

7-02004 Casey Kopyty @ Mill Creek  
adj to Washington Grove. N.R. 1980

Washi.Come / Oxbridge Dev.

2.6.02

compatibility = statutory standard.

Feb 21<sup>st</sup>

500 + 50  
meadow + hedge row.

\*\*\*

Bring to HPC & get letters to PB. & a commissioner...  
Feb 13<sup>th</sup>

We need Brad to recognize the difference - Look for  
a proposal to look at...

Features: Rock outcroppings, specimen trees, Glen.

check: MPDU provisional. (NOT CLUSTER).

prelim - total # units, roads, infra-structure  
Site plan - final determination for location of ~~units~~ units

196 units shown now.

152 shown. or 113 units..

I'd like to see 4-unit homes/apts  
and 2-unit homes.

to La Tak. PK + Roland Park.

High-end townhomes?

— Need elaboration of environmental setting & buffers...

Developer willing to layout 150' but meadow is ~~that~~ 500!



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
Office of the Chairman, Montgomery County Planning Board

September 23, 2002

**MEMORANDUM**

TO: Joe Davis  
Malcolm Shaneman  
Development Review Division

FROM: Gwen Wright, Historic Preservation Coordinator  
Robin D. Ziek, Historic Preservation Planner  
Historic Preservation Section

SUBJECT: Review of Subdivision Plans - **DRC meeting September 23, 2002.**

---

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

#8-98022B Qiagen @Germantown Business Park – Lot 1  
#8-03001 5510 Edson Lane

The following projects involve historic resources:

**#1-02022 Casey Property @ Mill Creek.** The proposal as shown is a big improvement, with the retention of the meadow which provides a transition and a buffer between the National Register Historic District of Washington Grove, and the proposed new development.







9/23/02

**TO: Malcolm Shaneman, Plan Review Supervisor, Development Review Division**

**FROM: Doug Powell, Plan Review Coordinator, Park Planning and Resource Analysis Unit, Countywide Planning Division**

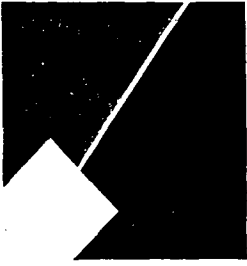
**RE: Park and Natural Resources Issues involved in plan 1-02022, Casey Property @ Mill Creek**

---

**1-02022  
Casey Property @ Mill Creek**

- Dedication of open space areas to M-NCPPC for use as parkland and protection of the valuable natural resources, including the field area adjacent to Washington Grove that is included as a Planning Board approved site to protect under the Legacy Open Space program. Dedication not to include any stormwater management ponds. Field area to be managed in a manner consistent with the Legacy Open Space program and any management plan prepared accordingly.
- Dedicated land to be conveyed free of trash and unnatural debris, and the boundaries adequately staked and signed to delineate between parkland and private lots.
- Applicant to construct within the dedicated parkland, in the location as agreed by Applicant and M-NCPPC staff, the following recreation facilities to be constructed to park standards and specifications:
  - Basketball/Multipurpose Court
  - Multi-Age Playground with minimum size of 100' x 100'
  - Picnic Area with tables
  - Adequate Parking for these active recreation and picnic areas
- Applicant to provide natural surface trails within the dedicated open space and sufficient access to the trail system from the communities adjacent to the parkland. Trail locations to be coordinated with M-NCPPC staff and to be constructed to park standards and specifications and consistent with any management plan for the Legacy Open Space field resources.
- Applicant should consider adequate visual windows from the community to the parkland where possible.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

FROM: Development Review Division, M-NCPPC

NAME: Casey Property @ Mill Creek

FILE No.: 1-02022

Enclosed please find the information checked below. This material will be discussed at the Development Review Committee meeting of 9-23-02 (no meeting scheduled if blank).

- New Preliminary Plan application with supporting material as appropriate
- Supporting material for previously reviewed Preliminary Plan
- Revision to previously approved Preliminary Plan
- New Pre-Preliminary Plan application
- Request for Waiver
- Discussion Item
- Comments due by \_\_\_\_\_
- Planning Board date (if available) \_\_\_\_\_ (date subject to change)

**DEVELOPMENT REVIEW COMMITTEE**

**MONDAY, September 23, 2002**

**TIME: 9:30 a.m.**

**(MEETING TO BE HELD IN THE THIRD FLOOR CONFERENCE ROOM)**

---

<b>8-98022B</b>	<b>QIAGEN@GERMANTOWN BUSINESS PARK - LOT 1</b> (5.88 acres) APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA:	<b>ZONE: OM</b>  Qiagen Sciences, Inc. VIKA, Inc. Germantown - Vicinity - 19	<b>9:30</b>
<b>8-03001</b>	<b>5510 EDSON LANE</b> (0.48 acres.) APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA:	<b>ZONE: CI</b>  Melanie Dana LLC/c/o Union Financial Corp. Site Solutions, Inc. North Bethesda - Garrett Park - 30	<b>10:00</b>
<b>1-02022</b>	<b>CASEY PROPERTY@ MILL CREEK</b> (58.35 acres) APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA:	<b>ZONE: R-90</b>  Oxbridge Development @ Washington Grove Dewberry & Davis LLC Rock Creek Watershed - 22	<b>10:30</b>

**\*\*\*\* NEXT DRC MEETING - Monday, OCTOBER 7, 2002 \*\*\*\***

**Subject:** [washingtongrove] One planners view on the Casey Field Development

**Date:** Tue, 26 Jun 2001 22:22:49 -0400

**From:** "Tricia Knox" <TLKNOX@prodigy.net>

**Reply-To:** washingtongrove@yahoogroups.com

**Organization:** Prodigy Internet

**To:** <washingtongrove@yahoogroups.com>

Here's food for thought from one of the architectural planners that was contacted by the Planning Liaison Committee.  
John

---

Mr. Robert Booher  
C/o Shalom Baranes Associates  
Suite 400  
3299 K Street, NW  
Washington, DC 20007

Re: Casey Fields adjacent to the Town of Washington Grove

Dear Bob:

Thank you for invitation to submit a proposal to develop alternative concept plans for the Casey Property. I have read through the Scope of Work dated June 14, 2001, particularly your design parameters, and determined that prior to submitting a fee proposal, I should first acquaint you and your neighbors with our own approach to neighborhood and town design.

I believe that the principles that I will spell out below are completely consistent with the spirit of your Scope of Work and with the aspirations of your town's residents. However, I will suggest some viewpoints that challenge the specifics of some the Town's stated priorities. Because of this, I felt that it was important to be clear about our approach before going any further.

The overriding principle behind all of our town planning engagements is to create human settlements that are uniquely suited to the particularities of place, that grow out of a site's man-made and natural features. Ultimately these are settlements that take into account, the environmental and human history of the surrounding areas. As urban designers, we understand that uniqueness and truly special character of Washington Grove. We understand that you and your neighbors view your town, justifiably, as an oasis surrounded by a world of cookie-cutter developments, and suburban sprawl, with its corresponding traffic and infrastructure requirements. In contrast, the narrow streets and pedestrian paths of Washington Grove, its idiosyncrasies of building siting, a mature landscape and its general rural village setting, all combine to provide something very special, and certainly something that must be preserved and protected.

The question of course, is what does it mean to preserve and protect an historic town? Clearly, you and your neighbors have identified a set of priorities listed under Item B in your Scope of Work. Among the items that stand out is the Town's opposition to any vehicular access to Ridge Road. It is also apparent that the use of 50-foot or so "buffers" between Washington Grove and the Casey Property are also preferred. Both preferences are an attempt to protect your Town from the encroachments of an unwelcome neighbor. I would argue that neither will be effective in the way imagined, and that another way is possible.

I'd like to address this issue of connection first. It would seem to me that one of the reasons for opposing any connection to Ridge Road



is to prevent any cut-thru traffic from your new neighbors to the Southeast. However, it is not clear to me as to why anyone would be cutting through. Clearly the main route into and out of this new development will be from the new road connecting across I-370 with a secondary route up Amity Road along the road mandated on the Master Plan. Cutting through Washington Grove simply doesn't get you anywhere any quicker. On the other hand, Washington Grove Residents themselves would, in my opinion benefit enormously from such a connection. By allowing a new route into town, from south or I-370, via the Casey Property, internal traffic on roads into town would be reduced. Remember connections go both ways. Indeed we have found that carefully considered connections through and between neighborhoods can contribute to their livability. Without study, I do not know the best location for any connection(s), nor do I know the appropriate number. I do know, that at least one would be of enormous benefit to your town. Oh, I can hear you gasping now, "not just one connection but several?" Indeed, you might be surprised to find that several connections may be even better for your town than one. Several connections would reduce still further the load on any one connection, reducing street and right-of-way widths to their absolute minimum.

I suspect that another reason to prevent connectivity is to preserve the town's individuality, to prevent a blurring of Town from the Casey Property. Such a distinction I believe is an important one, but can be made even with connections, in much the same way that medieval towns preserved their character even as they grew outside their walls. Thresholds, gateways and the like could be created with paving treatments, road narrowing and the like.

Your concern with a green buffer between Ridge Road and the Casey Property is also understandable. However I don't think a "buffer" in its literal sense is enough. Buffers are by definition, unusable no-man's lands. They tend to be uncared for, and even at times unsafe, as they lack any perceived "ownership." In other words they are not perceived as a meaningful part of the community's network of public spaces. Instead, a more significant public green space could be created along the Southeast side of Ridge (perhaps incorporating the playing fields) that could then be bordered by a new parallel road with houses fronting it. Unlike a boulevard, the green here would be wide enough to be useable and the new road parallel to Ridge would be two-way. Unfortunately, the 50' buffer provided in the current scheme with sides of houses fronting it, will not preserve Ridge Road's rural character. A new vision will be required; one that is not apologetic about new houses, but disciplines them to be a perfect complement to a rural road. There are wonderful examples of rural commons all over New England, which provide just such an image. Of course guidelines will be required for any houses that can be seen from Washington Grove to assure that their scale and architecture compliments this image and your Town.

To that end, even the infrastructure of the new development should compliment Washington Grove's. By that I mean narrow streets, rural lanes and small turning radii at intersections should be the norm (Of course Montgomery County's traffic people will have something to say about that, but this can and should be negotiated. I have learned with them to accept, "no" only as an interim response.) Moreover, everything should be done to calm traffic in the new development to a speed consistent with Washington Grove's own rural character. To that end, the form of the new mandated road through the Casey Property should be reconsidered. Rather than one continuous curvy road, designed to standards to allow cars to whiz through comfortably at 35-to 40-mph, consideration should be given to a series of street segments that terminate in T-intersections. This creates more interesting neighborhoods spaces and streets and also calms traffic.

Frankly it adds value for the developer. We have been successful with other jurisdictions in redesigning these "Master planned" roads in just such a form.

Without getting into specifics in this letter, I understand your concern over the current proposal for the Casey Property. Ironically however, it does seem to comply with many of the Town's priorities including the disconnection between the town and new development and the provision of a buffer.

Perhaps, then, the priorities that have been spelled out are insufficient in obtaining your objectives. Clearly your own scope suggests a level of analysis that is deeper and richer than has been completed by the developer to date. It clearly reflects a desire to arrive at a solution that is just as intrinsic to the landscape as Washington Grove. But such a solution will never be arrived at if it must be kept separate from the original. No matter how clever, it will always be seen as an unwelcome neighbor, for it cannot simply be hidden from view. It should in our opinion appear a natural extension of Washington Grove, something that seemed as if it had always been planned for. Consider your leverage with the County and the developer if you allow take this route. You will, in my opinion be in a strong position to guide the design (within the limits of the developer's pro forma, of course) and to strongly influence the design guidelines.

This is our take on the problem at hand. Please share this letter with your neighbors and let me know if you would like me to formalize this approach with a Cost Proposal. Whatever your decision I wish you and your neighbors all the best in your efforts at preserving one of Maryland's great urban treasures.

Sincerely,

Neal I. Payton, AIA  
Principal and Director of Town Planning  
Torti Gallas and Partners - CHK, Inc.  
Washington Grove  
6/20/01

Send requests to subscribe to [mshipway@speakeasy.net](mailto:mshipway@speakeasy.net) , include a note telling who you are and what your connection to Washington Grove is (e.g. live at #xxx YYY road)

To unsubscribe from this group, send an email to: [washingtongrove-unsubscribe@yahoo.com](mailto:washingtongrove-unsubscribe@yahoo.com)

Your use of Yahoo! Groups is subject to <http://docs.yahoo.com/info/terms/>

## Ziek, Robin

---

**From:** Landfair, Bill  
**Sent:** Monday, March 04, 2002 4:45 PM  
**To:** Edwards, Sue; Maskal, Nellie; Iraola, Miguel; Oquinn, Marybeth; Axler, Ed; Hardy, Dan; Pfefferle, Mark; Federline, Steve; Roman, Sally; Ziek, Robin  
**Cc:** Carter, John; Davis, Joe; Ma, Michael  
**Subject:** Shady Grove Village (S-2497)

In response to a request by the applicant, the Hearing Examiner has postponed the public hearing for Shady Grove Village to the week of June 17. The applicant has indicated that it needs additional time to absorb the technical staff comments submitted to date and respond with a revised plan (that may reflect reduced density). While some technical staff may be required to attend the hearing it is unknown at this time who or when. Other dates to be aware of include Planning Board review on June 6, a May 29 deadline for submittal of opposition comments, and a May 1 deadline for submittal of revised materials by the applicant.

February 25, 2002

Mr. Steven Spurlock, Chairman  
Montgomery County Historic Preservation Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Robin -  
FYI  
Gwen

Re: Your letter dated February 18 to the Chairman of the MC Planning Board concerning open space adjacent to the Town of Washington Grove, MD

Dear Chairman Spurlock:

The Historic Preservation Commission of the Town of Washington Grove received a copy of your letter of February 18 to Chairman Holmes of the MC Planning Board. Your letter carefully pointed out the necessity on the part of the County to take strong positive steps to protect this small historic enclave. We appreciate your efforts on behalf of our Town and the County, and we concur completely.

The importance of protecting the meadow along Ridge Road up to and including the tree line is readily apparent as one walks or drives along Ridge Road, especially at sunrise, or if one looks up over the field at the evening sky. That vantagepoint also provides a view that is now rare in Montgomery County of the juncture of a small town and the meadows and farms that once surrounded it.

You have explained in the words of community development and planning that the viability of Washington Grove as a historic place in Montgomery County requires that the meadow along Ridge Road in the Grove be kept free from development up to and including the current tree line. Your letter was excellent. Our commission thanks you for your caring and thoughtful support.

Sincerely,

*David B. Neumann*

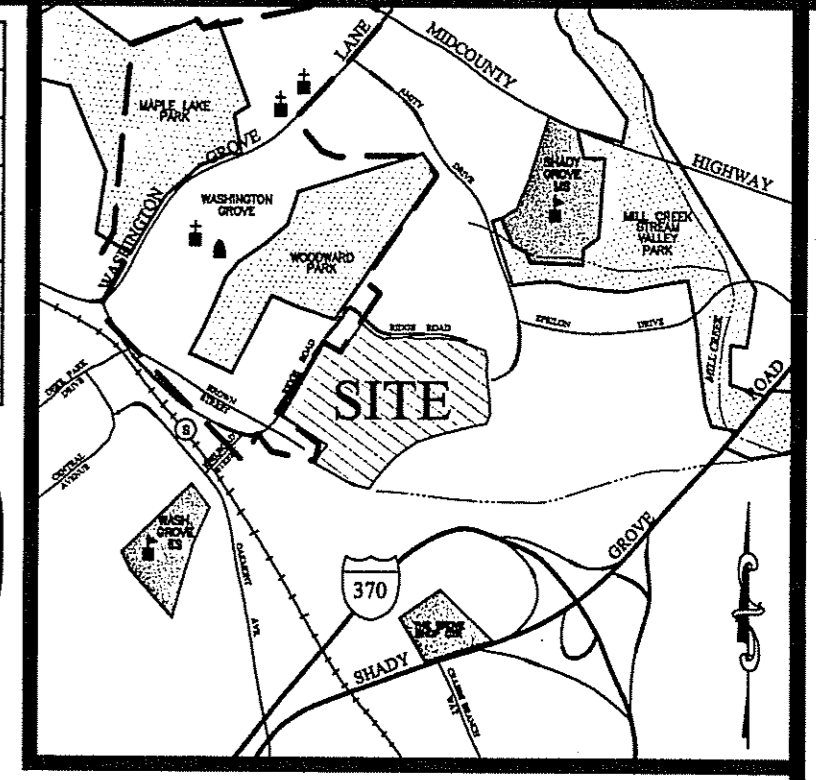
David B. Neumann  
Chair, Historic Preservation Commission  
The Town of Washington Grove, Maryland

cc: Mr. John Compton, Mayor, The Town of Washington Grove





REVISION			
NO.	DATE	DESCRIPTION	BY
1	02/07/02	REVISED LAYOUT TO 150' CURB WIDTHS, PRIMARY STRIPES, WIDENED WASHINGTON GROVE BUFFER AND TWO TRAFFIC CIRCLES	KDM
2	02/13/02	REVISED LAYOUT TO LEAVE 10' AC MEADOW ADJACENT TO E. OF WASHINGTON GROVE	IEV



NOTE  
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION CONTACT "MISS UTILITY" AT 1-800-251-7777 AT LEAST 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR THERE ARE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY BEFORE PROCEEDING WITH CONSTRUCTION.

- GENERAL NOTES
- GROSS SITE AREA: 65.59 ACRES  
LESS STREET DEDICATION: 2.34 ACRES  
LESS ICC INTERCHANGE: 10.46 ACRES  
NET SITE AREA: 47.59 ACRES
  - EXISTING ZONING: R-90
  - BOUNDARY FOR PARCELS P615, P540 AND P433 FROM FIELD SURVEY, DEWBERRY & DAVIS LLC, MARCH 2001.
  - APPROXIMATE BOUNDARY FOR PARCELS N725 AND N759 FROM MNCPC / STATE TAX MAP (OT 121), 1994
  - EXISTING TOPOGRAPHY FROM AIR SURVEY, FEBRUARY 2001. CONTOUR INTERVAL = 2'
  - THERE ARE NO 100-YEAR FLOODPLAINS ON THIS SITE ACCORDING TO AVAILABLE INFORMATION (MNCPC ULTIMATE FLOODPLAIN MAPS, 1975). APPROXIMATE LOCATION SHOWN ON PLAN.
  - WATERSHED: ROCK CREEK, USE CLASS IV - SUBWATERSHED: MILL CREEK
  - THERE ARE NO HISTORIC RESOURCES ON SITE ACCORDING TO MNCPC LOCAL HISTORICAL ATLAS OF HISTORIC SITES IN MONTGOMERY COUNTY, MD, 1976.

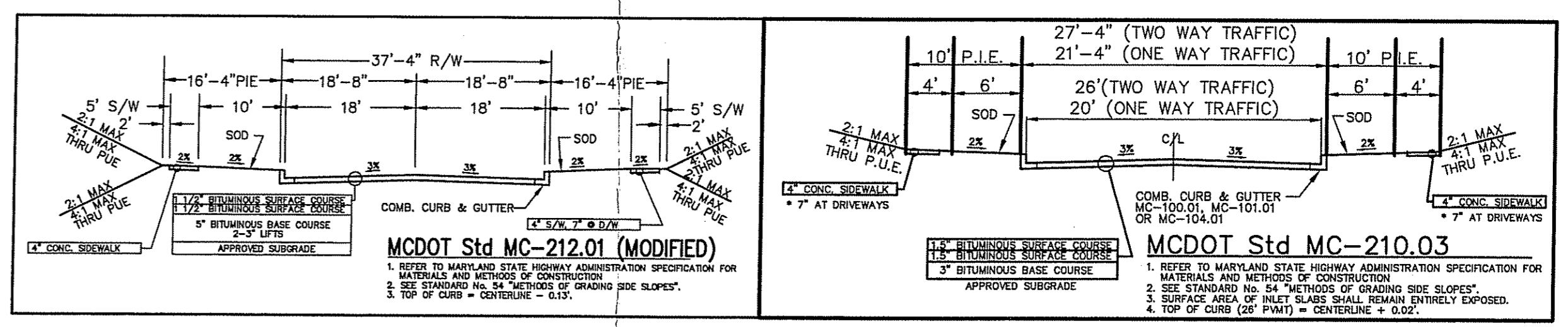
SITE SUMMARY

	REQUIRED/PERMITTED	PROPOSED
8-90 ZONE, MPDU OPTION		
DENSITY	4.39 D.U./Ac. MAX; 287 D.U. MAX. INCL. MPDU	2.90 D.U./Ac.; 190 D.U.
HOUSING MAX		
SINGLE FAMILY DETACHED	NOT SPECIFIED	150 D.U.
TOWNHOUSE (INCLUDES MPDU)	599 MAX.; 95 D.U. MAX.	48 D.U.
TOTAL		188 D.U.
MPDU	12.5% MIN.; 24 MPDU MIN.	24 MPDU
BUILDING SETBACKS		
DETACHED DWELLING		
FROM STREET	25 FT. MIN.	25 FT. MIN.
FROM REAR LOT LINE	20 FT. MIN.	20 FT. MIN.
LOT AREA		
DETACHED DWELLING	5,000 SQ FT MIN.	5,000 SQ FT MIN.
TOWNHOUSE	1,500 SQ FT MIN.	1,500 SQ FT MIN.
LOT WIDTH		
DETACHED DWELLING	25 FT. MIN.	40 FT. MIN.
BUILDING HEIGHT		
MAIN BUILDING	3 STORIES MAX.; 40 FT. MAX.	3 STORIES MAX.; 40 FT. MAX.
ACCESSORY BUILDING	2 STORIES MAX.; 25 FT. MAX.	2 STORIES MAX.; 25 FT. MAX.
GREEN AREA	2,000 SQ FT/D.U. MIN.	2,000 SQ FT/D.U. MIN.
COMMON OPEN SPACE	PROCEDURE TO ASSURE USE AND MAINTENANCE	COMMON OPEN SPACE TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION

- LEGEND
- MPC MULTI-PURPOSE COURT
  - MAPL MULTI-AGE PLAY LOT / PICNIC AREA
  - SWM STORMWATER MANAGEMENT
  - TL TOT LOT / PICNIC AREA
  - PIC PICNIC AREA

STAGING TO BE DETERMINED AT SITE PLAN

- LEGEND
- LIMIT OF SUBDIVISION
  - EXIST. TREE 24" D.B.H. OR GREATER
  - EXIST. TREE / FOREST LINE
  - EXIST. WETLAND
  - WETLAND BUFFER
  - STREAM BUFFER
  - EXIST. STRUCTURE / RUINS



**Dewberry & Davis LLC**  
Engineers  
Planners  
Surveyors  
Landscape Architects  
www.dewberry.com

804 West Diamond Avenue, Suite 200  
Gaithersburg, MD 20878-1414  
(301) 948-8300 Fax: (301) 258-7607

Pre-Preliminary Plan #: 7-02004  
Preliminary Plan #: 1-02022  
NEI #: 4-10236  
Computer number: P:\PROJECTS\2009\11A\Case2011A\Map\p13m-01.dwg  
Tax Map #: GT 121  
Zone: R-90, MPDU OPTION  
OWNER / DEVELOPER: OXBIDGE DEVELOPMENT @ WASHINGTON GROVE 800 WEST DIAMOND AVENUE SUITE 200 GAITHERSBURG, MARYLAND 20878  
Phone: (301) 258-4150 Fax: (301) 258-4151

RECEIVED  
FEB 14 2002  
DEVELOPMENT REVIEW DIVISION

REVISED PRELIMINARY SUBDIVISION PLAN  
**CASEY PROPERTY @ MILL CREEK**  
9TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

DATE: FEB 2002  
SHEET: 1 of 1  
SCALE: 1"=100'



February 18, 2002



## Montgomery County Government

Arthur Holmes, Jr., Chairman  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Chairman Holmes:

The Historic Preservation Commission is providing comments to you about the proposed subdivision of the Casey Property adjacent to Washington Grove, because we have grave concerns about the impact of the proposed subdivision, as it is currently drawn. Washington Grove is an oasis in our County. This proposed subdivision will obliterate an edge of the Town, resulting in the conflation of the 19<sup>th</sup> century National Register Historic District with new suburban development. The result will be a loss of the physical definition and readily identifiable form of Washington Grove. A quick look at a vicinity map will confirm the distinctive platting of the Town, with edges marked by forests and field, with 50% of the Town dedicated to open space, with large and small lots of varying shape, and with a diversity of homes.

The Town conveys a sense of history and is, conceivably, the best illustration in this county of why we want to preserve our significant historic sites and districts. Washington Grove provides an experience for visitors and residents which they don't get anywhere else. Recognizing this, the Town hosts school trips and is a destination for visitors interested in urban design and community planning. It serves as a model for the "New Urbanism", having achieved a close-knit community with common ground. It has a clear center, provides for multiple means of transportation to serve a community of all ages and skill-levels, and it provides recreational opportunities for residents and visitors alike. It does all this while providing a distinctive sense of time and place.

A loss of this clear edge will compromise the nuclear form of Washington Grove, and will be a real loss to the county. While our planners struggle to design liveable communities, I think you will agree that we have nothing better than Washington Grove. We ask the Planning Board to recognize these special qualities and characteristics of Washington Grove and demand no less from the development community.

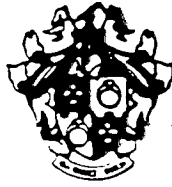
Through the creative use of available planning tools, such as waivers for housing type in any one development, or the amalgamation of funding from state and local park/recreation/legacy sources, we believe the Planning Board can achieve the best for our county. It will require this developer to redesign its current proposal, to leave the meadow along Ridge Road open to the current tree line, and preserve the existing tree line as a buffer. While this would be an unusual requirement for a typical subdivision, the site is not typical. It is unique, and calls for unique requirements. Please help protect the best of our old communities, while promoting liveable new communities.

Sincerely,

  
Steven Spurlock, Chairman

Historic Preservation Commission

February 18, 2002



## Montgomery County Government

Arthur Holmes, Jr., Chairman  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Chairman Holmes:

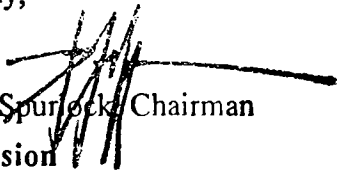
The Historic Preservation Commission is providing comments to you about the proposed subdivision of the Casey Property adjacent to Washington Grove, because we have grave concerns about the impact of the proposed subdivision, as it is currently drawn. Washington Grove is an oasis in our County. This proposed subdivision will obliterate an edge of the Town, resulting in the conflation of the 19<sup>th</sup> century National Register Historic District with new suburban development. The result will be a loss of the physical definition and readily identifiable form of Washington Grove. A quick look at a vicinity map will confirm the distinctive platting of the Town, with edges marked by forests and field, with 50% of the Town dedicated to open space, with large and small lots of varying shape, and with a diversity of homes.

The Town conveys a sense of history and is, conceivably, the best illustration in this county of why we want to preserve our significant historic sites and districts. Washington Grove provides an experience for visitors and residents which they don't get anywhere else. Recognizing this, the Town hosts school trips and is a destination for visitors interested in urban design and community planning. It serves as a model for the "New Urbanism", having achieved a close-knit community with common ground. It has a clear center, provides for multiple means of transportation to serve a community of all ages and skill-levels, and it provides recreational opportunities for residents and visitors alike. It does all this while providing a distinctive sense of time and place.

A loss of this clear edge will compromise the nuclear form of Washington Grove, and will be a real loss to the county. While our planners struggle to design liveable communities, I think you will agree that we have nothing better than Washington Grove. We ask the Planning Board to recognize these special qualities and characteristics of Washington Grove and demand no less from the development community.

Through the creative use of available planning tools, such as waivers for housing type in any one development, or the amalgamation of funding from state and local park/recreation/legacy sources, we believe the Planning Board can achieve the best for our county. It will require this developer to redesign its current proposal, to leave the meadow along Ridge Road open to the current tree line, and preserve the existing tree line as a buffer. While this would be an unusual requirement for a typical subdivision, the site is not typical. It is unique, and calls for unique requirements. Please help protect the best of our old communities, while promoting liveable new communities.

Sincerely,

  
Steven Spurlock, Chairman

Historic Preservation Commission

**LEGEND**

	LOT OF SUBDIVISION
	STATE OF SUBDIVISION
	EASEMENT
	RIGHT-OF-WAY
	UTILITY
	BOUNDARY
	OTHER

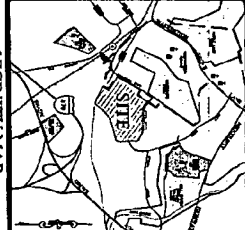


(See Map Grid GS13P131)  
 (See Map Grid GS23H55)  
 4.15 AC  
 P.968



SEE SHEET 1 OF 2 FOR NOTES

NO.	DATE	REVISION



11102523 11-100 2 2	REVISED PRELIMINARY SUBDIVISION PLAN <b>CASEY PROPERTY @ MILL CREEK</b>	OWNER / DEVELOPER OXLEIGH DEVELOPMENT @ WASHINGTON GROVE 300 ETTINGTON PLAZA SUITE 400 ROCKVILLE, MARYLAND 20851 Phone: (301) 294-1150 Fax: (301) 294-1151	SKG ARCHITECTS AND PLANNERS 4016 ST. ELMO AVENUE BETHESDA, MD 20814 4016 ST. ELMO AVENUE TELE: (301) 854-8200 FAX: (301) 854-7211	<b>Dewberry &amp; Davis LLC</b> A Dewberry Company Engineers Planners Surveyors Landscape Architects 804 West Diamond Avenue, Suite 200 Gaithersburg, MD 20878-1414 (301) 948-8300 Fax: (301) 258-7607 www.dewberry.com
	9711 ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND	9/21/09 10/21/09 11/10/09 12/10/09 1/10/10 2/10/10 3/10/10 4/10/10 5/10/10 6/10/10 7/10/10 8/10/10 9/10/10 10/10/10 11/10/10 12/10/10		

Revised 11/20/09



February 13, 2002

Arthur Holmes, Jr., Chairman  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

Sue deloquer will testify.  
Call her  
& write  
testimony.

**DRAFT**

Dear Chairman Holmes:

The Historic Preservation Commission is providing comments to you about the proposed subdivision of the Casey Property adjacent to Washington Grove, because we have grave concerns about the impact of the proposed subdivision, as it is currently drawn.

This proposed subdivision will obliterate an edge of the Town, resulting in the conflation of the 19<sup>th</sup> century National Register Historic District with new suburban development. The result will be a loss of the physical definition and readily identifiable form of Washington Grove. A quick look at a vicinity map will confirm the distinctive platting of the Town, with edges marked by forests and field, with 50% of the Town dedicated to open space, with large and small lots of varying shape, and with a diversity of homes.

The Town conveys a sense of history and is, conceivably, the best illustration in this county of why we want to preserve our significant historic sites and districts. Washington Grove provides an experience for visitors and residents which they don't get anywhere else. Recognizing this, the Town hosts school trips and is a destination for visitors interested in urban design and community planning. It serves as a model for the "New Urbanism", having achieved a close-knit community with common ground. It has a clear center, provides for multiple means of transportation to serve a community of all ages and skill-levels, and it provides recreational opportunities for residents and visitors alike. It does all this while providing a distinctive sense of time and place.

A loss of this clear edge will compromise the nuclear form of Washington Grove, and will be a real loss to the county. While our planners struggle to design liveable communities, I think you will agree that we have nothing better than Washington Grove. We ask the Planning Board to recognize these special qualities and characteristics of Washington Grove and demand no less from the development community.












Through the creative use of available planning tools, such as waivers for housing type in any one development, or the amalgamation of funding from state and local park/recreation/legacy sources, we believe the Planning Board can achieve the best for our county. It will require this developer to redesign their current proposal, to leave the meadow along Ridge Road open to the current tree line, and preserve the existing tree line as a buffer. While this would be an unusual requirement for a typical subdivision, the site is not typical. It is unique, and calls for unique requirements. Please help protect the best of our old communities, while promoting liveable new communities.

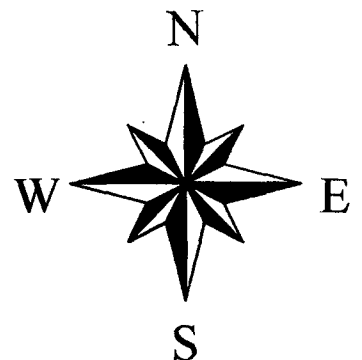
Sincerely,

Steven Spurlock, Chairman  
Montgomery County Historic Preservation  
Commission

# CASEY PROPERTY



-  Trail.shp
-  Railroad.shp
-  Cline.shp
-  Parks.shp
-  Road.shp
-  Bldg.shp
-  Hydro\_l.shp
-  Property.shp
-  200' Map
-  County Boundary
-  Hydrology - Line





B Malcolm

1. The municipality of Washington Grove began as a grove of trees in the middle of farm land in Montgomery County in the late 19<sup>th</sup> century. In 1873, Methodist clergy from Washington, D.C. purchased this 200 acres of trees as a summer camp meeting ground, with weekly Sunday meetings which drew as many as 10,000 worshippers. The center of the camp meeting was known as the Sacred Circle. Walkways radiated out from this circle, and tent sites were located along these paths. By 1900, many of the tents were replaced with the early Carpenter Gothic cottages, with steeply pitched roofs and full-width porches. The Camp Meeting Association was dissolved in 1937, and the Town of Washington Grove was then incorporated.

This National Register Historic District conveys a sense of history and is, arguably, the best illustration in this county of why we want to preserve our significant historic sites and districts. Washington Grove provides an experience for visitors and residents which they don't get anywhere else. Recognizing this, the Town hosts school trips and is a destination for visitors interested in urban design and community planning. It serves as a model for the "New Urbanism", having achieved a close-knit community with common ground. It has a clear center, provides for multiple means of transportation to serve a community of all ages and skill-levels, and it provides recreational opportunities for residents and visitors alike. It does all this while providing a distinctive sense of time and place.

2. This proposed subdivision will obliterate an edge of the Town, running it together with new suburban development. This "blurring of the lines" between a community established for spiritual reasons in relative isolation, and a new development typical of our suburban sprawl, with no center, no identity and no sense of place, will result in the loss of the physical definition and readily identifiable form of Washington Grove. This is a real loss for the county. A quick look at a vicinity map will confirm the distinctive platting of the Town, with edges marked by forests and field, with 50% of the Town dedicated to open space, with large and small lots of varying shape, and with a diversity of homes.

The project should be redesigned to leave the meadow along Ridge Road open to the current tree line, and preserve the existing tree line as a buffer. While this would be an unusual requirement for a typical subdivision, the site is not typical. It is unique, and calls for unique requirements, and use of readily available planning tools, such as waivers for housing type limitations or quotas in this development.

Take out  
hyperbole ...  
stick to the FACTS!  
- Comments  
- from Malcolm  
2/19/02



*Minor changes -  
good letter!  
Sue*

February 13, 2002

**DRAFT**

Arthur Holmes, Jr., Chairman  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Chairman Holmes:

The Historic Preservation Commission is providing comments to you about the proposed subdivision of the Casey Property adjacent to Washington Grove, because we have grave concerns about the impact of the proposed subdivision, as it is currently drawn.

\* This proposed subdivision will obliterate an edge of the Town, resulting in the conflation of the 19<sup>th</sup> century National Register Historic District with new suburban development. The result will be a loss of the physical definition and readily identifiable form of Washington Grove. A quick look at a vicinity map will confirm the distinctive platting of the Town, with edges marked by forests and field, with 50% of the Town dedicated to open space, with large and small lots of varying shape, and with a diversity of homes.

The Town conveys a sense of history and is, conceivably, the best illustration in this county of why we want to preserve our significant historic sites and districts. Washington Grove provides an experience for visitors and residents which they don't get anywhere else. Recognizing this, the Town hosts school trips and is a destination for visitors interested in urban design and community planning. It serves as a model for the "New Urbanism", having achieved a close-knit community with common ground. It has a clear center, provides for multiple means of transportation to serve a community of all ages and skill-levels, and it provides recreational opportunities for residents and visitors alike. It does all this while providing a distinctive sense of time and place.

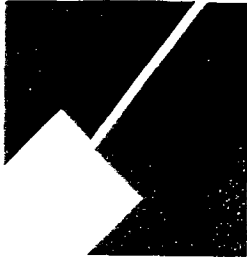
A loss of this clear edge will compromise the nuclear form of Washington Grove, and will be a real loss to the county. While our planners struggle to design liveable communities, I think you will agree that we have nothing better than Washington Grove. We ask the Planning Board to recognize these special qualities and characteristics of Washington Grove and demand no less from the development community.

Through the creative use of available planning tools, such as waivers for housing type in any one development, or the amalgamation of funding from state and local park/recreation/legacy sources, we believe the Planning Board can achieve the best for our county. It will require this developer to redesign ~~their~~ *its* current proposal, to leave the meadow along Ridge Road open to the current tree line, and preserve the existing tree line as a buffer. While this would be an unusual requirement for a typical subdivision, the site is not typical. It is unique, and calls for unique requirements. Please help protect the best of our old communities, while promoting liveable new communities.

Sincerely,

Steven Spurlock, Chairman  
Montgomery County Historic Preservation  
Commission

\* *Washington Grove is an oasis in our County.*

**MEMORANDUM**

**TO:** Montgomery County Planning Board

**VIA:** Jeff Zyontz, Division Chief, Countywide Planning Division  
John Hench, Supervisor, Park Planning and Resource Analysis *John Hench*

**FROM:** Brenda Sandberg, Legacy Open Space Program Manager *BRS*  
John Turgeon, Legacy Open Space Senior Planner *AT*  
Gwen Wright, Historic Preservation Supervisor *GW*

**DATE:** February 7, 2002

**RE:** Casey Property at Washington Grove

**Recommended Action**

Staff recommends that the Planning Board approve part of the Casey Property at Washington Grove as a Class II site in the Heritage Resource category of the Legacy Open Space Functional Master Plan. Specifically, the open field along Ridge Road on the northwest side of the property immediately adjacent to the Town of Washington Grove, which is roughly 13 acres in size, contributes to the historic environmental setting of the Town and its rural character (see Attachment 1). Staff further recommends that the Department of Park and Planning work with the developer of that portion of the property to protect as much of this resource as possible through the development review process.

**Introduction**

Staff has completed an evaluation of the site known as the Casey Property at Washington Grove that is listed as a Class III site in Technical Appendix D of the Legacy Open Space Functional Master Plan. The evaluation of the Casey Property follows the process set forth in the Master Plan for conducting additional studies of Class III sites for the purpose of either designating them Class I or II Legacy sites or removing them from the Legacy program. According to the Legacy Open Space Functional Master Plan, that was approved by the County Council on July 24, 2001, a Class III site may be studied if development is

proposed on the site. The north portion of the property, zoned R-90, is currently under contract to Oxbridge Development and a preliminary plan of subdivision for that area has been submitted for Planning Board review (case 1-02022, Casey Property at Mill Creek). In addition, the south portion of the property, zoned I-1, is under contract to Crabbs Branch Village, LLC, for which they have filed a special exception petition to allow residential units (case S-2497, Shady Grove Village). Attachment 2 shows the zoning and location of the proposed developments on the subject property. This memorandum discusses how the property was judged against the criteria for selecting Legacy Open Space sites and makes a recommendation to the Planning Board for protecting the important resources on the property.

## **Background**

The Casey Property at Washington Grove is made up of seven parcels totaling approximately 115 acres, all of which are owned by the Casey family. It is located along the easterly and southerly sides of Ridge Road adjacent to the Town of Washington Grove. Interstate Route 370 crosses the south portion of the property near the intersection with Shady Grove Road. Roughly 31 acres of the property adjacent to I-370 is located within the reservation area for the proposed right-of-way of the Inter-County Connector (ICC). Most of the property, 62 acres more or less, is zoned R-90, and approximately 53 acres is zoned I-1. The site is undeveloped and contains a mix of deciduous forest and meadows, as well as two streams and associated wetlands.

This property was nominated as an environmentally significant resource for inclusion in the Legacy Open Space program during the process of developing the Legacy Master Plan. An initial study of the site by staff in August of 2000 indicated that it potentially met the criteria to be included in the Legacy program under the Plan's natural resources protection category. Areas of good quality forest and wetlands were observed on the property, particularly toward its southern end adjacent to I-370 and within the ICC reservation area. The property also contains one of the headwaters for Mill Creek, a tributary of Rock Creek. Further, it is one of the few remaining large open spaces in this heavily developed section of the County between the cities of Rockville and Gaithersburg that also provides a natural buffer for the historic Town of Washington Grove. The property was listed in Technical Appendix D of the Master Plan as a Class III site pending additional study of its resources to determine whether it should be fully included in the Plan's land protection program as a Class I or II Legacy site.

In March of 2001 staff was informed by the mayor of Washington Grove and several residents of the Town – through letters to both the Planning Board Chairman and the President of the County Council – of the anticipated development proposal on the R-90 zoned portion of the Casey Property that fronts Ridge Road opposite the Town. Subsequently, a preliminary subdivision plan has been submitted for this area by Oxbridge Development, the current

version of which calls for 196 residential units on approximately 65 acres of land. Because the Town controls access to both sides of Ridge Road, the development plan proposes access to the site from the east via Amity Drive.

The mayor and residents expressed concern that the development would compromise the historic and rural character of the Town. They placed particular emphasis on preserving as open space the roughly 13-acre meadow that spans the area between Ridge Road and an existing hedgerow on the Casey Property and is across Ridge Road from single-family residences in the Town. They requested that staff initiate the additional study required to determine if the site could be protected through the Legacy program. In a letter dated March 7, 2001, staff agreed to conduct the study, and in May staff inspected the site along with the mayor and interested residents, focusing primarily on the R-90 zoned portion of the Casey Property where the Oxbridge Development subdivision plan is proposed. Additional meetings were held with representatives of Oxbridge Development, as well as natural resource, historic preservation, and archaeological staff to discuss options for protecting the property.

## **Issues**

### Natural Resources

The entire Casey Property was nominated for inclusion in the Legacy program for its natural resource significance. However, staff has determined that while the property contains some good quality forest and wetland areas they are not considered to have particular countywide or regional significance. Based on inspection of these areas by staff, no rare, threatened or endangered species were observed, nor do any records indicate that they exist on the property. Further, there are no unique or unusual terrestrial or aquatic habitats on the Casey Property. Staff observed some important environmental features within the area proposed for construction by Oxbridge Development such as a wetland, several specimen trees, and a rock outcropping. These resources should be protected through the development review process. The meadow along Ridge Road is not considered environmentally significant. In all, the property's natural resources were not considered to "rise above the rest" when compared to the environmentally significant sites listed in the Legacy Master Plan.

### Heritage Resources

Although not the original basis for its nomination to the Legacy program, the Casey Property's significance as a historic resource emerged during the process of evaluating the site. Staff determined that part of the site could provide a valuable buffer to the significant heritage resource that is the Town of Washington Grove. The entire Town has been designated a National Register historic site (see Attachment 3 for the National Register of Historic Places Inventory nomination form for the Town). Specifically, the area of the meadow

along Ridge Road, if protected, would accomplish this objective. The meadow enhances the environmental setting of the heritage resource by maintaining the Town's rural character.

### Other Legacy Resource Categories

The Casey Property is not considered critical to the protection of the Agricultural Reserve or the public water supply. Nor does it make up part of a "critical mass" of like resources that perform an important environmental function. The site was evaluated from the perspective of protecting the greenway connection between the Muddy Branch trail corridor and the upper Rock Creek corridor. However, the property's location is not considered suitable for achieving that connection. The trail connection can be achieved in part by utilizing existing street rights-of-way in the vicinity of the City of Gaithersburg and within the Town of Washington Grove. The property was not considered critical to increasing access to public open space in this area of the County. While the Casey Property is one of the few remaining large tracts of open space in this neighborhood, as a whole it was determined to be too large a parcel to be considered for protection under the urban open space category of the Legacy Plan.

### **Analysis of overall Legacy Criteria and specific Heritage Resource Factors**

Staff's analysis of the Casey Property's significance in relation to the overall Legacy Criteria has determined that:

- The property has particular countywide and national significance in terms of its association with the Town of Washington Grove, a heritage resource of national import with exceptional architectural character and rural viewscales.
- Because of its association with Washington Grove, the site contributes to the Legacy program's heritage theme of the Rail Community Cluster, of which the Town is part.
- If preserved as open space, the site would serve as a protective buffer of the significant heritage resource that is Washington Grove.

After further analysis of specific heritage resource factors as discussed in the Legacy Open Space Master Plan staff concludes that:

- The Casey Property helps define the historic rural setting of the Town of Washington Grove.
- The property, and especially the meadow along Ridge Road, serves as contextual open space for the Town by helping convey a sense of historic



time and place that would be diminished considerably if the site were developed.

- Preserving as much as possible of this open space would help to maintain the community's unique character.

Based on the above analysis, staff recommends the Planning Board designate the 13-acre Ridge Road meadow portion of the Casey Property at Washington Grove a Class II Legacy Open Space site under the Heritage Resources category of the Legacy Open Space Functional Master Plan.

### **Implications of Legacy Designation/Implementation Issues**

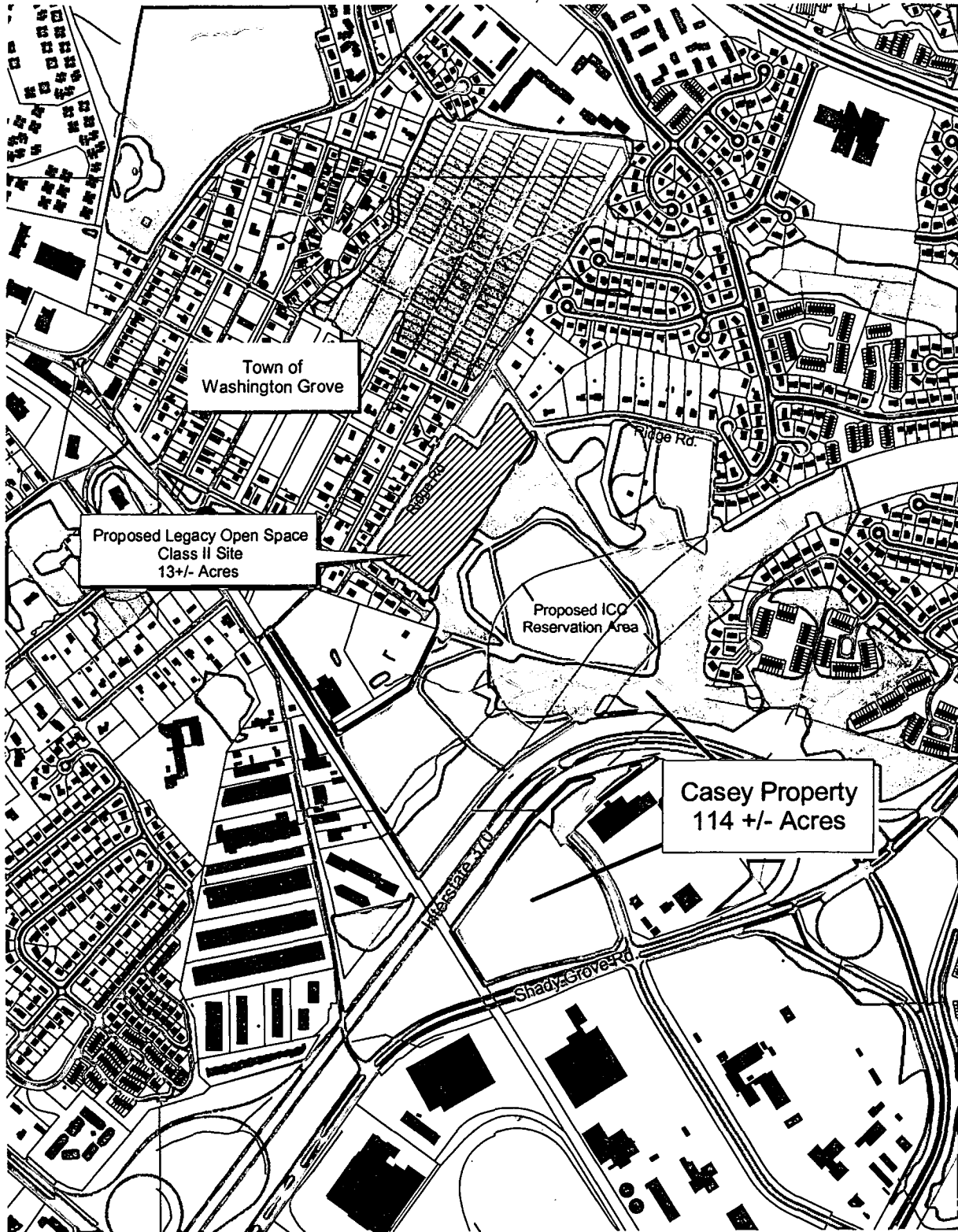
As stated in the Legacy Master Plan, available funding and the process for setting priorities will serve to limit the number of properties in the program that are actually acquired or where easements are purchased. Additionally, reservation is not an available option for Class II Legacy sites. Given the fiscal constraints of the Legacy Open Space program, in addition to the number of higher priority heritage sites already listed in the Master Plan, if the staff recommendation for this property is approved by the Planning Board, it will be important to protect as much of the identified site as possible through the development review process as opposed to acquisition or easement purchase.










Therefore, staff suggests the following procedure to achieve protection of the Ridge Road meadow portion of the Casey Property:

- The preliminary plan submitted by the developer will proceed as scheduled through the Department's development review process;
- Staff will negotiate with the developer to achieve as much protection of the meadow portion of the site as possible, balancing varied site constraints as well as community and developer interests.

The current version of the Oxbridge Development plan proposes for the subject meadow a 150-foot wide strip of open space along Ridge Road to include a landscaped berm (see Attachment 4). Single-family detached residential lots and a small recreation area are proposed for the remaining area of the meadow.

# Casey Property at Washington Grove



-  Proposed Legacy Open Space Site
-  Casey Property at Washington Grove
-  Buildings
-  Roads
-  Ponds
-  Streams
-  Property Lines
-  Woodlands
-  Open Land

# Casey Property at Washington Grove Proposed Developments



Casey Property at Washington Grove

Property Lines

Zoning Districts

I-1

R-90

Roads



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

M-21-5 ATTACHMENT 3

FOR NPS USE ONLY

JUN 5 1979

RECEIVED

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

AND/OR COMMON

Town of Washington Grove

2 LOCATION

STREET & NUMBER

CITY, TOWN

Washington Grove

VICINITY OF Gaithersburg

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

Eighth

STATE

Maryland

COOE

24

COUNTY

Montgomery

CODE

031

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input checked="" type="checkbox"/> PARK
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input checked="" type="checkbox"/> PRIVATE RESIDENC
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input checked="" type="checkbox"/> OTHER Forest

4 OWNER OF PROPERTY

NAME

See attached list of names and address of owners of record.

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE

REGISTRY OF DEEDS, ETC.

Land Records of Montgomery County

STREET & NUMBER

Montgomery County Courthouse

CITY, TOWN

Rockville

STATE

Maryland

20850

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Washington Grove is an incorporated town in central Montgomery County contained within its own forest preserve, probably the only community in Maryland which has dedicated more of its lands to wilderness preservation than to urban development.

Founded over a century ago as a religious camp meeting ground, Washington Grove evolved into a summer retreat from the heat of Washington, D. C. and became a cultural stop on the Chautauqua Circuit. In its present incarnation it is a community of individualistic, largely Gothic Revival cottages, whose year-round residents are intent on guarding against encroachment from commercial, industrial, or residential developers.

Located on the Baltimore and Ohio Railroad between Gaithersburg and Rockville, this historic district occupies 200 acres or about 0.3 square miles. It is covered by a contemporary master plan, adopted by the Town of Washington Grove in 1975, conforming generally to a plan drawn up by its founding fathers in 1873. The master plan states this strong sense of purpose:

The great majority of citizens in this enclave are intent upon the preservation of the integrity of the Grove and thus a way of life to which the first citizens gave direction.

The Town is bounded by the City of Gaithersburg to the north, the railroad to the west, housing developments to the east, and expanding industrialization and prospective housing to the south. It lies within a mile of the proposed Shady Grove Metro Station, the northern terminus of the Washington subway system, and thus will be under even heavier developmental pressures during the 1980s and beyond.

Washington Grove today consists of 175 single-family dwellings, no apartment houses, and a population of about 700. There is no industry located or permitted within the Town. The only commercial activity is confined to a small shopping center of four stores at the northwest corner. The Town is served by its own second class post office located across the B & O Railroad tracks in Hershey's Restaurant building. Housing occupies about 85 acres, parks within the Town cover 23 acres, and the forest reserves around the Town comprise the remaining 92 acres. The division in Town land use is 57.5 per cent undeveloped forest and parkland and 42.5 per cent urban development. The largest of the four parks within the Town extends nearly the length of the residential community. It contains tennis, basketball, baseball, picnic, and playground facilities and a gazebo which serves as a bandstand for concerts.

The woodlands are divided into two tracts: the East Woods of 45 acres and the Lake Woods to the north and west of 47 acres. Within the Lake Woods is a man-made spring-fed lake, known as Maple Lake, which is used as the Town's swimming facility. There are walking trails in both woods and firebreaks in the East Woods. Otherwise, the Town's forests have been left in their natural state for over thirty years, and they will be preserved permanently in this fashion, according to a forest policy adopted by the Town in 1972 when the issue of harvesting timber was raised and rejected. In adopting its forest preservation policy, the Town cited the description of Washington Grove by a former mayor and poet laureate, Irving L. McCathran:

SEE CONTINUATION SHEET #1.



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM



Washington Grove  
Montgomery County

CONTINUATION SHEET Maryland ITEM NUMBER 7 PAGE 1

(DESCRIPTION, continued)

It is a town within a forest, an oasis of tranquility and a rustic jewel in the diadem of the great Free State of Maryland.

It was this forest that attracted Washington Grove's early settlers, led by a group of Methodist clergy from Washington who were seeking a camp meeting ground for summer preaching missions. In 1873, the year the B & O opened its Metropolitan Branch Line which passes this area, the Methodists purchased 268 acres from Nathan and Elizabeth Cook, chosen for its beautiful groves, springs, elevation, and good drainage. Forming the Washington Grove Camp Meeting Association, chartered by the Maryland Legislature on March 30, 1874 and approved by Governor James B. Groome, they sold 1,000 shares at \$20 per share to eligible Methodists. One share entitled the owner to a tent site and five shares to a cottage site. Cottage sites, 50 x 150 feet, became the standard building lot for most of today's Washington Grove houses.

The camp ground was laid out with six avenues radiating from a circle, appropriately named the "Sacred Circle." Within this circle, the founders built a wooden Tabernacle, 48 x 70 feet, surrounded by wooden benches for two-week meetings held during July and August. Some 250 tents were erected along the avenues leading to the circle during that first summer. The founders expected this tent village to last but a few weeks each summer, but the Grove proved to be such a salubrious environment compared to Washington's summer humidity, that many of the faithful came early or lingered long after the preaching ended. Wooden tents soon replaced the leaky canvas ones, many of them 14.5 feet wide by 24 feet long. A beam across the center held a curtain which divided the interior. A small porch was built on the front and a small tent attached to the rear. A number of the smaller houses in the Town today have evolved from this quaint beginning. Older residents refer to this design as "Early Methodist Architecture" a prominent feature of which is a sharply peaked roof pointed toward Heaven.

Early cottages had no street numbers but were identified by the names of their owners or by such pious designations as Faith, Hope, Charity, Service, and Equity. Others were called Peaceful Valley, Sunset, and Bide-a-wee. A few are still identified by such distinctive names as Little Acorns and Mulberry Cottage.

The transformation from a temporary tent village to one of wooden cottages was stimulated by the B & O, which shipped building materials free of charge in those early days. The railroad built a depot at Washington Grove and advertised "twenty trains per day at all hours of the day and night". The permanent cottage community then took shape along a more conventional grid of roads between the Circle and the railroad station, but with this unique feature: cottages were built facing pedestrian avenues which were off-limits to wagons and horses. Carriages were restricted to roads that ran behind the houses. The avenue walkways were covered

SEE CONTINUATION SHEET #2.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM



Washington Grove  
Montgomery County

CONTINUATION SHEET Maryland ITEM NUMBER 7 PAGE 2

(DESCRIPTION, continued)

with bluestone gravel to prevent muddy conditions. They were not paved with cement because the founders thought the cement would hold more of the summer heat than gravel. The wagon roads were dirt, but later were covered with cinders and, finally, with asphalt.

The original reason for the walkways is said to have been the safety of women and children. The typical Grove cottage or wooden tent facing these avenues had a porch, from which the residents greeted their strolling neighbors and enjoyed the cool evening air. A dozen walkways remain today as the founders intended: safe, traffic-free avenues covered with gravel, dedicated to strolling, jogging, children's games, and bicycle riding. Three of them are principal avenues through the length of the Town. Grove Avenue extends from the railroad, where two commuter trains a day stop, and passes in front of McCathran Hall, the Town's main meeting building, and the Woman's Club, the Town's two community buildings. This avenue once passed in front of the Albany Hotel, which occupied the site of the Woman's Club until it was razed in 1927. Three avenues connect Grove Avenue with the Sacred Circle. Although the Tabernacle is gone, the Circle remains, landscaped with shrubs and floral plants, accessible only by walkways and faced by vintage Grove cottages.

During the last half century the Town gradually became a year-round community. The Washington Grove Camp Meeting Association was dissolved in 1937, the year the Town was incorporated. The government of the Town has since been vested in a Town Meeting. Legislative and administrative authority is exercised by a six-member elected Council and an elected Mayor. Even with such secularization, however, the Town has managed to preserve its unique character while adapting to the needs of contemporary life.

With most of the houses still facing the gravel walkways and retaining the earlier architectural styles (discussed more fully in the next section), the relaxed ambience of the early summer cottage community situated under the Town's great oaks is still present.

ARCHITECTURAL DESCRIPTION

The architectural heritage of Washington Grove is one of adaptive reuse coupled with an eclectic spirit. This is not to say that the Grove residents have been mindless followers of any one architectural style; rather it is to admit that the needs of one generation will modify the constructs of the preceding generations. This is most notable in the architectural elements which so impressively create a "style" for the Grove.

SEE CONTINUATION SHEET #3.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM



Washington Grove  
Montgomery County

CONTINUATION SHEET Maryland

ITEM NUMBER 7

PAGE 3

(DESCRIPTION, continued)

The most pervasive, and hence most notable elements of the Town's architectural heritage are the following:

1. The high-pitched, steep gable ends, with their attendant high, narrow interior spaces.
2. The Gothic Revival detailing of the massing in all subsequent additions.
3. The use of windows not only to light the interior, but to create a special kind of light by using stained glass.
4. The porch as a unifying element to the additive parts of the house and as a stylistic "reminder" of the architecture of the South.
5. The dormer window in the high-pitched roof which allows the high interior space to become a renovated "second" floor.
6. The use of "gingerbread", taken from the Victorian style, to hark back to the stylistic antecedents: the canvas-tent-become-house.
7. The integration of the houses into the trees, both in a spiritual context and in the actual blending of the form into the vertical trees.
8. The stylistic variety of Gothic Revival and Dutch Cottage as seen in all of the above.

Each of these elements make the Grove unique. They are further explained in the examples which follow.

1. The high-pitched roof has as its most direct antecedent in the Grove the tents used by the early Methodists for their summer retreats. As previously described, the desire to make these simple tents permanent led the users of the Grove to build more sturdy and form-evocative structures. Perhaps they knew these forms were also evident in the Gothic Revival of the late nineteenth century. The spirituality of the age inspired man to create in his built environment the same elements of nature which he enjoyed and openly sought. The first houses were of wood, since that material was plentiful and inexpensive, though it was probably also that only with wood could this style be realized.

2. The massing of the forms which contributes to the unique characteristic of Grove architecture also found its inspiration in the Gothic Revival. It may well be that the Gothic Cathedral, with its main nave and side aisles, suggested the use of the high-pitched roof with its lower additions off to the sides. With the addition of the porches on the front and sides, particularly when these porches have classical columns supporting the roof, this stylistic antecedent is a legitimate one. With the subsequent filling in of the porches to create bedrooms or kitchens, this direct visual link was broken, but the basic form is still evident today, allowing us to reconstruct the process.

SEE CONTINUATION SHEET #4.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE



NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

Washington Grove  
Montgomery County  
Maryland

CONTINUATION SHEET ITEM NUMBER 7 PAGE 4

(DESCRIPTION, continued)

3. Light, which was introduced into the houses for obvious reasons, also has a Gothic Revival precedent. There is the possibility of understanding the use of light on a spiritual level, one which the Gothic architect knew full well, and which this special location among the trees would also evoke. The high windows in the ends of the gables, both rectangular and the more evocative Gothic rose windows, were meant not only to introduce light into the long narrow spaces, but also to lighten the gable end, thus allowing those inside to view the trees and the constantly changing light as the sun moved through them.

4. The inclusion of a porch, sometimes only on the front of the house, but most often around three sides, is reminiscent of the side aisles of the Gothic Cathedral. But one must not discount the early Dutch Cottage influence which was so strong in the middle Atlantic states. This porch motif, so sensible in the warmer climate of the south, is even more sensible in the Grove, since the use of these porches was and is so much a part of the total social fabric of the Town. The residents use their porches in much the same way city-dwellers use sidewalk cafes--to sit and watch the world go by. The Town's layout of streets and paths was a direct result of the founding fathers' appreciation of people's desire to walk and visit and in that process to be in touch with their neighbors. The porches also had a minor interesting sub-category of architectural orders, some having but the plain square column with plinth, and others the round, hefty column with both plinth and capital. Here again the strong evocation of the Gothic had its place within an eclectic integrated assemblage.

5. The dormer, a feature of many architectural styles from Dutch to German to English, is also a strong feature of Grove houses. These dormers take mostly the same shape as the gable roof of the "core" house, but often there are variations, such as the "eyelid" dormer found on some of the Dutch inspired houses. The other very dominant style is the shed dormer, which is generally easier and cheaper to build, and for that reason was generally more popular. It should be remembered these dormers often serve the purpose of bringing light and ventilation into the upstairs rooms created by flooring over the high living spaces below. Again, this was an economical and practical means of gaining additional living space, though at the expense of that grand two-story living area.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE



NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

Washington Grove  
Montgomery County  
Maryland

CONTINUATION SHEET ITEM NUMBER 7 PAGE 5

(DESCRIPTION, continued)

6. The use of "gingerbread" is perhaps the most interesting aspect of Grove houses. Its use is one of the factors that give the houses a unifying character. No two gable decorations are the same, but the similarities are strong. Some of the eaves are plain, but most have ornate barge boards with the peak of the gable finished with a post which sometimes has finial or pendant or both. When present, these posts are of the same decorative motif as the rakes; that is, when the rake is scrolled, the post is also carved. Taken from the Victorian style of carving the woodwork of porches, dormers, and other elements of the facade, this scroll work is in keeping with the early residents' desire to upgrade their cottages.

7. Finally, there is that non-tangible element which makes the Grove houses so unique, the integration of the houses into the forest. This "Town within a forest" is also a town of the forest, for the height of the houses, their narrow peaked roofs reaching for the sky, and the fact that the majority are of wood, make them blend into their surroundings so well it is often difficult to know precisely what the extent of the house really is. The landscaped lots meld with the natural surroundings, and the boundaries are often indistinguishable. It is this aspect, perhaps even more than the charm of the houses, which distinguishes the Grove and makes it an "oasis of tranquility and a rustic jewel", a place in the truest sense of the word.

INDIVIDUAL DESCRIPTIONS:

#1 The Circle (Photo #1)

The present owner, William K. Teepe, was born in 1906 in this house where his parents and his maternal grandparents lived. The grandfather of the owner had purchased and remodeled the original in the 1890s. He replaced the two small porches (one that faced the Circle and another on the west side of the house) with the present porch which covers the entire north end and west side. No major additions have been made to this structure, leaving it an example of how many of the houses in Washington Grove began.

The house is presently heated by two vintage oil burning stoves; the metal roof has been there for as long as the owner can remember. The exterior appears today very much as it has for more than eighty years: A narrow, 1½-story frame structure with a narrow one-story addition on the rear, the house has double doors flanked by two windows in the gable end facing the Circle. It has shed-roofed dormers and bargeboard with post and pendant.

This property was enlarged in the 1930s when the owner purchased the lot between this and Locust Lane on which another cottage stood.

SEE CONTINUATION SHEET #6.



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE



**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

Washington Grove  
Montgomery County

CONTINUATION SHEET Maryland

ITEM NUMBER

7

PAGE

6

(DESCRIPTION, continued)

#2 416 Fifth Avenue (Photo #2)

A typical example of the Washington Grove "tent" house which has later taken on more additions, this structure exhibits many of the architectural elements which make Grove houses unique.

The "core" house, built in 1898, has the high peaked roof reminiscent of the tents which formed the town in its early days. The roof, now clad in asphalt shingles, was once covered with wooden split shakes, as still evident on the gable ends of the roof. The ceiling of the original part is the underside of the roof, opening the interior to the high, narrow, tent-like space. Several small skylights have been added on the roof slopes, increasing the open feeling of the space.

The "core" house, now the living room of the expanded house, has a stained-glass window in the gable over the front door. This glass is a further example of the integration of Victorian elements into the otherwise Gothic Revival motif of the high peak. Another window, facing onto Wade Park, is a heavy beveled glass prism.

The three-sided porch on the 1898 portion is in the Dutch revival tradition.

#3 Locust Lodge - 313 Grove Avenue (Photo #3)

This house has been on the tax rolls for nearly 100 years, but until 1966 when the present owner purchased it, it was not used for year around living. There were no inside walls (except in one room), no central heating, and the earliest type of exposed electrical wiring was still in place. A screened porch extended the entire length of one end and one side of the cottage, and although the second story had flooring installed, it was otherwise unfinished.

The first remodeling, in 1966, added a first floor bedroom, relocated the stairway and substituted a fireplace for four doors that opened onto the porch. The second story was finished and a second bathroom added. In 1968 the next modernization provided a dining room and a two-car garage. The most recent addition, in 1976, widened the living room and gave place for a den that occupies what had formed a cul-de-sac between the garage and the original structure.

The lines of the original cottage are obvious within the additions that blend into it. The location of the property is unusual since it occupies two lots (and portions of two others), but only one boundary line is common to another private property. The other boundaries face Town park lands, and the rear of the house overlooks the upper end of Locust Lane.

SEE CONTINUATION SHEET #7.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE



NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

Washington Grove  
Montgomery County

CONTINUATION SHEET Maryland

ITEM NUMBER 7

PAGE 7

(DESCRIPTION, continued)

#4 McCathran Hall - Grove Avenue and Center Street (Photo #4)

The Assembly Hall was constructed in 1902 and dedicated on the 4th of July of that year. It was built to replace the Tabernacle, which had stood on the Sacred Circle. It was made octagonal in shape to closely approximate the communal nature of the Sacred Circle. Religious services were held in this building until 1955, when the Washington Grove Methodist Church was built diagonally behind it on Chestnut Road.

The building is covered with cedar shingles and has large windows on all sides. The rafters are said to have been exposed originally; a roof was added when the hall began to be used year around..

This building, also known as the Town Hall, was renamed McCathran Hall in 1957. At that time it was dedicated to Irving L. McCathran, who was retiring after twenty years as the Mayor of Washington Grove.

#5 213 Grove Avenue (Photo #5)

The original cottage, which consisted of the front dormered section and the open three-sided porch, is believed to have been constructed in the late 1870s. The dates of the several additions are not precisely determined. In the 1940s, a bay window was added although the house already stood on the lot line; the bay window is on the lot of the cottage next door. Also at this time, the second story of the living room was closed off to make a bedroom and bath. The present owners enclosed the last bedroom, which was a porch, and added a bath and utility area at the rear. The old portion of the house still rests on the original cedar post foundations.

The kitchen and utility areas are located near the rear of the house for convenient service access from the street. The living room is located in the front of the house for gracious company access from the Avenue. The house and yard occupy two of the original lots, and the slightly sunken patio with its sun dial and flower bed are built in the foundation of the cottage next door.

#6 112 Grove Avenue (Photo #6)

Although the actual date of construction has been lost, this cottage is considered the typical Grove house, especially as it has undergone little exterior change. It is the second oldest house built as a house, since the houses on the Circle began as tents and were then enlarged or moved to other locations.

The mother of the current owner, Zoe Wadsworth, bought the house in 1923,

SEE CONTINUATION SHEET #8.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM



Washington Grove  
Montgomery County

CONTINUATION SHEET Maryland ITEM NUMBER 7 PAGE 8

(DESCRIPTION, continued)

beginning the process so many of the older Grove homes have gone through: winterization, plumbing, heating, and enclosing porches for bedrooms and additional living space. In the case of Zo-Mar (the cottage name), the exterior has changed very little since 1918. See floor plan.

#7 108 Grove Avenue (Photo #7)

This house was constructed in 1908 by a subcontractor for Union Station and was designed by the architect of the Capitol. It reflects the influence of the railroad of that period, being of a design similar to many railroad stations. Bluestone railroad ballast was used instead of conventional gravel in the form-poured concrete foundation posts. The room currently used for utilities is a 14' x 16' room with concrete floors, ceilings and walk, the latter measuring almost a foot thick. This room is sunk well below ground level and hooks for meat hanging are still in the ceiling rafters.

The house is supported by 10' tapering concrete posts, 7" x 7" at the top and 11" x 11" at the base. These are unusual because most foundations of older homes in the Town are old trees or cedar posts. The house was built with a double fireplace, one side facing the living room and the other, the dining room. This is also supported by concrete pillars at each corner. The interior was constructed with Georgia bell pine, a very splintery wood, with light partitions separating the rooms. The house is original as it stands, with some interior modifications such as full paneling of the walls (on both sides of the studs) and the addition of two bathrooms. However, the house was constructed with full indoor plumbing.

#8 119 Maple Avenue (Photo #8)

The original house was built circa 1885. It was moved from Sixth Avenue, near the Circle, to its present location in 1904. This was accomplished in one day with logs and horses. This cottage, along with many others in the Grove, was designed (and sometimes built) by its first owner. Its present site is one of the largest in the Town, consisting of almost an acre.

The original house consisted of a front or living room, a small room on the second story above it, and two rooms and a pantry behind it. Soon after the house was moved a 1½-story addition was built to the right of the living room, and a wrap-around porch was added to the front of the house. The house is sheathed with cedar shingles. The roof over the living room and the two-story addition is covered with unpainted asphalt shingles. Most of the interior walls are plastered with unpainted wainscoting. The remaining walls are paneled and stained to match the wainscoting. This was a summer house until 1955 when it was converted to a year around residence.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input checked="" type="checkbox"/> LANDSCAPE ARCHITECTURE	<input checked="" type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1873 to present

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Washington Grove is an incomparable town--unique in its roots, in its initial land use plan, in the design of its dwellings, in its determination to retain more land in a natural state as forests and parks than developed property, and in the character of its history by preserving this uniqueness.

Historically, Washington Grove is in that special class of nineteenth century American religious settlements which trace their origins to the American passion for freedom of religious expression. Its founders were the clergy of the principal Methodist congregations of Washington, D.C. and the presiding elder of the Washington district of a century ago. They realized their dream of a summer camp meeting ground by founding Washington Grove. Their idea was so successful that Sunday meetings were said to have drawn as many as 10,000 worshippers. Excursion trains from Washington brought the faithful with their picnic baskets, Bibles, hymnals, and children. Services, announced by the bell which today hangs at McCathran Hall, were held day and night. Coal oil lamps and, later, gasoline torches were used to light up the Sacred Circle and its Tabernacle. Nearly 500 people are said to have come forward to accept Christ in those first few years.

The by-laws adopted by the Washington Grove Camp Meeting Association in 1878 set the tone of the early community which evolved around the camp meetings. They included strict "blue laws" against "Sabbath-breaking": no "bodily labor on the Lord's Day", nor "gambling, fishing, fowling, hunting, or unlawful pastime or recreation". However, before he became President of the United States, Senator Warren Harding was a frequent visitor in the Grove home of Carl Loeffler, a Republican Party official whose poker parties may have violated the spirit of the founding fathers but appealed to the senator from Ohio.

The by-laws also prohibited traffice in "spiritous or fermented liquor" within two miles of the meeting or "blowing horns, firing guns, disorderly conversations or any other means with intent to disrupt worship". Temperance Day was observed at each camp meeting by speakers from the Anti-Saloon League and the Women's Christian Temperance Union. Methodist asceticism prevailed for decades. The minutes of the 1894 meeting of the Association note a request from the young ladies that dancing in the park be permitted. It was denied. Tennis and other sports were also banned on Sundays.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM



Washington Grove  
Montgomery County

CONTINUATION SHEET Maryland ITEM NUMBER 8 PAGE 9

(SIGNIFICANCE, continued)

Today, the popularity of Sunday tennis symbolizes the cultural transformation of the community. This change began in 1902 with the construction of an assembly hall by the newly organized Grove Chautauqua Assembly. Christian culture and wholesome entertainment were the stated objectives for what had become a summer community of affluent Methodists who lived in Washington but built summer cottages in the Grove. Lectures proved popular on such topics as "The Ideal Woman", "The Reveries of a Bachelor", "What is Love?", and "How to Manage a Husband". Stereopticon picture shows, minstrel shows, self-improvement instruction, recitations from Shakespeare, dog acts, and other forms of secular entertainment constituted a steady erosion of the original spiritual purpose of Washington Grove. This change represented the popular choice of the Methodist community which settled here--so popular that an auditorium seating 1,400 was built in 1905 and used until it was razed in 1963.

What has been preserved through more than a century of changing values is the basic physical integrity of the community: its layout, its houses facing pedestrian walkways, its parks interspersed among cottage clusters, and its forest preserves.\*(See Item 7 for elaboration of architectural significance.) This has been achieved by Grove citizens through volunteer work under the leadership of an elected mayor and council, and through that vehicle of direct democracy, the annual Town Meeting. By means of Town ordinances, a forest preservation policy adopted in 1972, a Master Plan adopted in 1975, and the enforcement procedures of the Town's Planning Commission and the Council, Washington Grove has prevented any of its lands from being industrialized and all but a tiny fraction of one corner from being commercialized. Efforts to preserve its residential character as a community of single-family homes have so far been successful.

Development of property surrounding the Town has created anxiety within the community about its capacity to preserve its natural assets and historical integrity against mounting external pressures. An apartment housing development along the eastern edge of Lake Woods, for example, has resulted in heavy storm water drainage into the woods which threatens the root system of mature trees in that area. The Town has begun fencing the perimeter of its woods to prevent random tree cutting and trashing. Booming population in this area of Montgomery County during the 1970s, overtaxing road systems, compelled the Town to restrict traffic during rush hours and to discourage all through traffic by erecting stop signs at each intersection. County and state road-widening projects, including the proposed Outer Beltway and the nearby Shady Grove Metro Station, threaten the Town's basic preservation policy, if not the ultimate destruction of its historical cottage community character, and its transformation into another rootless suburban settlement with no sense of uniqueness and no discernible trace of its rich and still evident historical origins.

SEE CONTINUATION SHEET # 10



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM



Washington Grove  
Montgomery County

CONTINUATION SHEET Maryland

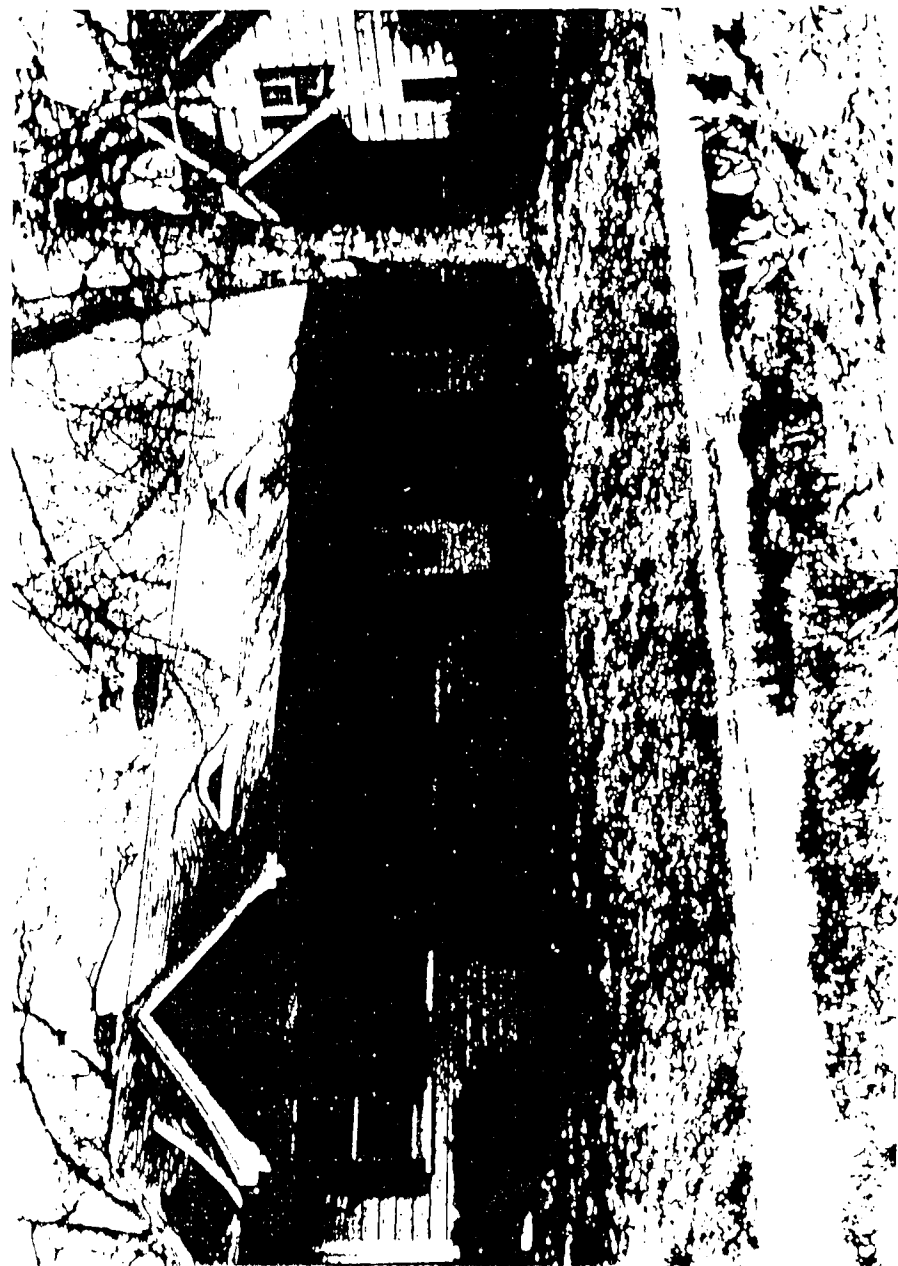
ITEM NUMBER 8

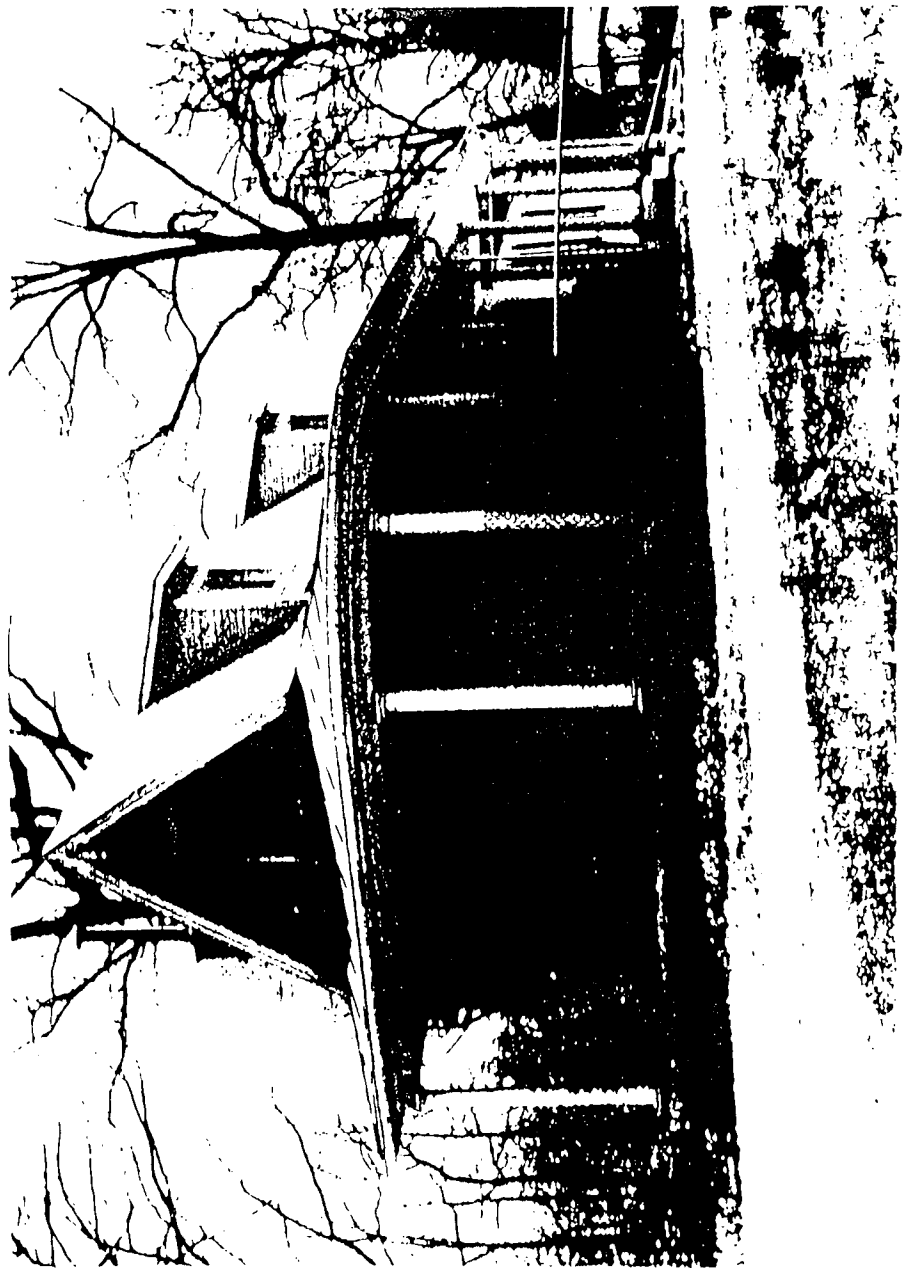
PAGE 10

(SIGNIFICANCE, continued)

Today, Washington Grove remains a small town with a genuine community spirit and a strong sense of purpose in preserving those aspects of the original design which its contemporary residents cherish for the high quality of life they afford. However, during its second century, especially in the years immediately ahead, Washington Grove will face its most difficult challenges. Recognition of its historical value can help it to survive changes which threaten to obliterate the evidence of its past in the name of progress for the future.







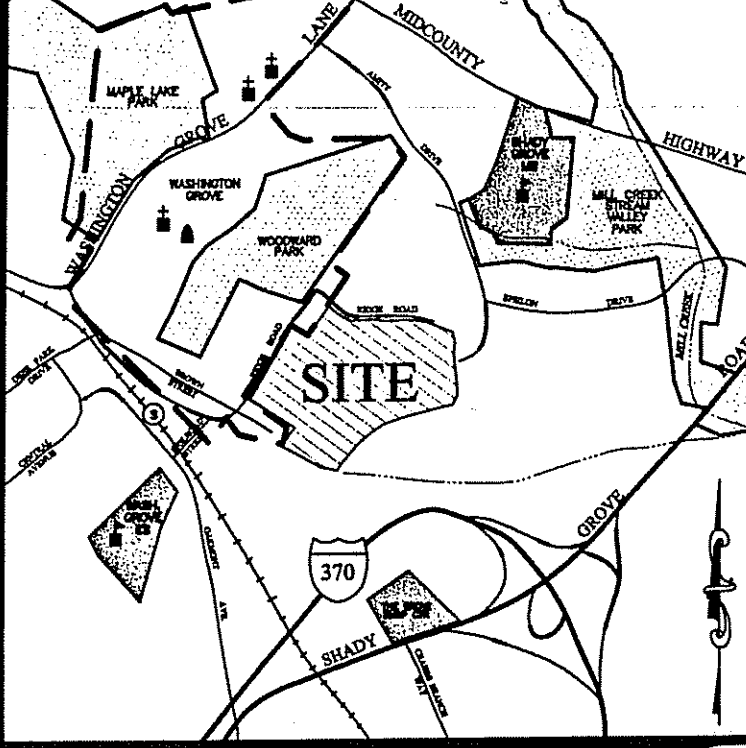






REVISION		
NO.	DATE	DESCRIPTION

**NOTE**  
 INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY PRODDING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 410-327-7777 AT LEAST 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY BEFORE PROCEEDING WITH CONSTRUCTION.



SEE SHEET 1 OF 2 FOR NOTES

LEGEND	
	LIMIT OF SUBDIVISION
	EXIST. TREE 24" D.B.H. OR GREATER
	EXIST. TREE / FOREST LINE
	EXIST. WETLAND
	WETLAND BUFFER
	STREAM BUFFER
	EXIST. STRUCTURE / RUINS

**Dewberry & Davis LLC**  
 A Dewberry Company  
 Engineers  
 Planners  
 Surveyors  
 Landscape Architects  
 www.dewberry.com  
 804 West Diamond Avenue, Suite 200  
 Gaithersburg, MD 20878  
 (301) 948-6300 Fax: (301) 258-7607

**SKG ARCHITECTS AND PLANNERS**  
 4916 ST. ELMO AVENUE  
 BETHESDA, MD 20814  
 4916 ST. ELMO AVENUE  
 TELE: (301) 656-9300 FAX: (301) 654-7271

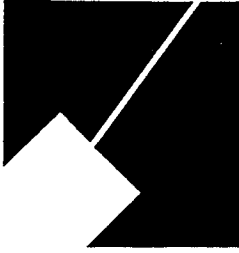
Pre-Preliminary Plan #: 7-02004  
 Preliminary Plan #: 1-02022  
 SRI #: 4-10236  
 Computer Filename: P:\PROJECTS\2004\11\CASEY\PRELIMINARY\NEWSTE.DWG  
 Tax Map #: GT 121  
 Zoning: R-90  
 MPDU OPTION

**OWNER / DEVELOPER**  
 OVERBROKER DEVELOPMENT  
 @ MILL CREEK PLAZA  
 SUITE 406  
 ROCKVILLE, MARYLAND 20852  
 Phone: (301) 394-4150  
 Fax: (301) 394-6151

REVISED PRELIMINARY SUBDIVISION PLAN  
**CASEY PROPERTY @ MILL CREEK**  
 MONTGOMERY COUNTY, MARYLAND  
 9TH ELECTION DISTRICT

Date: JAN 2002  
 Sheet: 2 of 2  
 Scale: 1"=100'  
 File number:





January 24, 2002

**MEMORANDUM**

TO: Joe Davis  
Malcolm Shaneman  
Development Review Division

FROM: *RW* Gwen Wright, Historic Preservation Coordinator  
Robin D. Ziek, Historic Preservation Planner  
Historic Preservation Section

SUBJECT: Review of Subdivision Plans - DRC meeting January 28, 2002

---

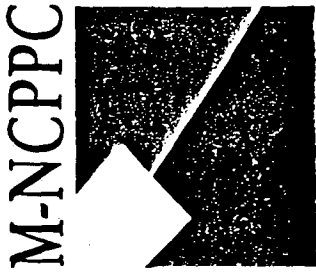
We have reviewed the following subdivision plans and found them not to involve any identified historic resources:

#1-02070	Goshen Estates – Parcel 646
#1-02067	Bradley Hills, Lot 29 & Part of Lot 1 Block 1
#1-02063	Fraley Property
#1-02066	Sandy Spring *
#1-02069	Clark – Meadows
#1-02068	Fairfield @ Germantown
#7-02021	Shady Grove Village – Casey Property **

- This property is across the street from the Sandy Spring Historic District. The proposal would be more compatible with the existing house if it were set in, even a small amount, from the corners. This will let the original structure read clear, with its new side addition.
- \*\* This project could have an adverse effect on the National Register Historic District of Washington Grove, based on the added residential population. Concerns involve added traffic and recreation pressures on existing facilities in the area.

**The following item concerns historic resources:**

**#8-02022 Highlands at Clarksburg** – The property is immediate adjacent to the Clarksburg Historic District, and Dowden's Ordinary. The development shown appears to be consistent with previous discussions, with the single family homes fronting on Frederick Road. Remaining issues concern the treatment of the front yards and the edge of the public road, as well as the heights of the homes with regard to grade (how high out of the ground the homes will be).



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

FROM: Development Review Division, M-NCPPC

NAME: Shady Grove Village - Casey Property

FILE No.: 7-02021

Enclosed please find the information checked below. This material will be discussed at the Development Review Committee meeting of 1-28-02 (no meeting scheduled if blank).

- New Preliminary Plan application with supporting material as appropriate
- Supporting material for previously reviewed Preliminary Plan
- Revision to previously approved Preliminary Plan
- New Pre-Preliminary Plan application
- Request for Waiver
- Discussion Item
- Comments due by \_\_\_\_\_
- Planning Board date (if available) \_\_\_\_\_ (date subject to change)



# Pre-Application Submission Application

Are there any legal restrictions applicable to this property other than those shown on this plan?  Yes  No  
If yes, please describe. \_\_\_\_\_

Tax Account Number(s) associated with the plan:

160900768652, 160900768674, \_\_\_\_\_, \_\_\_\_\_  
160901989996, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

Type and amount of development: (use abbreviations below)

SF = Single Family \_\_\_\_\_ d.u. HI = High Rise Apt. \_\_\_\_\_ d.u. DP = Duplex or Semi Detached \_\_\_\_\_ d.u.  
TW = Townhouse 76 d.u. QP = Quadriplex \_\_\_\_\_ d.u. PB = Piggyback \_\_\_\_\_ d.u.  
GR = Garden Apt. 827 d.u. OT = Other (Church, etc.) \_\_\_\_\_ s.f.  
CM = Commercial \_\_\_\_\_ d.u. IN = Industrial \_\_\_\_\_ s.f.

## Existing Sewer and Water Categories:

Existing Sewer Category 1 Existing Water Category 1 Category change pending?  Yes  No

Proposed Sanitary Systems:  Public Water  Well  Public Sewer  Septic

## Applicant Information:

### 1. Applicant (Owner or Contract Purchaser)

Crabbs Branch Village, LLC  
Name Contact Person  
8081 Wolftrap Road, Suite 300  
Street Address  
Vienna VA 22182  
City State Zip Code  
(703) 641-5355 (703) 641-5351  
Telephone Number Fax Number

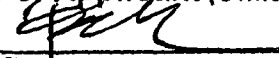
### 2. Owner (If applicant is a contract purchaser, list owner here.)

Crabbs Branch Village, LLC  
Name Contact Person  
8081 Wolftrap Road, Suite 300  
Street Address  
Vienna VA 22182  
City State Zip Code  
(703) 641-5355 (703) 641-5351  
Telephone Number Fax Number

### 3. Engineer or Surveyor

Macris, Hendricks & Glascock, P.A. Ms. Vic Bryant  
Name Contact Person  
9220 Wightman Road, Suite 120  
Street Address  
Montgomery Village MD 20886  
City State Zip Code  
(301) 670-0840 (301) 948-0693  
Telephone Number Fax Number

## Signature of Applicant (Owner or Contract Purchaser)

  
Signature Date 1-2-02  
Richard Knaopp  
Name (Type or Print)

# Pre-Application Submission

## Checklist

An application will not be accepted for review unless all required information and fees have been provided.

### 1. Pre-Application Concept Plan Submission

- 1.1 Complete application form and checklist .....
- 1.2 Application fee .....
- 1.3 Approved development plan, [redacted] project plan application numbers and opinion, if applicable .....
- 1.4 Statement identifying the nature of the application and the issues to be addressed by staff and/or the Planning Board .....
- 1.5 List of adjacent and confronting property owners, presented in conformance with the Planning Board noticing requirements .....
- 1.6 Concept drawings (folded copies) .....
- 1.7 In the RDT Zone, a map showing prime agricultural soils and existing farm fields .....

### 2. Pre-Application Submission for Concurrent Preliminary/Site Plan Review

- 2.1 Approved Natural Resources Inventory / Forest Stand Delineation ...
- 2.2 Requirements for septic/well approval.....
- 2.3 Traffic Impact study/statement .....
- 2.4 Proposed Stormwater Management Concept Plan .....
- 2.5 Surrounding TOPO/existing/approved development .....

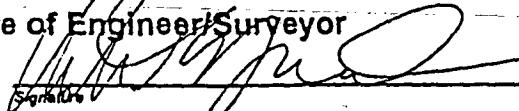
### 3. Pre-Application Waiver Request

- 3.1 Justification letter for any waivers/variances of zoning and/or subdivision standards and requirements necessary for the plan to be approved .....

No Copies	Engineer/Surveyor	M-NCPPC Staff
	Submitted or Waived By	Accepted or Not Accepted
18	X	✓
	X	✓
18	X	✓
18	X	✓
1	X	✓
55	X	78 COPIES ✓
12	N/A	
12	X	✓
	N/A	
1	X	✓
7	X	✓
	X	
18	N/A	

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

Signature of Engineer/Surveyor



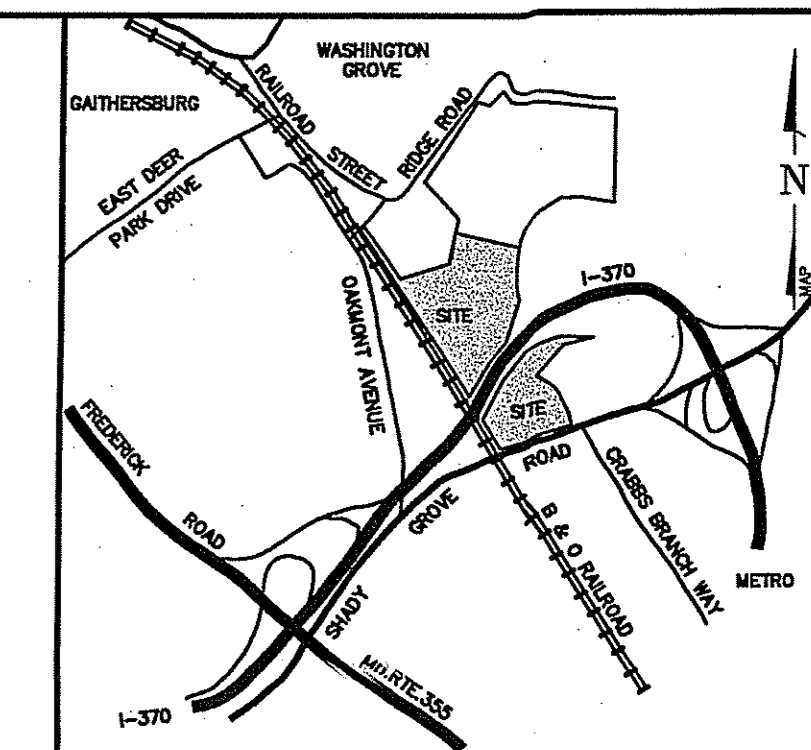
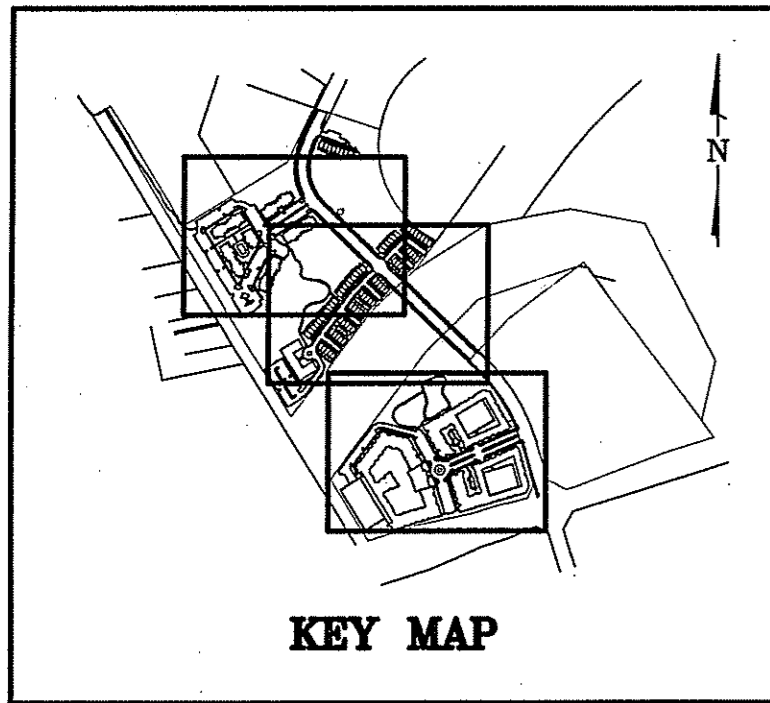
Victoria Bryant

Name (Type or Print)

12.10.01

Date





**DEVELOPMENT STANDARDS (I-1 zone with "Dwellings" Special Exception Use)**

Req'd/Permitted	Provided
Building Height (59-C-5.41(b)(1)):	10 stories max. 48.5 stories 120 ft. max. 60 ft. max.
Density (59-G-2.36.2(b)(2)):	21.5 d.u./ac.* 21.2 d.u./ac. (914 d.u./s) (903 d.u./s)
Coverage of Gross Tract:	
- Green Area (59-C-5.32) @ 10% of GTA:	185,300 s.f. min.
- Green Area (59-C-5.41(b)(2)) @ **see below:	85,912 s.f. min.
Total Green Area:	271,212 s.f. min. 1,218,790 s.f.
Building Setbacks:	
- From street right-of-way (59-C-5.33(a)):	10 ft. min. 10 ft. min.
- From adjoining I-1 zone (59-C-5.33(b)(3)):	10 ft. min. 85 ft. min.
- From adjoining R-90 zone (59-C-5.41(b)(3)):	20 ft. min.*** 150 ft. min.
Parking Setbacks:	
- From street right-of-way (59-E-2.71):	10 ft. min. 16 ft. min.
- From adjoining I-1 zone (59-E-2.72):	4 ft. min. 14 ft. min.
- From adjoining R-90 zone (59-E-2.81(b)):	25 ft. min. 85 ft. min.
Parking Spaces (59-E-3.7):	
- Multi-family dwelling units:	
267 one bedroom units @ 1.25 spaces per unit =	334 spaces min.
399 two bedroom units @ 1.50 spaces per unit =	599 spaces min.
85 three bedroom units @ 2.0 spaces per unit =	170 spaces min.
Subtotal =	1097 spaces min. 1298 spaces
- Townhouse:	
76 dwelling units @ 2.0 parking spaces per unit =	152 spaces min. 304 spaces
- Housing for elderly persons (N. Central Parking Policy Area):	
56 one bedroom units @ 0.85 spaces per unit =	48 spaces min.
24 two bedroom units @ 1.15 spaces per unit =	28 spaces min.
Subtotal =	76 spaces min. 76 spaces
Total parking spaces:	1325 spaces min. 1678 spaces****

PIEDMONT CROSSING  
7-02004  
1-02022

"THE GROVE"  
SHOPPING CENTER

TO SHADY GROVE  
METRO STATION

- NOTES**
- Boundary information from field survey performed by this office.
  - Topographic information from Aerial photography performed by Potomac Aerial in August of 2001 (two foot contour interval).
  - Area Tabulation:
    - Gross tract area (GTA) = 1,852,999 s.f. or 42.539 ac.
    - Area previously dedicated to public use = undetermined.
    - Residue = 1,852,999 s.f. or 42.539 ac.
    - Area proposed to be dedicated to public use = 134,767 s.f. or 3.094 ac.
    - Net tract area (NTA) = 1,718,232 s.f. or 39.445 ac.
  - Water and sewer category: W-1 & S-1.
  - The site is located in the Gaithersburg and Vicinity Master Plan area (P.A. 20).
  - The site is located in the Upper Rock Creek watershed (Class IV).
  - The site is located in the Derwood Transportation Policy Area.
  - Servicing utility companies are:
    - Water and Sewer: WSSC
    - Electric: PEPCO
    - Telephone: Bell Atlantic
    - Natural Gas: Washington Gas
  - This plan is not for construction purposes. The locations of existing underground utilities are shown in their approximate locations as per available utility company records. The exact location of all underground utilities should be verified by "Miss Utility" (1-800-257-7777) prior to any excavation. Macris, Hendricks and Glascock, P.A. does not express or imply any guarantee or warranty as to the location or existence of any underground utility.

**SURVEYOR'S CERTIFICATE**

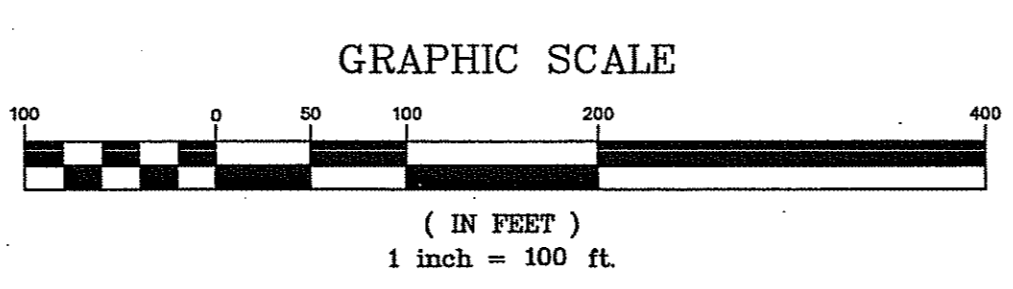
I hereby certify that the boundary shown hereon is correct based on existing deeds and plats recorded among the Land Records of Montgomery County, Maryland, subject to change upon completion of a final survey. Topography from sources noted hereon.

Date 12/10/01

*Douglas H. Riggs III*  
By: Douglas H. Riggs III  
Professional Land Surveyor  
Maryland Reg. No. 10712

TO WASHINGTON GROVE  
MARC STATION

8 TOWNHOMES    172 MULTI-FAMILY APTS    68 TOWNHOUSES    575 MULTI-FAMILY APTS  
80 AGE RESTRICTED APTS



TAX MAP GT 121 & GS 123    WSSC 222 & 223 NW 08

**CONCEPT PLAN**  
TRACTS 1, 2, 3, & 4  
**SHADY GROVE VILLAGE**

NINTH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

Macris, Hendricks & Glascock, P.A.  
Engineers • Planners • Surveyors  
Sulle 120  
9220 Wightman Road  
Montgomery Village, Maryland  
20856-1279

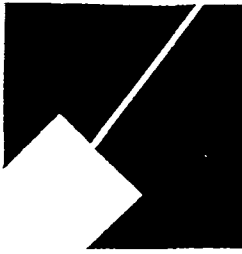
Designed VSB	Drawn ABJ
Date 12-28-01	Scale 1"=100'
Job No. 88.128	Sheet 1 of 1

NO.	DATE	DESCRIPTION	BY

15/11/2001 10:00 AM COPYRIGHT © 2001 MACRIS, HENDRICKS & GLASCOCK, P.A.







November 26, 2001

MEMORANDUM

TO: Joe Davis  
Malcolm Shaneman  
Development Review Division

FROM: Gwen Wright, Historic Preservation Coordinator  
*Roz* Robin D. Ziek, Historic Preservation Planner  
 Historic Preservation Section

SUBJECT: Review of Subdivision Plans - **DRC meeting December 3, 2001**

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

#1-02042	Parkside
[9-02001]	
#1-02045	County View [ <i>Locational Atlas</i> #11/26, Removed from <i>Atlas</i> ]
#1-02046	Sunnymeade
#1-02047	Gladhill Tractor Sales *
#1-02050	McWhorter Property **
#1-02051	Kimbrook Farm
#1-02052	Pipkin Property
#1-02053	John E. Kelly Property
#7-02017	Miller Property
#7-02018	Fawsett Farms

\* Adjacent to *Locational Atlas* Resource #15/8, Claggettville Historic District; also adjacent to *Locational Atlas* Resource #15/9, Captain Claggett/Hilton Farm.

\*\* Across the street from the Woodfield Historic District, *Locational Atlas* Resource #14/16.

The following projects involve historic resources:

**#1-02022 Casey Property at Mill Creek.** This subdivision is across the street from Washington Grove, a National Register Historic District. The additional open field area along the initial portion of Ridge Road may provide a

buffer to the historic resource, except that the proposal includes the removal of an existing hedge row. Such buffering is typically requested as part of the mitigation for new construction adjacent to historic properties, and such would be requested here. In addition, there is concern that the fields might be supplied with lighting to extend the playing hours into the night. This would be disruptive to the environmental setting of this historic district. In addition, the proposal indicates the backs of houses facing the existing homes on the extension of Ridge Road, on lots 1-12. This does not conform with the historic building pattern and would be incompatible at this location.

**#1-02048**

**Gateway Commons.** This subdivision includes *Locational Atlas* resource #13/53 – Dowden’s Ordinary; is adjacent to the Clarksburg Historic District, *Master Plan* #13/10; and will have a direct impact on *Master Plan* site #13/10-1, the Clarksburg School. The proposed dedication of the Dowden’s Ordinary site to MNCPPC is highly desirable. The proposed construction of the segment of Observation Drive is also as planned. Discussions are on-going concerning the effects of the changes to the road system on the historic resources, as well as consideration of a future relocation site for the Clarksburg School.

3  
12/08/01

**TO: Malcolm Shaneman  
Development Review**

**FROM: Doug Powell  
Park Planning and Resource Analysis**

**RE: Park and Natural Resources Issues involved in plan 1-02022, Casey  
Property at Mill Creek**

---

**1-02022  
Casey Property at Mill Creek**

- The approximately 300' of land along Ridge Road is being submitted to the Planning Board for consideration as a Class II Legacy Open Space property under the Heritage Resources section of the program, therefore staff would recommend the following alterations to the Preliminary Plan.
  1. A 75' wide strip of land along Ridge Road should be dedicated to the Town of Washington Grove to be used for establishment and maintenance of a vegetated buffer between the community and the new housing to preserve the historic environment in and around their community.
  2. An additional 200'+ strip of land adjacent to the dedicated land should be preserved as meadow habitat with perhaps some limited active recreation facilities. The goal is to best maintain the historic nature and setting of the historic Washington Grove Community.
- The possibility should be explored for a Local Park, to be located somewhere within this project plan area or the proposed residential area to the south that is the subject of Special Exception S-2497.
- A master planned trail alignment runs east-west through the properties location. Five foot wide sidewalks along the streets in the community are needed, particularly along Amity Drive.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

FROM: Development Review Division, M-NCPPC

NAME: Casey Property @ Mill Creek

FILE No.: 1-02022

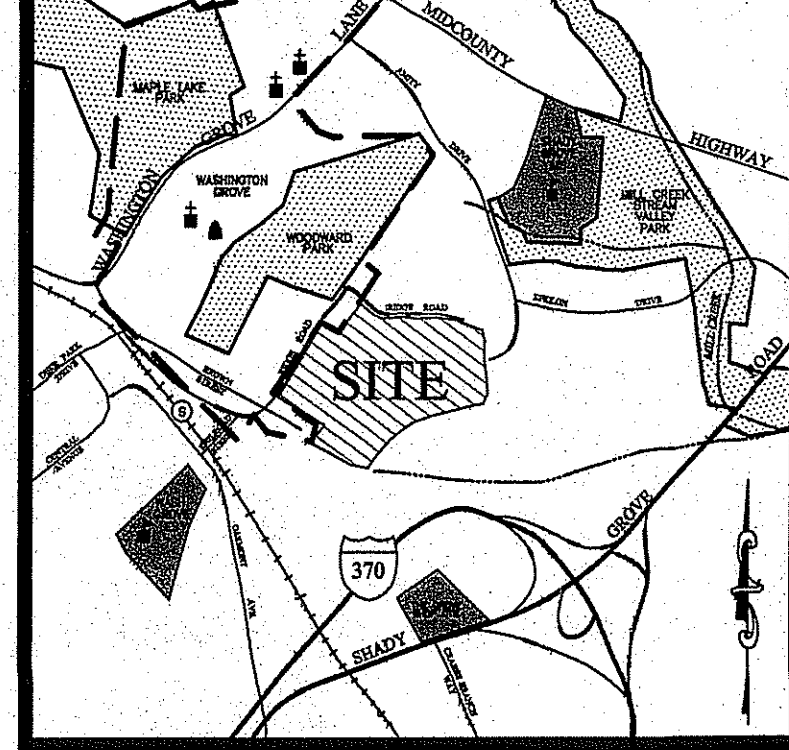
Enclosed please find the information checked below. This material will be discussed at the Development Review Committee meeting of 12-3-01 (no meeting scheduled if blank).

- New Preliminary Plan application with supporting material as appropriate
- Supporting material for previously reviewed Preliminary Plan
- Revision to previously approved Preliminary Plan
- New Pre-Preliminary Plan application
- Request for Waiver
- Discussion Item
- Comments due by \_\_\_\_\_
- Planning Board date (if available) \_\_\_\_\_ (date subject to change)





REVISION			
NO.	DATE	DESCRIPTION	BY
1	11/01/01	REVISED LAYOUT FROM 182 DUS TO 192 DUS	IEV



- GENERAL NOTES**
- GROSS SITE AREA: 65.99 ACRES  
LESS STREET INDICATION: 7.24 ACRES  
NET SITE AREA: 58.75 ACRES
  - EXISTING ZONING: R-90
  - BOUNDARY FOR PARCELS P615, P643 AND P643 FROM FIELD SURVEY, DEWBERRY & DAVIS L.L.C. MARCE 2001.
  - APPROXIMATE BOUNDARY FOR PARCELS N725 AND N759 FROM M&NCP/C STATE TAX MAP (PT 120), 1941.
  - EXISTING TOPOGRAPHY FROM AIR SURVEY, FEBRUARY 2001. CONTOUR INTERVAL = 2'
  - THERE ARE NO 100-YEAR FLOOD PLANS ON THIS SITE ACCORDING TO AVAILABLE INFORMATION (ANCFPC) USACE FLOODPLAIN MAPS, 1975. APPROXIMATE LOCATION SHOWN ON PLAN.
  - WATERSHED: ROCK CREEK, USE CLASS IV - SUBWATERSHED: MILL CREEK.
  - THERE ARE NO HISTORIC RESOURCES ON SITE ACCORDING TO M&NCP/C LOCAL HISTORICAL ATLAS OF HISTORIC SITES IN MONTGOMERY COUNTY, MD, 1976.

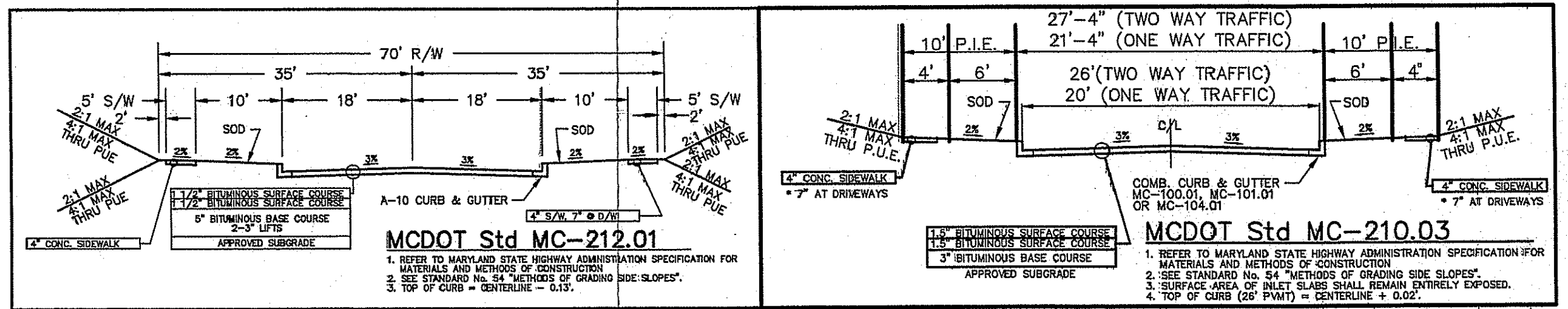
**SITE SUMMARY**

R-90 ZONE, MPDU OPTION

	REQUIRED/PERMITTED	PROPOSED
DENSITY	420 D.U./Ac. MAX; 287 D.U. MAX. INCL. MPDU*	250 D.U./Ac.; 192 D.U.
HOUSING MIX	NOT SPECIFIED	125 D.U. 67 D.U.
SINGLE FAMILY DETACHED	50% MAX.; 95 D.U. MAX.	192 D.U.
TOWNHOUSE	12.5% MIN.; 24 MPDU MIN.	24 MPDU
TOTAL		
BUILDING SETBACKS		
DETACHED DWELLING	25 FT. MIN.	25 FT. MIN.
FROM STREET	30 FT. MIN.	30 FT. MIN.
FROM REAR LOT LINE		
LOT AREA		
DETACHED DWELLING	5,000 SQ. FT. MIN.	5,000 SQ. FT. MIN.
TOWNHOUSE	1,500 SQ. FT. MIN.	1,500 SQ. FT. MIN.
LOT WIDTH		
DETACHED DWELLING	25 FT. MIN.	40 FT. MIN.
BUILDING HEIGHT		
MAIN BUILDING	3 STORIES MAX.; 40 FT. MAX.	3 STORIES MAX.; 40 FT. MAX.
ACCESSORY BUILDING	2 STORIES MAX.; 25 FT. MAX.	2 STORIES MAX.; 25 FT. MAX.
GREEN AREA	2,000 SQ. FT. MIN.	2,000 SQ. FT. MIN.
COMMON OPEN SPACE	PROCEDURE TO ASSURE USE AND MAINTENANCE	COMMON OPEN SPACE TO BE OWNED AND MAINTAINED BY HOME- OWNERS' ASSOCIATION

**LEGEND**

	LIMIT OF SUBDIVISION
	EXIST. TREE 24" D.B.H. OR GREATER
	EXIST. TREE / FOREST LINE
	EXIST. WETLAND
	WETLAND BUFFER
	STREAM BUFFER
	EXIST. STRUCTURE / RUINS



**Dewberry & Davis L.L.C.**  
A Dewberry Company  
Engineers  
Planners  
Landscape Architects  
www.dewberry.com

**SKG ARCHITECTS AND PLANNERS**  
4916 ST. ELMO AVENUE  
BETHESDA, MD 20814  
4916 ST. ELMO AVENUE  
TELE: (301) 664-8300 FAX: (301) 664-1211

Pre-Preliminary Plan #: 7-02004  
Preliminary Plan #: 1-02022  
SHE #: 4-10236  
Computer number:  
P:\PROJECT\2000\PLAN\02022\DELIVER\IND\skgplan\prelim-01  
Tax Map #: QT 121  
Zone: R-90, MPDU OPTION  
OWNER / DEVELOPER:  
CASEY PROPERTY @ MILL CREEK  
600 JEFFERSON PLAZA  
ROCKVILLE, MARYLAND 20852  
Phone: (301) 294-4130  
Fax: (301) 294-4151

REVISOR PRELIMINARY SUBDIVISION PLAN  
CASEY PROPERTY @ MILL CREEK  
MONTGOMERY COUNTY, MARYLAND  
9TH ELECTION DISTRICT

Date: OCT 2001  
Sheet: 1 of 1  
Scale: 1"=100'

I:\PROJECT\2000\1-02022\Deliver\prelim\plan-01.dwg Thu Nov 01 14:49:36 2001 1025 BK. Jns





**APPLICATION**

**Preliminary Plan Review**

For M-NCPPC Staff Use Only

Date Application Received	<u>9/14/2001</u>	Preliminary Plan File Number	1 - <u>02022</u>
Date Application Complete	_____ by _____	NRJ/FSD File Number	4 - <u>01236</u>
DRC Meeting Date	_____	Fee (Attach Fee Worksheet)	<u>\$5762.00</u>
MCPB Hearing Date	_____	Fees Received by	<u>RHoll</u>

Name of Proposed Preliminary Plan (Subdivision) Casey Property at Mill Creek

Prior Preliminary Plan, if any \_\_\_\_\_ File Number 1 - \_\_\_\_\_

Name of Pre-Application Submission, if any Casey Property at Mill Creek File Number 7 - 02004

Special Exception/Variance, if applicable Case No. S - \_\_\_\_\_ or Case No. A - \_\_\_\_\_

Zoning Case, if applicable Case No. G - \_\_\_\_\_ date granted \_\_\_/\_\_\_/\_\_\_

Project Plan Name, if applicable \_\_\_\_\_ File Number 9 - \_\_\_\_\_

If resubdivision of recorded lots, enter M-NCPPC Record Plat book \_\_\_\_\_ page number \_\_\_\_\_

Is property in the Locational Atlas and Index of Historic Sites?  Yes  No

Is property on the Master Plan for Historic Preservation?  Yes  No

Incorporated municipality or special taxing district, if any \_\_\_\_\_

Waivers requested, if any (identify code section and attach justification) \_\_\_\_\_

**Location:**

(Complete either A or B)

A. Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

B. Parcel see below\* Liber \_\_\_\_\_ Folio \_\_\_\_\_

(Complete either C or D)

C. On Amity Drive 250 feet W of Bounding Bend Court

Street Name (N, E, S, W, etc.) Street Name

D. \_\_\_\_\_ quadrant, intersection of \_\_\_\_\_ and \_\_\_\_\_

(N, E, S, W, etc.) Street Name Street Name

200 scale topo base map number 223 NW 8

Tax map page number GT 121

Planning Area Gaithersburg Vicinity PA20

**Site Area:**

Gross area of Preliminary Plan	<u>65.62</u>	acre	<u>2,858,410</u>	s.f.
Area dedicated to Public Use	_____	acre	_____	s.f.
Total net area	_____	acre	_____	s.f.
Area by Zone:				
Zone 1	<u>R-90</u>	<u>65.62</u>	<u>2,858,410</u>	<u>s.f.</u>
Zone 2	_____	_____	_____	s.f.
Zone 3	_____	_____	_____	s.f.

\*Par. P615, L. 13830, F. 424; Par. P543, L. 13830, F. 424; Par. P433, L. 13830, F. 424; Par. 35, Plat 17474, L. 6038, F. 080; Par. 34, Plat 17474, L. 6038, F. 080

# Preliminary Plan Review Application

## Development Information:

Residential	No. of Units	Non-Residential	Gross Floor Area
Total lots proposed	<u>162</u>	Commercial Office	_____
Total units proposed	<u>162</u>	Commercial Retail	_____
Total No. Existing d.u. to remain	<u>0</u>	Industrial	_____
Included MPDUs	<u>21</u>	Other	_____
Included TDRs	<u>N/A</u>	Other	_____
		Total gross floor area proposed	_____

Method of Development:  Standard  Cluster  MPDU  TDR

Proposed Sanitary System:  Public Water  Well  Public Sewer  Septic

Legal restrictions on property not shown on plan, if any:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Tax Account Number(s) associated with the plan:

Par. P615: 00768652 Par. P543: 00768685. Par. P433: 00777680 Par. 35: 02840885  
Par. 34: 02840874 , \_\_\_\_\_ , \_\_\_\_\_ , \_\_\_\_\_

## Applicant Information:

### 1. Applicant (Owner or Contract Purchaser)

Oxbridge Development at Washington Grove, L.C. Sami E. Totah  
Name Contact Person  
600 Jefferson Plaza, Suite 406  
Street Address  
Rockville, MD 20852  
City State Zip Code  
( 301 ) 294-4150 ( 301 ) 294-4151  
Telephone Number Fax Number

### 2. Developer (If different from Applicant above)

\_\_\_\_\_  
Name Contact Person  
 \_\_\_\_\_  
Street Address  
 \_\_\_\_\_  
City State Zip Code  
( ) ( )  
Telephone Number Fax Number

# Preliminary Plan Review Application

### 3. Engineer or Surveyor

Dewberry & Davis LLC James R. Crawford  
Name Contact Person

804 W. Diamond Avenue, Suite 200  
Street Address

Gaithersburg, MD 20878  
City State Zip Code

(301) 948-8300 (301) 258-7607  
Telephone Number Fax Number

### 4. Attorney

Linowes & Blocher LLP Stephen Z. Kaufman, Esquire  
Name Contact Person


1010 Wayne Avenue, Suite 1000  
Street Address

Silver Spring, MD 20910  
City State Zip Code

(301) 650-7056 (301) 495-9044  
Telephone Number Fax Number

*Applicant hereby acknowledges that the 30-day time allotted for review by the Planning Board, as set forth in Section 50-35(f) of the Subdivision Regulations, will not commence until all supporting information necessary for a decision for the subject application is provided to the Montgomery County Department of Park and Planning so that it can be referred to the appropriate agencies for comment.*

### Signature of Applicant (Owner or Contract Purchaser)

  
Signature

Sami E. Totah  
Name (Type or Print)

9/7/01  
Date



# Preliminary Plan Review

## 3. SUPPORTING FUNCTIONAL INFORMATION/DRAWINGS

	No. Copies	Engineer/ Surveyor	M-NCPPC Staff
		Submitted or N/A	Accepted or Not Accepted
3.1 Approved Natural Resources Inventory/Forest Stand Delineation .....	12	X	
3.2 Forest conservation plan and worksheet .....	12	X	
3.3 Proposed stormwater management concept (attach copy of completed SWM application form) .....	7	X	
3.4 Storm drainage area study with map showing upstream watershed .....	7	X	
3.5 Traffic study including			
a. Staging ceiling and/or .....	10	X	
b. Local area review .....	10	X	
3.6 Tentative street profiles .....	5	X	
3.7 Sight distance evaluation certification .....	5	N/A	
3.8 Existing lot layout for residential resubdivisions with delineation of neighborhood, and data table for adjoining lots demonstrating compliance with the resubdivision criteria contained in Section 50-29 (b) of the Subdivision Regulations .....	2	N/A	
3.9 Required information for Health Department approval of septic areas ....	5	N/A	
3.10 Off-site utility connections and other off-site features affecting plan .....	12	X	
3.11 TDR density calculations including base density, TDR units, MPDU units, density allowed by area master plan and 2/3 of required TDRs ....	1	X	
3.12 Draft traffic mitigation agreement if site is located in transportation management district .....	5	N/A	
3.13 Composite plan if preliminary plan includes more than one sheet as submitted .....	12	N/A	

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

Signature of Engineer/Surveyor

*Ronald M. Mijan*  
 \_\_\_\_\_  
 Signature

9/7/2001  
 \_\_\_\_\_  
 Date

Ronald M. Mijan, P.E.  
 \_\_\_\_\_  
 Name (Type or Print)



August 23, 2001

# 7-02004 Casey Property at Mill Creek

162 lots. Washington Grove

PB wants to see all cluster plans. May go to P.B. for pre-preliminary for advice...

John Compton Mayor of Wash. Grove.

The Town is Worth Preserving:

KSI proposing to develop other portion of Casey Prop.

On bridge in today (# 7-02004)

Emory Grove - sister city - all developed today.

1977 Sector Plan: R90 most areas.  $\rightarrow$  105-110 houses vs. 160. <sup>TOTA.</sup>  
↑ R90

Big issue - density up; infrastructure for lower density. ?  
[Ash Run] because of metro?

Washington Grove Master Plan 1990 ..., with County's 1977 Master Plan in effect. R90 zoning.

"TPL" - have they talked to them?

Concerns: 1) Losing surrounding context. (farmlands  $\rightarrow$  high density residential)

2) New project connects into the town plan...

3) Recreational facilities of town will be used by outsiders

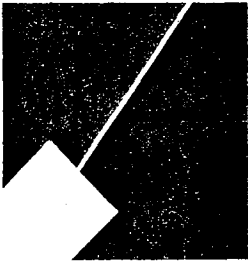
4) Inadequate facilities proposed with new project.

5) They want to connect into Ridge Rd, a Town Road.

6) ~~the~~ KSI development coming down the road.

7) In-fill + Smart Growth } how does this work?

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

FROM: Development Review Division, M-NCPPC

NAME: Miller Property

FILE No.: G-792

Enclosed please find the information checked below. This material will be discussed at the Development Review Committee meeting of 8-27-01 (no meeting scheduled if blank).

- New Preliminary Plan application with supporting material as appropriate
- Supporting material for previously reviewed Preliminary Plan
- Revision to previously approved Preliminary Plan
- New Pre-Preliminary Plan application
- Request for Waiver
- Discussion Item (zoning application)
- Comments due by \_\_\_\_\_
- Planning Board date (if available) \_\_\_\_\_ (date subject to change)

Q: How many residents/lots in Wash. Grove? 210 + 7 future pop 520 ±  
How many in Tada's proposal?

Q: What's the acreage of Wash. Grove? 200 acres  
What's the acreage of Tada's property? 100 acres are park

Q: What ~~did~~ <sup>would</sup> you propose as compatible?

---

8-27-01 DRC meeting

The front field is going to the Planning Bd for Legacy Open  
Space purchase Class 2 + Class 3. — for Sept 20<sup>th</sup> P.B.  
15-16 acres..

## THREATS TO THE TOWN FROM OXBRIDGE DEVELOPMENT PLAN

Discussion of the nine threats

### *Nature of the Threats to the Town by the Proposed Development*

1. Loss of the Town's historically rural context, and the elimination of the connection to its agrarian legacy.
2. Juxtaposition of its circa 1880 camp meeting character with a distinctly urban environment.
3. Incompatible density of built to unbuilt development in both the proportions of overall open space and the individual house-to-lot coverage.
4. Incompatible architectural scale.
5. Damage to the Town's open active and passive recreational facilities, maintained with many volunteer hours and Town taxes.
6. Land value pressure will threaten the Town's diversity of housing stock and population that is an important aspect of the Town's character.
7. Threatens the rural nature of Ridge Road.
8. Threatens the Town's social fabric by setting up an ambiguous relationship with the development, creating conflict by the physical layout.
9. Removal of forest stands further degrades protection from traffic noise and pollution of 370 & future ICC.

## SOLUTIONS

### *Acceptable Mitigation*

1. Leave the upper field open as parkland to be maintained by Washington Grove.
2. Provide a suitable buffer along lower Ridge Road.
3. Build no more than the masterplanned R-90 units but shift the development into the former ICC reserve 16 acres.
4. Design charette to include all of Casey Property adjacent to the Town.

August 23, 2001

# Cassey Property to Mill Creek

<u>Name</u>			<u>Phone#</u>
1. Nellie Plaskal	MNCPPC	CB-P	301-495-4567
2. Ron Welke	"	Transp.	301 495-4533
3. Larry Ponsford	"	DEV REV	(301) 495-4576
4. Richard Weaver	"	DEV REV	(301) 495-4544
5. Tanya Wilson	"	Dev REV	(301) 495-1321
6. Robin Zerk	"	Hist. Pres.	301. 563. 3408
7. Mark Pfefferle	"	Env. Planning	301. 495-4730
8. David Stopale	Wash Grove		301-330-6446
9. Bob Booker	"		301-963-3935
10. CLARE GAVICCHI			Town 301-926-2256
11. JOHN COMPTON	Mayor	Wash. Grove	Mayor 240-453-6285
12. Wm Chen	Atty,	Wash. Grove	301-279-9500
13. Ed Axler	MNCPPC -	Transp.	301-495-4525
14. MARY BETH O'QUINN	MNCPPC -	DEV. REV.	301/495-1322

REVISED

**DEVELOPMENT REVIEW COMMITTEE**

**MONDAY, AUGUST 27, 2001**

**TIME: 9:30 a.m.**

**MEETING TO BE HELD IN THE THIRD FLOOR CONFERENCE ROOM**

8-01030	<b>GLENVILAH CENTER</b> (2.8464 acres) 123,987 s.f. APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA:	<b>ZONE: C-1/RE-2</b>  Greenebaum & Rose Associates Site Solutions, Inc. Travilah & Vicinity - 25	<b>9:30</b>
7-02004	<b>CASEY PROPERTY AT MILL CREEK</b> 162 lots proposed (65.62 acres) APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA:	<b>ZONE: R-90</b>  Oxbridge Development at Wash. Grove, LC Dewberry & Davis LLC Gaithersburg Vicinity - 20	<b>9:50</b>
1-02002	<b>DORSETT PROPERTY</b> 7 lots proposed (35.85 acres) APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA:	<b>ZONE: RDT</b>  Thomas G. King Benning & Associates, Inc. Little Monocacy Basin/Dickerson-Barnesville-12	<b>10:20</b>
G-792	<del><b>MILLER PROPERTY (Zoning Application)</b> (26.61 acres) APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA:</del>	<b>ZONE: RE-2C</b>  National Senior's Housing Corporation Macris, Hendricks & Glascock, P.A. Damascus & Vicinity - 11	<b>10:40</b>
1-97061A	<b>CHURCH OF REDEEMER</b> (13.04 acres) 40,000 s.f. APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA:	<b>ZONE: RE-1</b>  Church of the Redeemer Macris, Hendricks & Glascock, P.A. Gaithersburg Vicinity - 20	<b>11:10</b>
1-97032A	<b>MANOR CARE - NORBECK</b> 1 lot proposed (6.4716 acres) APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA:	<b>ZONE: RE-2/TDR</b>  Hampshire Village Associates, L.P. Patton, Harris Rust & Associates Aspen Hill & Vicinity - 27	<b>11:30</b>

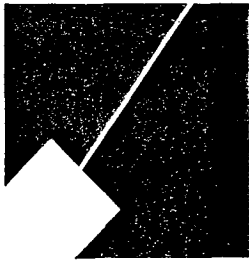
1980 N.R.  
Listing. to  
YES adj. to  
wash. Grove.

Double check  
# 12/16

Prop description  
puts 12/16 term  
of this form.  
Check  
#5 ..



M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

FROM: Development Review Division, M-NCPPC

NAME: Casey Property @ Mill Creek

FILE No.: 7-02004

Enclosed please find the information checked below. This material will be discussed at the Development Review Committee meeting of 8-27-01 (no meeting scheduled if blank).

- New Preliminary Plan application with supporting material as appropriate
- Supporting material for previously reviewed Preliminary Plan
- Revision to previously approved Preliminary Plan
- New Pre-Preliminary Plan application
- Request for Waiver
- Discussion Item
- Comments due by \_\_\_\_\_
- Planning Board date (if available) \_\_\_\_\_ (date subject to change)

*Yes - working the Grave*



Maryland-National Capital Park & Planning Commission ■ 8787 Georgia Avenue, Silver Spring, Maryland 20910-3760 ■ (301) 495-4595, Fax (301) 495-1306

**APPLICATION**

**Pre-Application Submission**

**For M-NCPPC Staff Use Only**

File Number	7 - <u>02004</u>	Fee (Attach Fee Worksheet)	<u>\$440.</u>
Date Application Received	<u>7.30.01</u>	Fee Received by	<u>TCA</u>
Date Application Complete	_____ by _____	DRC Meeting Date	_____
NRI/FSD File No., if applicable	4 - <u>01236</u>	MCPB Hearing Date, if applicable	_____

Proposed Subdivision Name Casey Property at Mill Creek

Lot(s), block(s) and subdivision if located within an existing subdivision recorded among the land records, OR enter parcel number(s) including liber and folio reference(s) Par. P615, L. 13830, F. 424; Par. 543, L. 13830, F. 424; Par. 433, L. 13830, F. 424; Par. 35, Plat 17474, L. 6038, F. 080; Par. 34, Plat 17474, L. 6038, F. 080

Approved special exception, project plan or zoning application file number(s), if applicable \_\_\_\_\_

If previous preliminary or pre-preliminary plan on this property, enter application file number(s) \_\_\_\_\_

If a resubdivision of recorded lots, enter M-NCPPC record plat book \_\_\_\_\_ and page number \_\_\_\_\_

Are you requesting a Hearing by the Planning Board?  Yes  No  To be determined at DRC

**Location: (Pick either A or B)**

A. On Amity Drive \_\_\_\_\_ 250 \_\_\_\_\_ Feet \_\_\_\_\_ W \_\_\_\_\_ of \_\_\_\_\_  
Street Name Distance (Feet, Yards) (Direction—N, S, S W, etc.)  
Bounding Bend Court \_\_\_\_\_  
Nearest intersecting Street Name

B. \_\_\_\_\_ quadrant of intersection of \_\_\_\_\_ and \_\_\_\_\_  
(N, S, E, W, SW, etc.) Street Name  
 \_\_\_\_\_  
Street Name

**An application will not be accepted for review unless all required information and fees are provided.**

200' scale base map number .....	<u>223 NW 8</u>
Tax map page number .....	<u>GT 121</u>
Total number of lots proposed .....	<u>162</u>
Total number of existing dwelling units .....	<u>1</u>
Total number of dwelling units proposed .....	<u>162</u>
Number of moderately priced dwelling units and/or assisted housing proposed .....	<u>21</u>
Total area included on plan .....	<u>65.62 ac.</u>
Amount of proposed commercial/industrial square footage .....	<u>N/A</u>
Existing zoning .....	<u>R-90</u>
Number of transfer of development rights required/proposed .....	<u>N/A</u>
If requesting an optional method of development, identify option (i.e., Cluster, MPDU, or TDR) .....	<u>MPDU</u>
Is the property in the Locational Atlas and Index of Historic Sites, or Master Plan for Historic Preservation? .....	<u>No</u>
Incorporated municipality or special taxing district, if any .....	<u>N/A</u>
Are you requesting a waiver or variance of any zoning and/or subdivision standards? (attach justification) .....	<u>yes, see enclosed letter.</u>

# Pre-Application Submission Application

Are there any legal restrictions applicable to this property other than those shown on this plan?  Yes  No  
 If yes, please describe. \_\_\_\_\_

Tax Account Number(s) associated with the plan:

Par. P615: 00768652 Par. P543: 00768685 Par P433:00777680 P/ 35: 02840885  
 Par. 34: 02840874

Type and amount of development: (use abbreviations below)

SF = Single Family 141 d.u. HI = High Rise Apt. \_\_\_\_\_ d.u. DP = Duplex or Semi Detached \_\_\_\_\_ d.u.  
 TW = Townhouse 21 d.u. QP = Quadriplex \_\_\_\_\_ d.u. PB = Piggyback \_\_\_\_\_ d.u.  
 GR = Garden Apt. \_\_\_\_\_ d.u. OT = Other (Church, etc.) \_\_\_\_\_ s.f.  
 CM = Commercial \_\_\_\_\_ d.u. IN = Industrial \_\_\_\_\_ s.f.

## Existing Sewer and Water Categories:

Existing Sewer Category S-1 Existing Water Category W-1 Category change pending?  Yes  No

Proposed Sanitary Systems:  Public Water  Well  Public Sewer  Septic

## Applicant Information:

1. Applicant (Owner or Contract Purchaser)

Oxbridge Development at Washington Grove, L.C. Sami Totah  
Name Contact Person  
600 Jefferson Plaza, Suite 406  
Street Address  
Rockville MD 20852  
City State Zip Code  
( 301 ) 294-4150 ( 301 ) 294-4151  
Telephone Number Fax Number

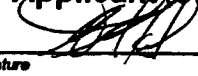
2. Owner (If applicant is a contract purchaser, list owner here.)

Betty B. Casey, et al., Trustee  
Name Contact Person  
800 S. Frederick Avenue, Suite 100  
Street Address  
Rockville MD 20877  
City State Zip Code  
( 301 ) 948-6500 ( 301 ) 948-9159  
Telephone Number Fax Number

3. Engineer or Surveyor

Dewberry & Davis LLC James Crawford  
Name Contact Person  
804 W. Diamond Avenue, Suite 200  
Street Address  
Gaithersburg MD 20878  
City State Zip Code  
( 301 ) 948-8300 ( 301 ) 258-7607  
Telephone Number Fax Number

## Signature of Applicant (Owner or Contract Purchaser)

  
Signature 7/24/21  
Date  
SAMI E. TOTAH  
Name (Type or Print)

# Pre-Application Submission

## Checklist

An application will not be accepted for review unless all required information and fees have been provided.

### 1. Pre-Application Concept Plan Submission

- 1.1 Complete application form and checklist .....
- 1.2 Application fee .....
- 1.3 Approved development plan, special exception, project plan application numbers and opinion, if applicable .....
- 1.4 Statement identifying the nature of the application and the issues to be addressed by staff and/or the Planning Board .....
- 1.5 List of adjacent and confronting property owners, presented in conformance with the Planning Board noticing requirements .....
- 1.6 Concept drawings (folded copies) .....
- 1.7 In the RDT Zone, a map showing prime agricultural soils and existing farm fields .....

### 2. Pre-Application Submission for Concurrent Preliminary/Site Plan Review

- 2.1 Approved Natural Resources Inventory / Forest Stand Delineation ...
- 2.2 Requirements for septic/well approval.....
- 2.3 Traffic impact study/statement .....
- 2.4 Proposed Stormwater Management Concept Plan .....
- 2.5 Surrounding TOPO/existing/approved development .....

### 3. Pre-Application Waiver Request

- 3.1 Justification letter for any waivers/variances of zoning and/or subdivision standards and requirements necessary for the plan to be approved .....

No. Copies	Engineer/Surveyor	M-NCPPC Staff
	Submitted or Waived By	Accepted or Not Accepted
18	X	✓
	X	✓
18	N/A	
18	X	✓
1	X	✓
55	X	✓
12	N/A	
12	X	
	N/A	
12	X	✓
7	X	✓
	see pre-prelim. plan	
18	X	✓

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

Signature of Engineer/Surveyor

Ronald M. Mijan  
Signature

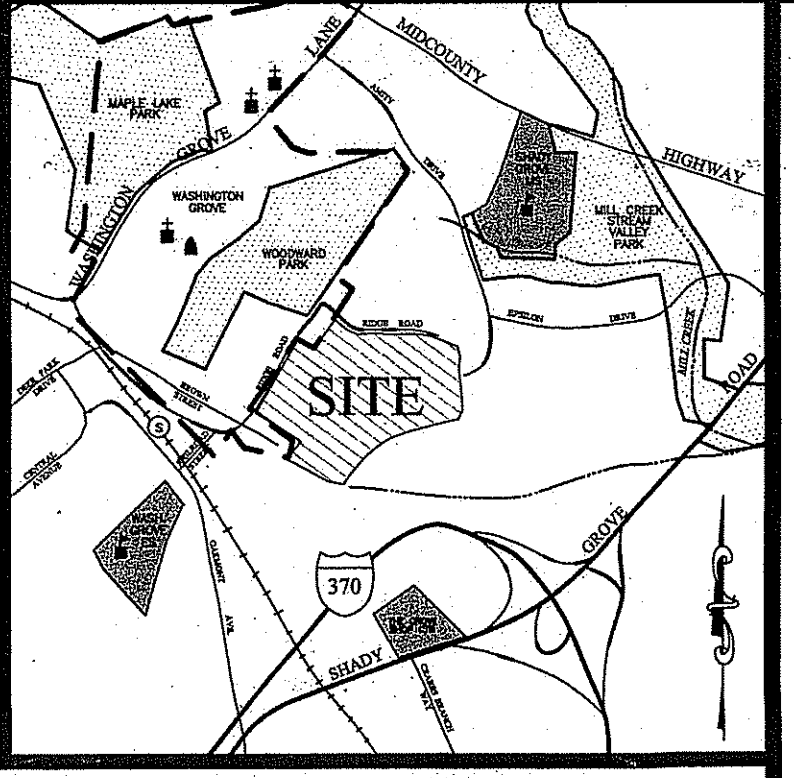
7/26/2001  
Date

Ronald M. Mijan, P.E.  
Name (Type or Print)





REVISION			
NO.	DATE	DESCRIPTION	BY



**NOTE**  
 INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DRIVING TEST FITS HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISUTILITY" AT 1-800-527-7777 AT LEAST 48 HOURS FROM THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY BEFORE PROCEEDING WITH CONSTRUCTION.

- GENERAL NOTES**
- TOTAL AREA OF TRACT: 65.42 AC.
  - EXISTING ZONING: R-90
  - BOUNDARY FOR PARCELS P415, P410 AND P411 FROM FIELD SURVEY, DEWBERRY & DAVIS LLC, MARCH 2001.
  - APPROXIMATE BOUNDARY FOR PARCELS N725 AND N759 FROM M-NDPC/ STATE TAX MAP (GT 12), 1994
  - TOPOGRAPHY FROM AAS SURVEY, FEBRUARY 2001. CONTROL INTERVAL = 7'
  - THERE ARE NO 100-YEAR FLOODPLANS ON THIS SITE ACCORDING TO AVAILABLE INFORMATION (M-NDPC/ UTMATE FLOODPLAIN MAPS, 1975). APPROXIMATE LOCATION SHOWN ON PLAN.
  - WATERSHED: ROCK CREEK, USE CLASS IV - SUBWATERSHED: MILL CREEK
  - THERE ARE NO HISTORIC RESOURCES ON SITE ACCORDING TO M-NDPC/ LOCAL HISTORIC ATLAS OF HISTORIC SITES IN MONTGOMERY COUNTY, MD, 1976.

**SITE ANALYSIS**

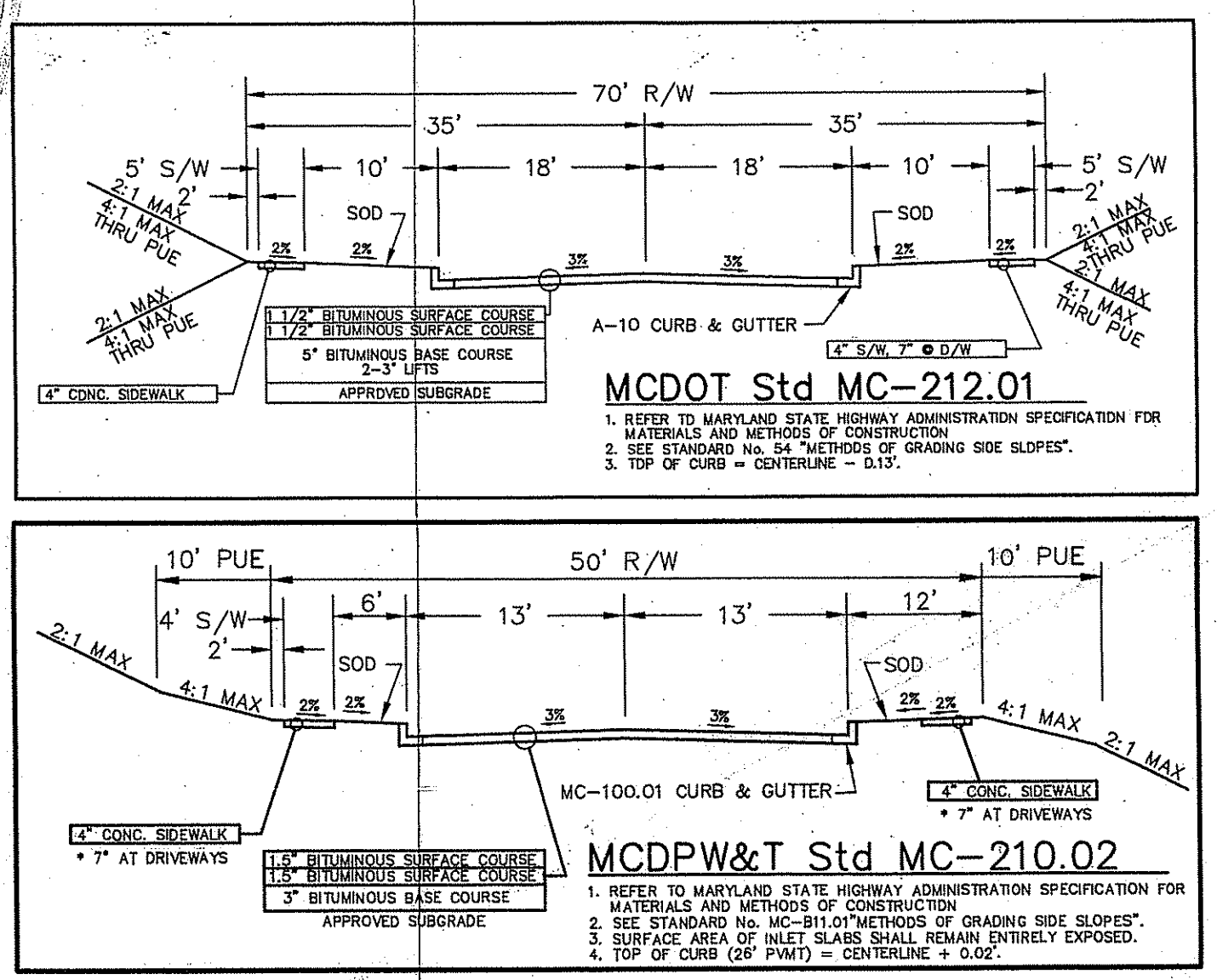
EXISTING ZONING:	R-90
GROSS SITE AREA:	65.42 ACRES
LESS STREET DEDICATION:	7.28 ACRES
NET AREA OF SITE:	58.14 ACRES
MAX. NO. OF UNITS PERMITTED AT 4.39 UNITS/ACRE:	65.42 ACRES = 905 UNITS
UNDER MPDU OPTION:	305 UNITS
UNITS PROPOSED:	161 UNITS
MPDU% REQUIRED @ 11.5%:	21 UNITS
MARKET RATE UNITS PROPOSED:	141
MPDU UNITS PROPOSED:	21

**SETBACK REQUIREMENTS**

FRONT YARD:	25'
SIDE YARD / REAR YARD:	AS SHOWN
ABUTTING ADJOINING PROPERTY:	20'
MINIMUM SINGLE FAMILY DETACHED LOT SIZE:	3,000 SQ. FT.
MINIMUM TOWNHOUSE LOT SIZE:	1,200 SQ. FT.
MINIMUM GREEN SPACE REQUIRED FOR EACH TOWNHOUSE @ 2,000 SQ. FT. PER TOWNHOUSE:	42,000 SQ. FT.
GREEN SPACE PROVIDED:	42,000+ SQ. FT.

**LEGEND**

(Symbol)	LIMIT OF SUBDIVISION
(Symbol)	EXIST. TREE 2" DB.H. OR GREATER
(Symbol)	EXIST. TREE / FOREST LINE
(Symbol)	EXIST. WETLAND
(Symbol)	WETLAND BUFFER
(Symbol)	STREAM BUFFER
(Symbol)	EXIST. STRUCTURE / RUINS



**Dewberry & Davis LLC**  
 A Dewberry Company  
 804 West Diamond Avenue, Suite 200  
 Gaithersburg, MD 20878-1414  
 (301) 948-8300 Fax: (301) 258-7607  
 www.dewberry.com

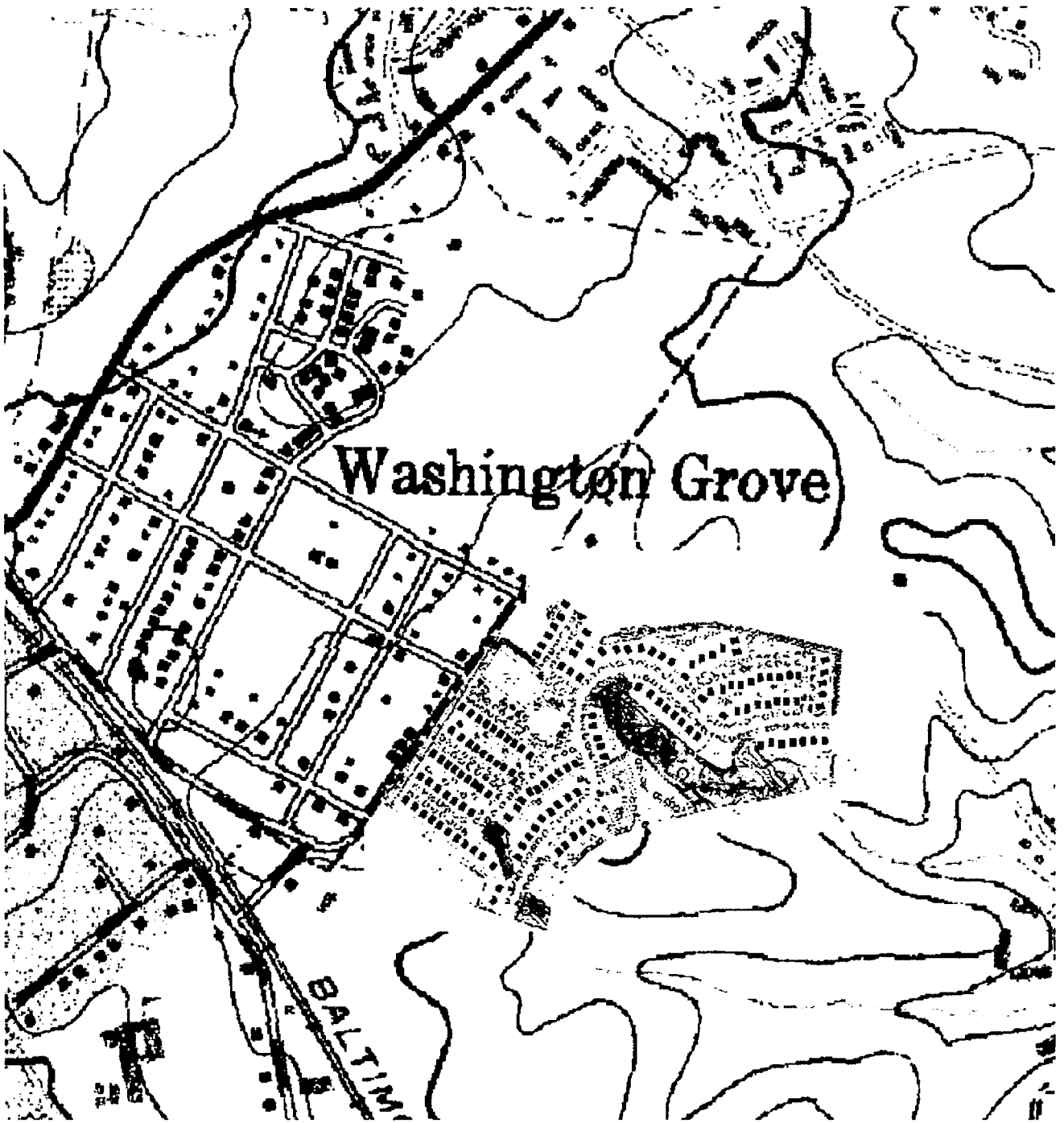
**SKG ARCHITECTS AND PLANNERS**  
 4916 ST. ELMO AVENUE  
 BETHESDA, MD 20814  
 4916 ST. ELMO AVENUE  
 TELE: (301) 654-9300 FAX: (301) 654-7211

**OWNER / DEVELOPER**  
 OXBRIDGE DEVELOPMENT  
 @ WASHINGTON GROVE  
 600 WASHINGTON GROVE  
 SUITE 405  
 ROCKVILLE, MARYLAND 20852  
 Phone: (301) 294-4150  
 Fax: (301) 294-1511

**PRE-PRELIMINARY SUBDIVISION PLAN 7 0204**  
**CASEY PROPERTY @ MILL CREEK**  
 MONTGOMERY COUNTY, MARYLAND  
 9TH ELECTION DISTRICT

Date: **JULY 2001** Sheet: **1 of 1**  
 Scale: **1"=100'** File number:





4-23-2001

WASHINGTON GROVE MTA

CLARE CAVICCHI

301-869-1827

Ed Miller

301-495-4525

Yvette Malone

301-495-4527

John Compton

240-453-6285

Bob Booker

202-342-2200

Kay Annan

301/527-8380

William J. Chau, Jr.

301-279-9500

David Stoppel

M: 301-330-6444

Sekey Cacchore

W: 301-340-1600

301-495-2106

MNPPC - Env. Planning

Brenda Sandberg

301-650-4360

MNPPC - Legacy Open Space Plan

Robin D. Zerk

MNPPC - Historic Preservation

LARRY PONSFORD

301-563-3408

SUB EDWARDS

(301) 495-4518

301/495-4576 MNPPC

Community Based Planning - I 270 Corridor