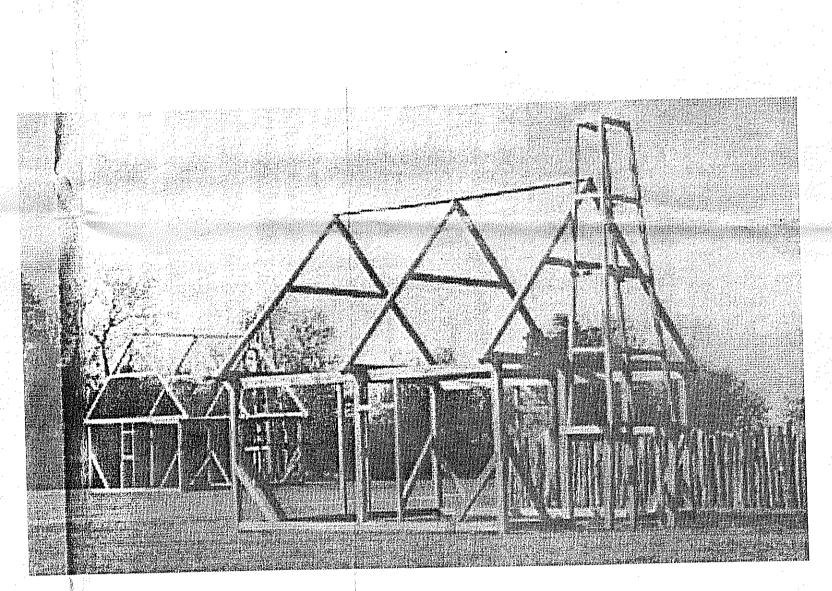
Benjamin Henry Latrobe sketched Clarksburg on August 2, 1810 in his Sketchbook XI-II; the drawing is entitled Pencil Sketch of Clarksburg and Sugarloaf Mountain. The work was probably done when Latrobe was a guest at Dowden's Ordinary, for this view of Sugarloaf Mountain can be seen from a hillside a few hundred feet from the site of the razed hotel. The colonial village stretches north below the viewer; several of the houses date from the early 1800s. The road pictured was once called Seneca Trail. Just beyond the area shown in Latrobe's sketch the trail intersected a second Indian route which connected the mouth of the Monocacy River with Parr's Spring, today the spot where Howard, Carroll, Frederick, and Montgomery counties meet.

Known as the Georgetown-Frederick Road, Seneca Trail became a part of the National Road, later known as Route 40 and then as Route 240. Today it is Route 355 and is also called, along its path, Wisconsin Avenue, Rockville Pike, and Frederick Road. Courtesy of The Papers of Benjamin Henry Latrobe, Maryland Historical Society

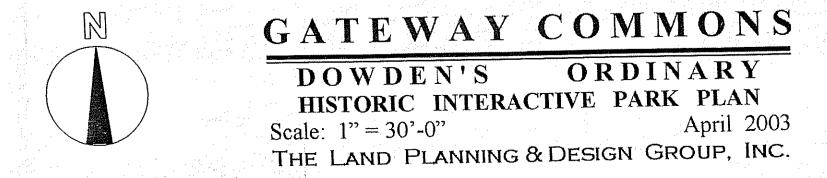


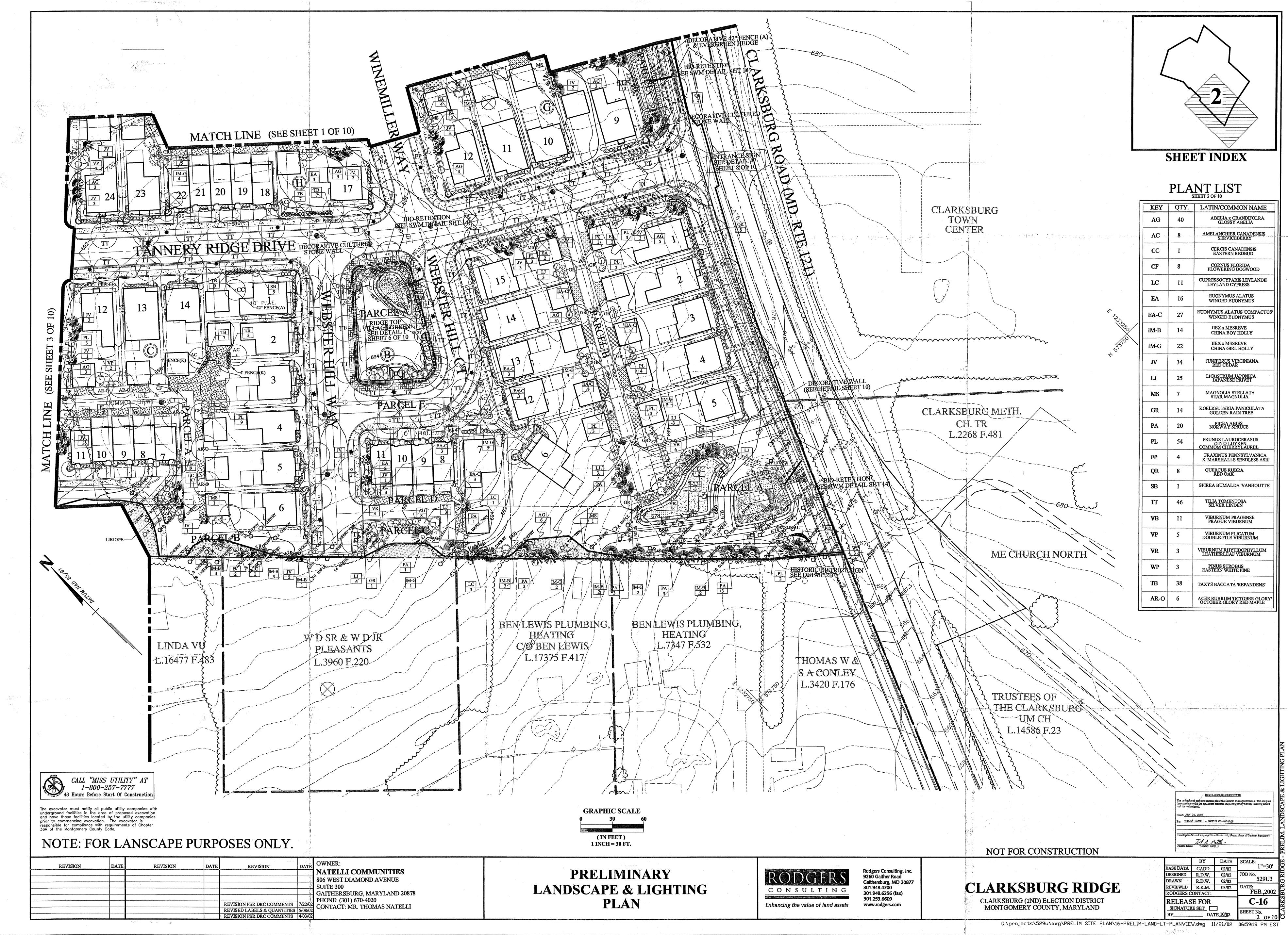


TIMBER FRAME HISTORIC OUTLINE TYPICAL



TIMBER FRAME HISTORIC OUTLINE TYPICAL





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BASE DATA	CADD	02/02	1"=30'
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DRAWN	R.D.W.	02/02	529U3
REVIEWED	R.K.M.	03/02	DATE:
RODGERS C	CONTACT:		FEB.,2002
RELEAS			C-16
BY		 ГЕ <u>10/0</u> 2	SHEET No. 2 OF 10
 -PLANVIE	W.dwg 11	1/21/02	06:59:19 PM EST

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C-2	1 OF 1	NRI/FSD				
C-3	1 OF 1		D ADJACENT AREA MAP			
C-4	1 OF 5		INARY SITE PLAN			
C-5	2 OF 5		INARY SITE PLAN			
C-6	3 OF 5		INARY SITE PLAN			
C-7	4 OF 5		INARY SITE PLAN	:		
<u>C-8</u>	5 OF 5		INARY SITE PLAN			
C-9	1 OF 5		INARY UTILITY PLAN			
C-10	2 OF 5		INARY UTILITY PLAN			
C-11	3 OF 5		INARY UTILITY PLAN			
C-12 C-13	4 OF 5		INARY UTILITY PLAN			
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C-21	7 OF 10	PRELIM	INARY LANDSCAPE AN	D LIGHTING DETA	AIL PLAN	
C-22	8 OF 10	PRELIM	INARY LANDSCAPE AN	D LIGHTING DETA	AIL PLAN	
C-23	9 OF 10	PRELIM	INARY LANDSCAPE AN	D LIGHTING DETA	AIL PLAN	
C-24	10 OF 10	PRELIM	INARY LANDSCAPE AN	D LIGHTING DETA	AIL PLAN	
C-25	1 OF 1	PRELIM	INARY LIGHTING PHOTO	OMETRIC PLAN		
C-26	1 OF 6	FINAL F	OREST CONSERVATION	PLAN		
C-27	2 OF 6	FINAL F	FOREST CONSERVATION	PLAN		
C-28	3 OF 6	FINAL F	OREST CONSERVATION	PLAN		
C-29	4 OF 6	FINAL F	OREST CONSERVATION	PLAN		
C-30	5 OF 6	FINAL F	OREST CONSERVATION	PLAN		
C-31	6 OF 6	FINAL F	FOREST CONSERVATION	DETAIL PLAN		
C-32	1 OF 5	SWM/SE	DIMENT CONTROL CON	CEPT		
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C-37	1 OF 5	<u> </u>	URVEY PLAN			
C-38	2 OF 5		URVEY PLAN			
C-39	3 OF 5		URVEY PLAN			
C-40	4 OF 5		URVEY PLAN			
C-41	5 OF 5	TREE SU	URVEY PLAN			
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TYPE	OF CASE		NAME OF PROJECT	CASE NUMBER	DATE	ה

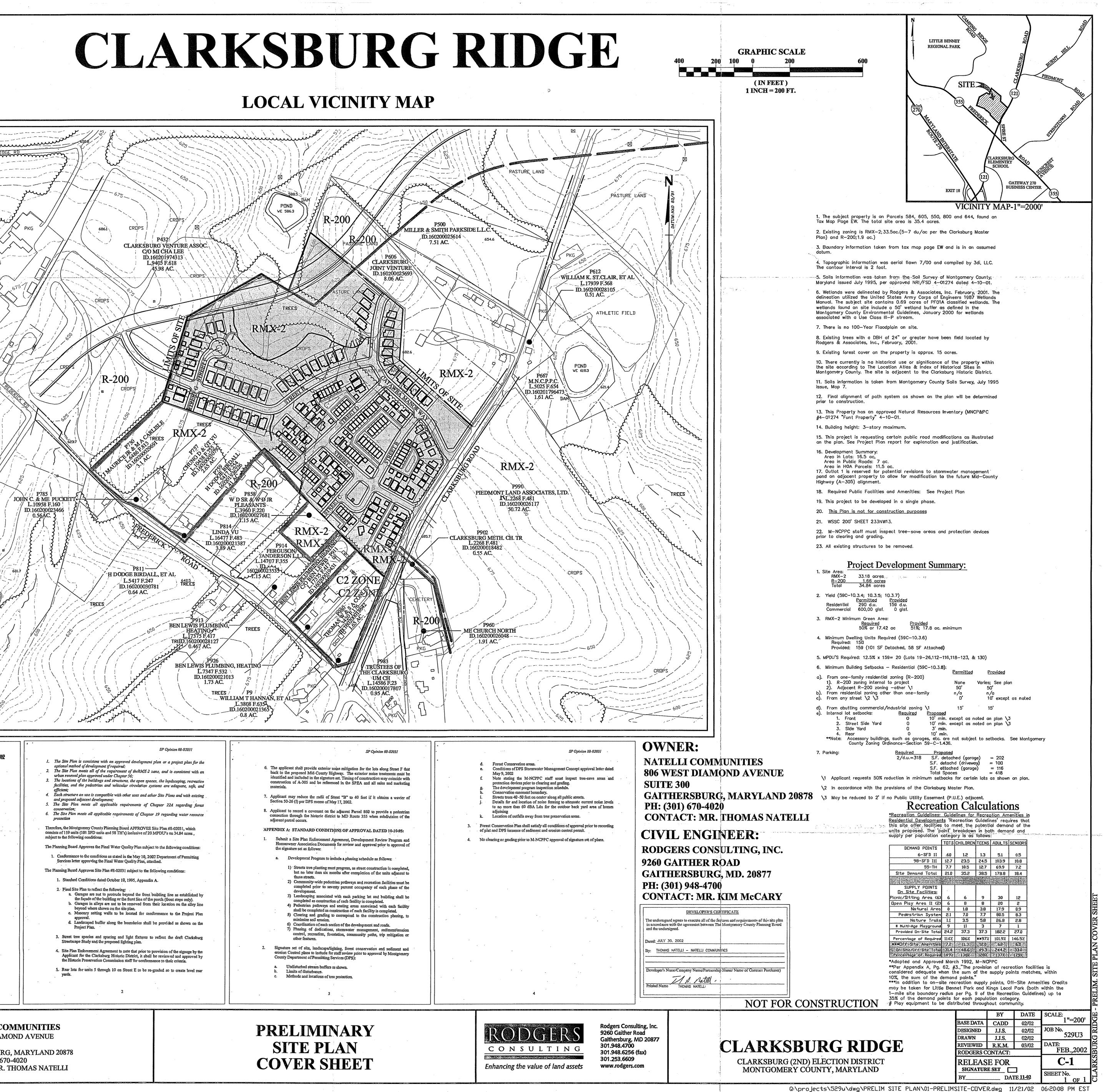
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1 ADI MI KOVILD			
TYPE OF CASE	NAME OF PROJECT	CASE NUMBER	DATE APPROVED
PRELIMINARY SUBDIVISION PLAN	CLARKSBURG RIDGE	1-01078	09-13-01
PROJECT PLAN, PRELIM. PLAN PRELIMINARY FCP	CLARKSBURG RIDGE	9-01005	09-13-01
SITE PLAN & FINAL WATER QUALITY PLAN	CLARKSBURG RIDGE	8-02031	05-16-02
NRI / FSD	FUNT PROPOERTY	4-01274	04-03-01
FINAL FCP PLAN	CLARKSBURG RIDGE	8-02031	pending

	LEGEND
	BOUNDARY LINES
······································	ULTIMATE 100 YEAR FLOOD PLAIN
	25' FLOOD PLAIN BRL
	FOREST CONSERVATION EASEMENT
	WETLAND LINE
	25' OR 40' WETLAND BUFFER
	STREAM LINES
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mun	PROPOSED TREELINE
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\Box	TELEPHONE PEDESTAL
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*	LIGHTPOLE
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	THE MARIA	NO-INVICIAL CAPITAL PHIX AND PL	RECEIVED JUL 2 3 200
	MON	TGOMERY COUNTY PI	ANNINGBOARD
		CONSIGNATION	UT THE R
	DATE MAILED:	July 22, 2002	
	SITE PLAN REVIEW #:	8-02031	tin a second
•	PROJECT NAME:	Clarksburg Ridge	
	Commissioner Wellington	and seconded by Comm	to conditions. Motion was made by vissianer Bryant, with a vote of 4-0,
	Commissioner Wellington Commissioners Bryant, Robi necessarily absent. Action on Site Plan: Appro Bryant and seconded by Co.	and seconded by Conun nson, Perdue and Welling wal subject to conditions nunissioner Wellingtan, w	Motion was made by Commissioner Motion was made by Commissioner th a vote of 4-0, Motion was made by Commissioner th a vote of 4-0, Commissioners Bryant, oner Holmes was necessarily absent.
	Commissioner Wellington Commissioners Bryant, Robi necessarily absent. Action on Site Plan: Appro Bryant and seconded by Co.	and seconded by Conun nson, Perdue and Welling wal subject to conditions nunissioner Wellingtan, w	nissianer Bryant, with a vote of 4-0, ton voting for. Commissioner Holmes was . Motion was made by Commissioner th a vote of 4-0, Commissioners Bryant,
	Commissioner Wellington Commissioners Bryant, Robi necessarily absent. Action on Site Plan: Appro Bryant and seconded by Co. Robinson, Perdue and Wellin The date of this written opini all parties of record). Any p such an appeal, as provided (which is thirty days from the	and seconded by Conun nson, Perdue and Wellingt wal subject to conditions nunissioner Wellingtan, w agton voting far. Commissi on is June 19, 2002, (which arty authorized by law to t in the Maryland Rules o the date of this written opini main valid for as long as	nissianer Bryant, with a vote of 4-0, ton voting for. Commissioner Holmes was . Motion was made by Commissioner th a vote of 4-0, Commissioners Bryant,
•	Commissioner Wellington Commissioners Bryant, Robi necessarily absent. Action on Site Plan: Appro Bryant and seconded by Co. Robinson, Perdue and Wellin The date of this written opini all parties of record). Any p such an appeal, as provided (which is thirty days from the filed, this Site Plan shall re provided in Section 59-D-3.8 On May 16, 2002, Site Pla Planning Board for a public Board heard testimony and a	and seconded by Conin nson, Perdue and Welling wal subject to conditions numissioner Wellingtan, w igton voting far. Commissi on is June 19, 2002, (which arty authorized by law to t in the Maryland Rules o e date of this written opini main valid for as long as n Review #8-02031 was hearing. At the public he widence submitted in the sented and on the staff m	nissianer Bryant, with a vote of 4-0, ton voting for. Commissioner Holmes was Motion was made by Commissioner ith a vote of 4-0, Commissioners Bryant, oner Holmes was necessarily absent.
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REVISION	DATE	REVISION	DATE	REVISION	DATE	
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						806 WEST DIAMOND
· · · · · · · · · · · · · · · · · · ·						SUITE 300
						GAITHERSBURG, MA
				REVISIONS PER DRC COMMENTS	11/4/02	PHONE: (301) 670-402 CONTACT: MR. THOM
				REVISIONS PER DRC COMMENTS	1122/02	
	a contraction and and and and and and and and and an			REVISIONS PER DRC COMMENTS	4/03/02	



IUNITIES AVENUE

RYLAND 20878

Wright, Gwen

From:Wright, GwenSent:Wednesday, March 26, 2003 11:11 AMTo:Witthans, WynnSubject:Sign for Clarksburg Ridge

I reviewed the sign proposal sent to me by Rodgers Consulting for Clarksburg Ridge.

The general design of the sign seems fine. I would suggest however, that it not be 5 feet high, but rather be lowered a foot or so. This would make the tallest part of the sign no more that 4 feet high.

The wording on the sign should be revised to say:

Welcome to the Clarksburg Historic District

Clarksburg, Maryland Founded 1752

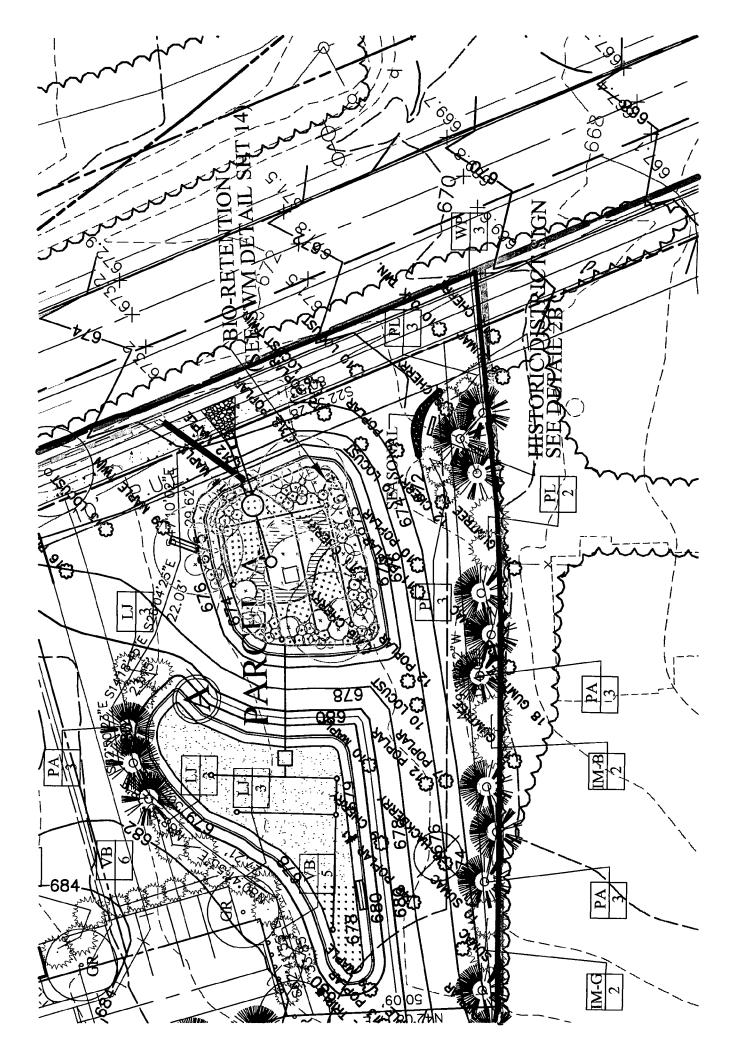
In terms of sign location, it was very difficult for me to understand the drawing submitted by Rodgers. From what I got, I assume the sign will be located on Parcel A (along with the SWM), that it will be near and very visible from Clarksburg Road (Route 121), and that it will face north (so as to be seen by drivers or walkers entering the historic district). If this accurately describes the plan for sign placement, then I feel it is fine. If my assumptions are not correct, please let me know.

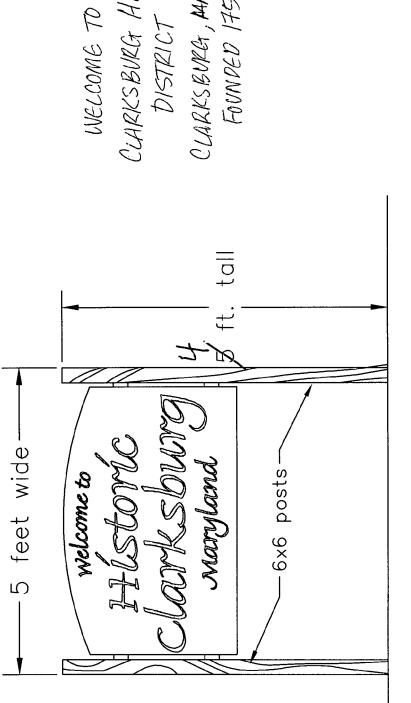
Gwen

Transmittal

\mathbf{D}	$D C \Gamma D C$	Date: 01-13-03	RC Job #: 52943
КU	DGERS	Regarding:	56143
CON	SULTING	Claakshi	- Ridge
	the value of land assets /ledge, creativity & urgency		0.000
inough know	neage, creativity a argency		
To: The	Historic Preservation	VIA:	
1109	Spring Street	Pick Up	Prints
Suit	· # 881	Messenger	Originals
Silver	Spring, Md 20910	Express Messenger	Letter/Report
		US Mail	Digital Files
Attention	Gwen M. Wright	Overnight Delivery	
Quantity		Description	
1	Site Plan Cover Sheet		
1	Landscape. Shoet 2 - showing	nà sian location.	+ Blow Up
1	Sign Example	5 , ,	
	Proposed Sign	······	
These are	transmitted for:		
Review	& Comment Approval	Your Use 🗌 As Req	uested
Remarks:	Please review the follow	una Historic's	top concept. per
	Wynn Witthans MNCPPZ.	for Approval	thru HPC. Please
	call for additional in	formation or ron	nnatse
	· · · · · · · · · · · · · · · · · · ·		Thanks
			<i>p p s c c</i>
Copy to:	RKA	Signed: Ryan	Duchita
	<u>[XI //</u>	- myur	p-aloure
			· · · · · · · · · · · · · · · · · · ·

9260 Gaither Road, Gaithersburg, MD 20877 ph: 301.948.4700 fax: 301.948.6256 38 S. Market Street, #2, Frederick, MD 21701 ph: 301.253.6609 www.rodgers.com





HISTORIC DISTRICT SIGN (or equivalent) Not to Scale - see plan for location

Proposed Signage

CLARKSBURGY, MARYLAND FOUNDED 1752 CLARKSBURGA HISTORIC DISTRICT



VICINITY MAP FOR GATEWAY COMMONS (8-03023)

.

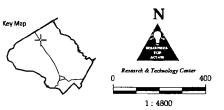


NOTICE

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods. This map is created from a variety of data sources, and may not reflect the most current conditions in may one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

MONTIGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION 8787 Georgia Avenue - Silver Spring, Maryland 209103760



MAICPF

Westl- DPW Side of 355. - extension of sidewalk. Manadory Riferial. Then site plan.

	(1) Jun Vright Date Out Initial
R	(2) (3) (4) (4) RE: Strington Referenced (identify attached correspondence)
=	Appropriate Action
	Prepare Draft Reply
	For Your Signature
	Full Report
X	Full Report Recommendation and Return by 3/14 Per Our Conversation
	Per Our Conversation
	Note and Return
	For Your Information
] File
	See me for discussion(date) (time)

- un ,

Naru, Michele

From:Sorensen, JamesSent:Monday, April 28, 2003 9:37 AMTo:Naru, MicheleSubject:FW: Highlands of Clarksburg

----Original Message----From: mmankowski@centexhomes.com [mailto:mmankowski@centexhomes.com] Sent: Friday, April 11, 2003 12:44 PM To: Sorensen, James Cc: pestecher@centexhomes.com Subject: RE: Highlands of Clarksburg

Jim, Thanks for the update.

Martin T. Mankowski Land Development Manager Centex Homes DC Metro Division Maryland Operations Phone: 301.987.2259 Fax: 301.987.2734

"Sorensen, James" <james.sorensen@m< th=""><th>To:</th><th><mmankowski@centexhomes.com></mmankowski@centexhomes.com></th></james.sorensen@m<>	To:	<mmankowski@centexhomes.com></mmankowski@centexhomes.com>
NCPPC.ORG>	cc: Subject:	RE: Highlands of Clarksburg
04/11/2003 11:20 AM		

Just an update of the proposed work. We will complete the Phase I testing of the deceleration lane on Sunday, April 13. So far, we have washed the artifacts and catalogued and written up a list of the artifacts from the fields, which will be included in a final report. Jim.

-----Original Message----From: mmankowski@centexhomes.com [mailto:mmankowski@centexhomes.com] Sent: Wednesday, January 22, 2003 1:38 PM To: Sorensen, James Cc: dwasilewski@centexhomes.com Subject: Highlands of Clarksburg

Jim, I am still waiting for the completed report of findings from your field investigations last fall. Please let me know when you expect to have that report issued for our review. I need to know the extent of coverage you investigated. Did you explore the MD Route 355 ROW? We are responsible for widening MD Route 355 and have to construct a retaining wall along a section of Western MD Route 355. During the construction activity of the required wall might it be possible to temporarily relocate the existing DAR monument/marker that sits on the west side of MD Route 355? Thanks,

Marty

(DPS marker)



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION WYNN E. WITTHANS, RLA, AICP Development Review Division 301 495-4584 FAX: 301 495-1306 E-MAIL: wynn.witthans@mncppc-mc.org

Montgomery County Department of Park & Planning

8787 Georgia Avenue Silver Spring, Maryland 20910-3760 To improve the quality of life by conserving and enhancing the natural and developed environment for current and future generations

Naru, Michele

 From:
 Sore

 Sent:
 Mono

 To:
 Naru

 Subject:
 FW:

Sorensen, James Monday, April 28, 2003 9:37 AM Naru, Michele FW: Highlands of Clarksburg

----Original Message----From: mmankowski@centexhomes.com [mailto:mmankowski@centexhomes.com] Sent: Friday, April 11, 2003 12:44 PM To: Sorensen, James Cc: pestecher@centexhomes.com Subject: RE: Highlands of Clarksburg

Jim, Thanks for the update.

Martin T. Mankowski Land Development Manager Centex Homes DC Metro Division Maryland Operations Phone: 301.987.2259 Fax: 301.987.2734

"Sorensen, James" <james.sorensen@m NCPPC.ORG></james.sorensen@m 	To: cc:	<mmankowski@centexhomes.com></mmankowski@centexhomes.com>
	Subject:	RE: Highlands of Clarksburg
04/11/2003 11:20		
AM		

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Marty

(UPS marker)



February 24, 2003

MEMORANDUM

TO:	Joe Davis Malcolm Shaneman Richard Weaver Development Review Division
FROM:	Gwen Wright, Historic Preservation Supervisor Michele Naru, Historic Preservation Planner Historic Preservation Section
SUBJECT:	Review of Subdivision Plans – DRC meeting February 24, 2003

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

#1-03059	Baker Property
#1-03060	Silver Spring Park
#7-03035	Miller Property
#7-03037	Greencastle Towns
SRW-03004	Norbeck Country Club
#7-03038	Brooke Grove
#1-02082	Good Counsel High School
#1-98091B	Rock Spring Park
#8-01010A	Wisconsin Place

The following items impact historic resources:

#1-03057 Cider Barrel Property: This subdivision involves the *Master Plan Site* # *19/33, Cider Barrel.* The Cider Barrel is a well-loved local landmark and a distinctive example of roadside architecture. Andrew Baker built the structure in 1926 as a retail outlet for his cider and fresh apples. The Cider Barrel first became a favorite place for refreshment in the early days of automobile tourism. Staff feels that the proposed subdivision is sympathetic to the historic resource. The current environmental setting

for this resource is the footprint of the Cider Barrel and the adjacent fruit stand, including the sign for the Cider Barrel. Please note that the HPC needs to review this project at a public hearing prior to being placed on the Planning Board's agenda. This item is tentatively scheduled for the March 26, 2003 Historic Preservation Commission meeting.

#7-03036 Hutchison Property: This subdivision involves the *Locational Atlas Resource* # 10/20 J.W. Burdette Tenant Farm. Staff feels that the proposed subdivision is sympathetic to the historic resource and would recommend that the Historic Preservation Commission (HPC) reduce the environmental setting of this resource to only include Lot 2. Staff requests that the plans submitted to the Commission show more specific driveway locations for the proposed lots. Please note that the HPC needs to review this project at a public hearing prior to being placed on the Planning Board's agenda. This item is tentatively scheduled for the March 26, 2003 Historic Preservation Commission meeting.

#8-03023 Gateway Commons: These parcels of land are currently adjacent to the Master Plan Historic District of Clarksburg #13/10 and contains the Locational Atlas Resource #13/53, Dowden's Ordinary. Staff encourages the applicant to work with HPC and archaeology staff on the proposed park for the Dowden's Ordinary site. Please note the Historic Preservation Commission needs to review this project at a public hearing prior to being placed on the Planning Board's agenda. Staff anticipates an April 9, 2003 Historic Preservation Commission meeting date for this item.

DOWDEN'S ORDINARY-LOCATIONAL ATLAS RESOURCE - SUBSTANTIAL ALTERATION. SIGNACE - MITIGATION 1 INTERPRETIVE PARK IC. ST. MART'S CATY 2. SIGNAGE. + ROAD - (355) IS SET / Retaining Wall - bacing? - DEDICATED AS PARKLAND - DOUDEN'S OFDINKEY - EDRIN TAVERN STOPPING POINT BTWN PREDGRICK GENERAL BRADDOCK CAMP - PASSING PARK - HISTORIC PAIRK - Benches - ChSTORIC PARK - EXHBITS IN BIDG @ Stringtonn/Fred P.D SE Corner. Highlands of Clarks BURG - SIGNAGE FOR DISTRICT -NW corner Ideally -Ster - pecondary

CLARKERING RIDES -HEISTING DEVELOPTIENT -STENAGE TOZ- HISTORIE DISTRACT

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(county, state or tederal Sout,) Soit agency does a project the planning board rememb project - necommendation/ comments only. Manatory repense

Wynn project plan, subdivision + site pean. for the land -

Parks Dept -

(Lateway Commons)-



Dengener Mary Hay THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

SITE PLAN REVIEW FROM: DEVELOPMENT REVIEW DIVISION, M-NCPPC

NAME: **Gateway Commons** FILE No .: <u>8-03023</u>

REVIEWER NAME: Wynn Witthans PHONE NUMBER: 301-495-4584

Enclosed please find the information checked below. This material will be discussed at The Development Review Committee meeting the date of February 24, 2003 (NO MEETING SCHEDULED IF BLANK).

New Site Plan application with supporting material as appropriate

Supporting material for previously reviewed Site Plan

Revision to previously approved Site Plan

Staff level approval to minor amendment

Will be presented to Planning Board for approval

Pre-application for a Site Plan

Request for Waiver (i.e. parking, sidewalk etc....)

(Specify)

Discussion Item

Comments due by (Wednesday prior to D.R.C. meeting)

Planning Board date (if available) (date subject to change)

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING, 8787 GEORGIA AVENUE, SILVER SPRING, MARYLAND 20910 www.mncppc.org