13/10-06B 23310 Frederick Road
Clarksburg Historic District, 13/10

some Hammer Hill
materials
in Anne's
office
9-14-07

HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: 4/12/2006

MEMORANDUM

TO: Victor Peeke
23310 Frederick Road, Clarksburg

FROM: Tania Tully, Senior Planner TGT
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit Application #383930

Your Historic Area Work Permit application for Stormwater management & roofing material was **Continued** by the Historic Preservation Commission at its 4/11/2006 meeting.

1. ***The requested option of using standing seam metal on the roof was approved conditional on working with staff on product selection.***

2. ***The stormwater management plan was continued so that alternatives to aboveground facilities on the front lawn can be explored.***

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

HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: 4/12/2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Tania Tully, Senior Planner TGT
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #383930, Stormwater management

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Continued** at the 4/11/2006 meeting.

1. ***The stormwater management plan was continued so that alternatives to aboveground facilities on the front lawn can be explored.***

The HPC staff has reviewed and stamped the attached construction drawings.

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

Applicant: Victor Peeke

Address: 23310 Frederick Road, Clarksburg

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.

HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

April 12, 2006

Mr. Reggie Jetter
Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850-4166

Re: Historic Area Work Permit # 383930
23310 Frederick Road, Clarksburg, MD
Outstanding Resource within the *Clarksburg Master Plan Historic District*

Dear Mr. Jetter:

I am writing regarding proposed changes to the previously approved HAWP (383930). The Montgomery County Historic Preservation Commission (HPC), at the April 11, 2006 HPC meeting, has approved the requested roofing material option.

Please utilize this letter as formal approval for this revision. Thank you for your assistance in this matter. If you have any questions, please do not hesitate to contact staff at 301-563-3400.

Sincerely,

Tania Georgiou Tully
Historic Preservation Planner

cc: Victor Peeke

THE MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

:

HISTORIC AREA WORK PERMIT - : HPC Case No. 13/10-06B

23310 Frederick Road :

A meeting in the above-entitled matter was held on Tuesday, April 11th, 2006, commencing at 7:37 p.m., in the MRO Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland 20910, before:

COMMISSION CHAIRMAN

Julia O'Malley

COMMISSION MEMBERS

Timothy Duffy

David Rotenstein

Warren Fleming

Jeff Fuller

Tom Jester

Lee Burstyn

ALSO PRESENT:

Tania Tully, Staff

Michele Oaks, Staff

Gwen Wright, Staff

Anne Fothergill, Staff

APPEARANCES

MS. O'MALLEY: Thank you. The next case tonight would be Case F 23310 Frederick Road, Clarksburg. Do we have a staff report?

MS. TULLY: Certainly, 23310 Frederick Road in Clarksburg is an outstanding resource in the Clarksburg Historic District. The Commission has seen this property a number of times in the last year; they have been approved for a rear addition, as well as some landscaping and parking changes. And what we have tonight would be, are actually, two items; one a very simple matter of wanting to have the option of replacing the asbestos shingles on the historic house with standing seam metal, rather than the approved imitation slate. And staff has recommended approval of that.

The other issue is regarding the storm water management facilities that are being required by the Department of Permitting Services, which will involve quite a bit of grading down at the front portion of the yard. The applicant has provided a comprehensive landscape plan to go along with the storm water management facility, and that's what was presented tonight. And, based on that landscape plan, staff, at this point, has recommended approval, although ideally, we would not want to have any sort of storm water facilities at all. That's what staff has recommended at this point, and the applicant and engineer and landscape architect, I believe, are all here this evening. I'll be happy to answer some questions, but I think they're going to be able to answer most of them for you.

MS. O'MALLEY: Are there any other questions for staff? Okay, could the applicants come up, please?

MR. TALTAVULL: Good evening, my name is Tom Taltavull, I'm the architect for the applicant.

MS. O'MALLEY: Good evening.

MR. TALTAVULL: And I think I'm just going to be here to introduce everyone, and then I'm going to step back. This is the applicant owner, Victor Peeke, Mike Norton is the landscape architect from Haynes Land Design. Eric Tidd from Cas Engineering and Jeff Robertson, civil engineering from Cas Engineering. I think you've heard the staff report, and the one thing I would ask is on the parking, they've had a arborist report for two of the spaces that are in the tree's critical root zone. And I think Mike is going to discuss that, and possibly, they may have to relocate two parking spaces.

MS. O'MALLEY: All right. Are there any Commissioners that would like to throw out a question?

MR. FULLER: Do you all have more presentation to make or is that --

MR. TALTAVULL: I think we have a drawing showing the landscape, the storm water management, and the two parking spaces in question.

MS. O'MALLEY: Oh, and you were aware that this would require storm water management when you started your project?

MR. TALTAVULL: No, I, no, we were not aware of this. There's, Mr. G is the reviewer from County Department of Public, Storm Water Management Division, and when they were talking with the civil engineer, there's also sewer and water design that's coming into the site. The issue, Clarksburg is' in a critical area, and that's when the issue came up.

MR. FULLER: Is, I guess from my perspective, it's sort of like incremental creep. We, when we first saw the project, I think everybody was concerned with the amount of parking that's being provided for the facility; it's certainly well beyond what you would normally expect on a house. And it was argued that the parking was there because there was a large number of cars. Obviously, if we've got this quantity of storm

water management, it's directly related to the amount of impervious area. An awful lot of that's associated with the parking that's being provided on this site. To end up with two very large storm water management facilities, large at least for the size of this property, that for all intents and purposes, have taken what's a nice rolling hill going up to a house, and turned it into, essentially, best works on the side of the property. Might as well put guns out there, but I don't think it's particularly attractive as a, in maintaining the quality of the resource. Have you looked at other alternatives, in terms of reducing impervious area, in terms of changing some of your pavement to something more pervious so that you don't have to go through the expense and the disruption necessary to be building these large ponds?

MR. TALTAVULL: I think I'm going to defer to Mike.

MR. NORTON: I think, yeah, I'll probably defer to the engineers and us. We looked at reducing the part, the impervious as much as possible, but as long as it is impervious and it counts, even gravel counts as impervious in the County. But we did look at underwater, underground infiltration and that was too expensive. We looked at sand filters and they're very unsightly. And we looked, and then we looked at biofiltration, which we have here. This is also for the ultimate, or what Mr. Peeke is looking at possibly down the road, is the idea of, a tea house, I believe, was spoke of in the very beginning. And designing this so that he only has to do it possibly one time, and doesn't have to come back later and do storm water management again is what he's looking. And these guys, the engineers, can talk more about the size of the ponds.

MR. DUFFY: Excuse me, I don't understand, what do you mean to do it now and not have to come back and do more in the future?

MR. MORTON: Mr. Peeke is looking at living in this residence and possibly, in the future, going to a tea house type restaurant, which we spoke of in the previous presentations. And his idea is, if we can build the storm water, these biofiltration trenches or ponds now, versus having to come back and redo it again at a further point is what he was looking at, minimizing his expense.

MR. FULLER: How much parking are you planning to accommodate?

MR. NORTON: What were we looking at, you guess for your quantity?

MR. TIDD: We currently have 14 spaces with the potential for, I think the total was about 26.

MR. FULLER: So the ponds are sized for roughly double the amount of parking that's currently shown onsite, plus all the new building, plus the existing building --

MR. TIDD: That is --

MR. FULLER: -- well not the existing.

MR. TIDD: Correct.

MR. FULLER: And are these primarily quality or quantity facilities?

MR. TIDD: These are quality.

MR. JESTER: I'd like to get back to the proposed, the possible change in use; that would require, it's currently zone residential, is that not correct?

MR. NORTON: Correct.

MR. JESTER: So, it requires a Special Exception, and in the past, have we approved a house prior to the Special Exception being granted, or is that not usually asked until you get the Special Exception

first?

MS. WRIGHT: I mean, typically, we require folks to come in with their Special Exception in hand, so that we know whatever changes are being proposed, are something that are you know, in the realm of possibility. I think, what I had understood, and maybe Tania can chime in, from previous Historic Area Work Permit reviews is that the owner understands that his ideas for an alternate use will require a rezoning, probably a rezoning to the Country Inn zone. Because I don't think the restaurant use is even allowed as a Special Exception in the R200 zone.

And I understood it, and maybe you all can correct me, but the spaces you're showing here, which are 14 spaces, are spaces that you contemplate being used by your family and friends; and that is not the spaces for the commercial use. That that is what you're contemplating being used by your family and friends with this house as a residence. Is that accurate?

MR. NORTON: Correct, it would have, this site would have to, I mean the road would have to be widened and several changes would have to be made to come back to that use, yes.

MS. WRIGHT: Do you know what storm water management you would need for the house plus the addition, plus 14 spaces? Would it be as big as what you see here?

MR. TIDD: They would be slightly smaller, the way Montgomery County works is, for a project of this size, with all of the disturbance, Montgomery County limits the amount of disturbed area to each biofiltration facility; and that area is one acre. Current disturbed area is just over two acres. So, with the size of the project, there is no way to continue using biofiltration and have less than two facilities. However, they would be somewhat smaller --

MR. FULLER: I'm not understanding the relationship between disturbed area and biofiltration. Biofiltration, it's my understanding is water quality, which you're dealing with as the final product. Sediment control deals with disturbed area?

MR. TIDD: You, Montgomery County requires that the applicant treat all of the disturbed area, must be accounted for in storm water management design.

MS. WRIGHT: Another question that I know has come, is this the only location for your storm water management? I understand the site slopes, but doesn't it also slope towards String Town Road, and would it be possible for one of the storm water management facilities to be moved here to the left, down; like in that area?

MR. TIDD: That's more of a high point --

MS. WRIGHT: So, you could possibly have that on the area where your hand had been, to the north? Like up there, yeah?

MR. TIDD: Again, I would say the likelihood of that is slim because the, that leg, I guess we'll call it, the property, slopes parallel to Frederick Road. Whereas from the house pretty much forward, towards Frederick Road, slopes toward Frederick Road. So they slope in opposite directions, which would require something like a pump and a generator to make sure that that pump is working.

MR. FULLER: Where is your other 15, 14 parking spaces? Are they proposed in the area to the northwest?

MR. NORTON: Well, the ideas that we are looking at were putting parking back in this area, possibly, later on. We have to stay back behind the house, we're looking at putting it back in this dog leg area.

MR. FULLER: And you couldn't do a biofiltration trench right on the edge and basically sheep load directly into that? I mean, that's typically been a very successful solution. Why are you collecting the water, bringing it through piping and then creating your quality filters on the front lawn?

MR. NORTON: I, correct me if I'm wrong, but we did, the civil engineers did a plan once of the filtration, of a filtration going down this side right here, and Richard G rejected it. Am I correct in that?

MR. TIDD: We had, that was something different. What we had initially proposed for the additional parking was to try and keep it amongst the S shown on 14. We would extend --

MR. FULLER: Well, I guess, I mean, some of this, we're getting into stuff that's beyond us; and from my perspective, I just don't want to see the earth works on the front hill side.

MR. NORTON: Correct, I understand. What we had initially tried to do was keep, we show three parking rows already here and two here. We tried showing, filling in this area, so that we were keeping all of the parking in the general vicinity of the existing house. We didn't really want to try to extend up this way, because then it would require a separate facility because of the drainage areas; the way drainage deposits.

MR. JESTER: But you mentioned you contemplate parking back there, and --

MR. NORTON: We are looking at the idea of it.

MR. JESTER: It seems to me that we're being asked to approve portions of a development plan that are not associated with just the renovation of the residence. And I think it's obvious that there has been a concern about the location of the storm water facilities, that we're going to have concerns about the impact of these, of this development on this outstanding resource. So, I have concerns about approving --

MR. DUFFY: I do as well. I -- not to cut you off. How many parking spaces exist on the site right now?

MR. TIDD: Currently, it's just a gravel drive and people just park on the gravel drive, pull off into the grass; and it's kind of up in the trees. Similar to what we have shown right now.

MR. DUFFY: So, there are no, there's no impervious parking spaces specifically on the site, right now, there's a gravel drive?

MR. NORTON: Yes, and I believe there's gravel pull off areas. And that's what we have, there is no asphalt for --

MR. DUFFY: When you talk about 14 parking spaces, that's a proposal?

MR. NORTON: Correct.

MR. DUFFY: Which --

MR. NORTON: That's what has been approved.

MR. DUFFY: That's been approved?

MR. NORTON: That's been approved.

MS. WRIGHT: That's been approved, your previous Historic Area Work Permit.

MR. DUFFY: Okay. I --

MR. NORTON: What we're looking at is just a storm water management, and I believe, if I'm, and correct me, the impervious area is up there. If we did not look at future development, the ponds would only shrink by 20 percent, I believe. Is that --

MR. DUFFY: Well, let me finish what I was --

MR. NORTON: Sure.

MR. DUFFY: -- my thought. I can't imagine why a single family residence needs 14 parking spaces, I find that disturbing; particularly on an outstanding resource in Clarksburg. I certainly could not support above-ground storm water management for parking that's above and beyond what's needed for a residence on an outstanding resource. So, I hope you don't build 14 spaces, but you have approval to do so, so you can. If you need storm water management for those spaces, let me ask you this, for the spaces that you have approval to build, how much storm water management do you need? Do you need everything that's shown in this application in front of us, or just a portion of it?

MR. NORTON: They will be smaller, but basically the same, yes.

MS. O'MALLEY: You were saying it would be about 80 percent?

MS. WRIGHT: 20 percent.

MR. NORTON: 20 percent less.

MR. TIDD: 20 percent less.

MS. O'MALLEY: 20 percent less, so it would be 80 percent --

MR. NORTON: Yes, still two facilities.

MR. FULLER: Well, two facilities if it's above ground, you could also have an underground facility, because you're dealing in one drainage area, because everything discharges to the same point on, so it's not as if you've got multiple discharge points.

MR. TIDD: Well, we have one drainage area, but we have in excess of two acres of above drainage area, which necessitates the two facilities.

MR. FULLER: If they're above ground facilities like this. If you were to do a filter system or other systems, you certainly could get it to work in a single system.

MR. TIDD: Possibly.

MR. FULLER: Easily, but it's simply a question of how much money you want to spend. But anyhow, again, I think from our perspective, I would not be comfortable approving above ground berms that are being proposed on the front hill side. So, how you solve the storm water management to get there, either by reducing the impervious area or coming in with another storm water management facility or system, I think works.

As said, you have approval to build the, from us, you have approval to build the parking as proposed, but you need to come up with a solution as to how you're going to make it work. But I don't think you're going to find this Commission approving the above ground quality structures as currently proposed.

MR. DUFFY: Speaking only for myself, I would not approve any above ground storm water management for this site.

MR. ROTENSTEIN: I guess if we're all giving our opinions, I also would not agree to the construction of two above ground treatment facilities, and especially, in the front, on an outstanding resource.

MS. TULLY: It sounds to staff like you're starting to treat this as a preliminary consultation, where you're wanting to perhaps continue, or were you going to vote up or down this evening?

MR. FULLER: I guess we should ask the applicant if they prefer us to vote or to continue.

MR. BURSTYN: As you're contemplating that, I would like to ask, I was wondering if you were considering other alternatives in the development or flushing out of this particular one? Were there other plans to handle this that are secondary or close second, or?

MR. PEEKE: From a storm water management point?

MR. BURSTYN: Yes.

MR. ROBERTSON: I'm not understanding the question, are there other plans that we're considering? I think the -- go ahead.

MR. BURSTYN: Other options?

MR. ROBERTSON: Oh, other options. The County, if the County prefers that you first, your first attempt, your first concept should be some sort of above ground facility; be it a biofiltration facility or a sand filter or an infiltration trench, or something of that nature, to go to an underground facility, you have to prove that those above ground facilities don't work. Whether they don't work for soil, you know, bad soil conditions, whether you can't make the under drains work to connect to a public storm drain system, or something along those lines.

MR. JESTER: You have a valid reason for doing it that way, because we're dealing with an outstanding resource in the County.

MR. ROBERTSON: And --

MR. JESTER: I mean it may be more costly, but --

MR. ROBERTSON: I totally understand your position, and we're happy to consult with the County from that perspective; and hopefully, they'll side with you. But I'm just telling you their basic --

MS. WRIGHT: And we're glad to meet with Mr. G, we've gotten with him on other --

MR. ROBERTSON: Sure.

MS. WRIGHT: -- projects in the past. If you are interested and willing in doing a below ground storm water management, and you hear that he is the person blocking you, we'll be glad to meet with him, to try to explain why it is necessary in this case.

MR. ROBERTSON: Right. We haven't pursued that avenue, I'm just telling you what their current policies are on those systems.

MS. O'MALLEY: Can I ask you question about, you were saying, even gravel is considered impervious? So, is there any material for the drive and parking that could be used?

MS. WRIGHT: No.

MS. O'MALLEY: Even the blocks, the grass blocks?

MR. NORTON: I believe they're starting to test things, but nothing's been approved.

MR. JESTER: I'd like to add one more comment, it seems, there have been some comments made about possible conversion of the house into some sort of commercial facility or a restaurant. I don't think the Commission is opposed to the idea of a sensitive conversion and adaptive use of the property for another use; but I think in order to do that, we need to have a full proposal that takes into account what's going to happen to the house, what's going to happen to the site. And so, that is in fact the long term or shorter term plan, and you should proceed that way and develop a proposal we can look at that takes into account the whole site.

MS. O'MALLEY: Well, I guess it comes back to that same question, would you rather continue this and come

back --

MR. TALTAVULL: I think we're going to defer --

MS. O'MALLEY: Okay.

MR. TALTAVULL: -- we'll continue.

MS. TULLY: Is it possible just to go ahead and give an up or down on the improving issue, just to get it out of the way?

MS. O'MALLEY: I had a question on that, was the roof originally standing seam?

MS. TULLY: What's on there now is asbestos.

MS. O'MALLEY: Right, but was it ever standing seam?

MR. ROBERTSON: It was a porch roof.

MS. WRIGHT: Right, we really don't know what the main roof was, it may have been some sort of slate, or it may have been those dialing shape, asbestos shingles that were available at the turn of the century; it's hard to know.

MS. O'MALLEY: Would it be likely that it would have, could have been standing, no, that's not a typical --

MR. TALTAVULL: It could have been wood shakes or standing seam, but a tin roof is probably what I would surmise; but it's hard to tell.

MS. WRIGHT: Or tin tiles.

MS. TULLY: Yeah, the stamped metal shingles are also, and staff has provided information on that to the applicant.

MS. O'MALLEY: That would have been more likely than standing seams?

MS. WRIGHT: Yeah.

MS. O'MALLEY: Well, Commissioner is welcome to --

MR. FULLER: I personally don't have a real problem with standing seam, I mean an awful lot of farmhouses do have a standing seam; and to me, that's very consistent with the image. And if we don't know for sure what was there, I'd have no problem with approving a standing seam.

MR. DUFFY: I agree, I don't have a problem with the proposed roofing material.

MR. FLEMING: I agree.

MS. O'MALLEY; So that doesn't look like that's your area of a problem.

MS. WRIGHT: Do you want to actually make a motion on that, so that they can proceed if they need to re-roof the building?

MR. FULLER: All right, I'll make a motion that approve 13/10-06B only for the substitution of the roofing material, with the acceptance of the applicant's suggestion to go to a standing seam roof.

MR. BURSTYN: Second.

MS. O'MALLEY: And that will be the same as in an earlier case that we looked at tonight?

MR. FULLER: To work out the details with staff, yes.

MS. O'MALLEY: Is there a second?

MS. WRIGHT: Lee's --

MS. O'MALLEY; Lee seconded it, all in favor? I think that passes unanimously, so you can started on that part.

MR. TALTAVULL: If I could, I'd like to ask an open question, maybe to the engineers. Is there a point where the impervious area will not necessitate a storm water management?

MR. TIDD: If there's a reduction of impervious area.

MR. ROBERTSON: To where --

MR. TIDD: Less than there is now.

MR. TALTAVULL: I guess, in terms of Clarksburg and being designated a critical area, at what point, in terms of impervious area, will a storm water management facility not be required by the County, perhaps and in addition? Do we know that?

MR. TIDD: I don't know the answer to that, other than I, my feelings are that it will be required. Storm water management will be required for an impervious area of the driveway; depending on how you, the method of storm water management is up for discussion.

MR. ROBERTSON: Can I just ask a quick question to the Commission? The plan that's proposed kind of showed ultimate storm water management design, granted, with, it's not, we're not there yet with the facility or the building itself; and maybe it will never get to that point. But, would the Commission be opposed to an ultimate storm water design, provided it was underground? And the reason being is, just, we're trying to avoid that should it go to a certain extent that we don't have to, we don't have to disturb this area all over again to put in another facility, a larger facility or a new facility, or something along those lines.

MR. DUFFY: You're asking us to talk about something that's highly speculative. Why does a

single family residence need a large underground storm water management facility? That's, that would be my question in response to your question, what is it needed for?

MR. NORTON: All along, through this whole project, every time we've been here, we've always been, or the owner has always been open with the idea that this is a residence with the idea of going to a commercial use, as written in the Master Plan, a restaurant, a tea house, something along those lines. And he's trying to move into this house and only do this one time. We have to do storm water management, there's no question, for, to get the plan that he, to get what he wants. That, what we're trying to do is only do it one time, and try and build for the maximum commercial.

MR. FULLER: I guess, from my personal perspective, I'd follow Mr. Taltavull's suggestion, that if there's any way you could make the first phase of this work without doing it and to get to what I'll say is more traditional residential quality storm water management system, so much the better. But, to answer your specific question, if the owner wants to spend the money for a large underground facility sized for an ultimate, I don't have any problem with that because that doesn't impact the view of what the facility is. So, to me, what we're trying to approve is what the, how does somebody see this property as you drive down the street, and it's the big berms that I'm objecting to. So, if you buried it and I didn't see it, then it's money well spent.

MR. DUFFY: I agree with Commissioner Fuller, the comments I was just making was along the lines of what Commissioner Jester was saying before, that if there is a desire to have a future development and the storm water management that we're talking about tonight, is really for a future development, I would like to see a proposal for that final development is in your minds, or what your intending to do in the end. But, the short answer to the question you just asked, I would have no opposition to an underground facility.

MR. NORTON: Okay, thank you.

MS. O'MALLEY: And then we can discuss the landscaping when you come back.

MR. NORTON: Okay.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	23310 Frederick Road, Clarksburg	**Meeting Date:**	4/11/2006
Resource:	Outstanding Resource **Clarksburg Historic District**	**Report Date:**	4/4/2006
Applicant:	Victor Peeke (Michael Norton, LSA)	**Public Notice:**	3/28/2006
Review:	HAWP	**Tax Credit:**	partial (roof)
Case Number:	13/10-06B REVISION	**Staff:**	Tania Tully

PROPOSAL: Stormwater management & roofing material

RECOMMENDATION: Approve with Conditions

STAFF RECOMMENDATION:

Staff is recommending that the HPC approve this HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE:	Outstanding Resource within Clarksburg Historic District
STYLE:	Queen Anne
DATE:	c.1891-1900

The property at 23310 Frederick Road, more commonly known as Hammer Hill, is a 2-½-story frame Queen Anne style house. It is significant within the Clarksburg historic district as one of the few residence built after the town was bypassed by the railroad and also as a departure from the simpler houses found throughout the district. This high-style residence features a hipped-roof with dormers on every elevation, a projecting entry bay, and an elaborately detailed front porch. Built for Dr. James and Mrs. Sarah Deets between 1891 and 1900, the house was likely designed by an architect.

Hammer Hill sits back well off of Frederick Road, roughly in the center of its 3.06 acre lot. The house is mostly shielded from view by mature trees and vegetation along Frederick Road and will be at a grade significantly higher than the Stringtown Road extension. The open space in front of the house is specifically noted as one of the significant green spaces within the historic district.

HISTORIC CONTEXT

13/10 CLARKSBURG HISTORIC DISTRICT (Platted Early 1790s)

Early in the county's history, Clarksburg was a substantial center of commerce and transportation. John Clark surveyed the land and subdivided lots along Frederick Road in the early 1790s, yet the town's origins extended back to the mid-1700s. Michael Dowden built a hotel and tavern about 1754. A popular stop along the well-traveled Great Road between Frederick

and Georgetown, Dowden's Ordinary is said to have provided lodging and entertainment for such well-known travelers as General E. Braddock, George Washington, and Andrew Jackson. According to tradition, John Clark's father William, from Lancaster County, Pennsylvania, had chosen this location, at the intersection of two Indian trails, as early as 1735 as a site for trading with Native Americans. His trading post may have influenced Dowden's choice for locating his ordinary.

John Clark built a general store and became the community's first postmaster. The post office, established 1800, was one of the first in the county. By 1850, the town was the third most populous in the county, and the residents numbered 250 by 1879.

One of the earliest structures in the community is found at the Clark-Waters House, 23346 Frederick Road. According to tradition, John Clark constructed the rear section in 1797. The building was enlarged and updated in the 1840s with the Italianate-style front section, under the ownership of Clark's daughter and son-in-law Mary and William Willson. One of the few remaining log buildings in the community is found at 23415 Frederick Road. Thomas Kirk probably built the John Leaman House (23415), now covered with clapboard siding, in 1801. John Leaman, a carpenter, purchased the house in 1871 and built the substantial rear addition around 1890.

John Clark, a Methodist, was a leader in organizing the Clarksburg Methodist Episcopal Church in 1788. The church has one of the oldest continuous Methodist congregations in the County. A log chapel was built on this site in 1794, a brick structure in 1853, and the present Gothic Revival-style church in 1909.

As a major stagecoach stop between Frederick and Georgetown, Clarksburg supported several inns and taverns. By the mid-1800s, the town also included general stores, a tannery and blacksmiths, and wheelwrights. William Willson probably built Willson's Store, 23341 Frederick Road, around 1842. In 1879, Clarksburg had 250 residents, making it the third most populous town in the County. The Queen Anne-style house at 23310 Frederick Road, known as Hammer Hill, as built c.1891-1900 by Clarksburg physician Dr. James Deetz and his wife Sarah. The name, Hammer Hill, comes from the tract name given this land in 1752. The William Hurley Shoe Shop, 23421 Frederick Road, probably built around 1842, is typical of early rural commercial structures in its simplicity and small scale. In the early 20th-century, it housed Helen Hurley's millinery shop. The house, located behind the shop, originally consisted of the rear portion that was built by Arnold Warfield about 1800. The building may contain an early log section. Hurley family owners of the house and shoe shop included shoemaker William Hurley and Clarksburg Brass Band organizer J. Mortimer Hurley.

Clarksburg has historically been a bi-racial town. While many African Americans settled, after the Civil War, in communities separate from white settlements, freed slaves in Clarksburg built houses in and around the town. In 1885, John Henry Wims built his frame house in Clarksburg's center, at 23311 Frederick Road. The location of his dwelling near the post office was a convenience for Wims, one of the few black mail carriers working in the county.

One of the County's last and most elaborate remaining examples of a two-room schoolhouse is the Clarksburg School, 13530 Redgrave Place, built in 1909. One of the County's last and most elaborate remaining examples of the two-room schoolhouse, the Clarksburg School was in continuous use from 1909 to 1972. The cruciform-shaped building has a Colonial Revival-influenced design with pedimented and pilastered doorframe, oversize cornice returns, and gable overhang. Near the school are the sites of the earlier Clarksburg Academy (1833) and a one-room school.

Growth in Clarksburg declined in the late 19th century, when the B & O Railroad bypassed the town for nearby Boyds. The advent of the automobile and improved roads brought something of an economic revival beginning in the 1920s. New boarding houses opened in town to accommodate the new auto tourism.

PROPOSAL:

The proposal is the installation of two stormwater management biofiltration areas. The grading is designed to gradually slope up from Frederick Road and allow an uninterrupted view of the property over the biofiltration area. The comprehensive landscape plan incorporates the biofiltration areas. All vegetation around the biofiltration areas is low growing, or in the case of trees, will provide canopy that will eventually allow views towards the house. Trees removed will be replaced with similar vegetation.

- Installation of two stormwater management biofiltration areas
- Comprehensive landscape plan
- Tree removal & replacement

The applicant also wishes to change the proposed synthetic slate roof to standing seam metal.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Clarksburg Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Vision of Clarksburg: A Long-Range Preservation Plan (Vision)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Vision of Clarksburg

The *Vision* makes some of the following statements:
"Managing the preservation and protection of Clarksburg's architectural character and historic pattern…is critical to maintaining its contribution to the County's heritage." "A buffer area, adjacent to the historic district, should allow for the conservation of open space…" "The Clarksburg Historic District is a significant collection of early 19th century residential and commercial architecture along Frederick Road reflecting the town's once prominent role in trade, transportation, and industry in Montgomery County." "[T]he existing historic district [is] the "historic core' of the new town, where the primary goal is to retain, reuse, and preserve the existing resources, while allowing fro an acceptable amount of controlled infill."

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:

    1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
    2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation:

#1 A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
#2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
#9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
#10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The proposed work items are revisions to the HAWP approved with conditions at the June 8, 2005 HPC meeting. The HAWP was for partial demolition, a rear addition, and major landscaping – it was approved with the follwing conditions:

1. Staff must approve any additional work on the historic house that includes anything other than repair or replacement in kind. Major changes may require an additional HAWP.
2. All windows and doors on the addition will be wood, true- or simulated-divided light windows.
3. Details and specs will be approved by staff.
4. Additional work on the historic barn that includes anything other than repair or replacement in kind will require an additional HAWP.
5. A tree protection plan prepared by a certified arborist will be implemented prior to any work beginning on the property.

The applicant has not yet brought drawings to staff for stamping or applied for a building permit. While working with other agencies, it was determined that the quality of the stormwater needed to be addressed (Circle 8). The stormwater management plan presented with this application has been see by and given verbal approval by DPS.

The applicant worked with an engineering firm and a landscape architect on the proposed facilities. Although the grading will change, the landscaping has been designed to be low and garden-like in the placement and diversity of vegetation. A mixture of grasses such as Switch Grass and flowering plants such as daylilies and Hostas are used at each biofiltration area and as foundation plantings by the house. None of the trees identified as significant by Environmental Planning will be removed and the trees that will be removed will be replaced as shown on the plan.

Although it would be preferable to avoid any grading, the proposed biofiltration facilities and accompanying landscaping are compatible with the historic house and district. When complete the front yard will remain a significant green space within the district. Staff recommends approval.

Staff also recommends approval of the proposed roofing material change.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation;*

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.

RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Victor Peeke

Daytime Phone No.: 301.349.0001

Tax Account No.: 00021673

Name of Property Owner: Victor Peeke Daytime Phone No.: 301.349.0001

Address: P.O. Box 439 (Street Number) Clarksburg (City) MD (State) 20871 (Zip Code)

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Michael Norton, Landscape Architect Daytime Phone No.: 301.216.9650

LOCATION OF BUILDING/PREMISE

House Number: 23310 Street: Frederick Road

Town/City: Clarksburg Nearest Cross Street: Stringtown Road

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: 311

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☐ Alter/Renovate ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed

☐ Move ☐ Install ☐ Wreck/Raze ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family

☒ Revision ☐ Repair ☐ Revocable ☐ Fence/Wall (complete Section 4) ☒ Other: Addition of Stormwater Management

1B. Construction cost estimate: $ 250,000

1C. If this is a revision of a previously approved active permit, see Permit # 383930

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: _____

2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Michael A. Norton
Signature of owner or authorized agent

3.16.06
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 383930 (REVISION) Date Filed: 3/16/06 MCP Date Issued: _____

Edit 5/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

(5)

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

The property at 23310 Frederick Road, more commonly called Hamsherhill is a 2.5 story frame Queen Anne style home. The house was built for Dr. James Deets between 1891-1900. The house has a presence sitting approximately 20 feet above Frederick Road. The view of the grounds in front of the house all the way to Frederick Road is blocked by a 10'-14' hedge along Frederick Road. Once past the hedge, the landscape opens to an open manicured lawn with trees and shrubs scattered throughout and views of the house.

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

The revision of the existing permit is to include two stormwater management bio filtration areas - one in front of the house and one to the right looking up the driveway. The grading has been done so that from Frederick Road a gradual slope builds up and allows uninterrupted views looking over the biofiltration area towards the house. A comprehensive landscape plan incorporates the bio filtration areas into the landscape of the site. All vegetation around the biofiltration is low growing or, in the case of the trees, will provide a canopy that will grow up and allow views toward the house. The trees that are to be removed in the front yard are being replaced with similar veg.

2. **SITE PLAN** (Landscape Plan)

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

a. the scale, north arrow, and date;

b. dimensions of all existing and proposed structures; and

c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

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

a. ***Schematic construction plans***, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.

b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.

b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

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

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Tully, Tania

From: Vic008l@aol.com
Sent: Tuesday, March 21, 2006 8:41 AM
To: Tully, Tania
Subject: Hammerhill - Roofing

Good Morning Tania:

Please add to the April 11th HPC agenda my request to have the OPTION of installing a standing seam metal roof on the existing house and addition. Previously the HPC had approved a fake slate roof on the existing house and addition with a standing seam metal roof on the porch roofs.

Also, Haines Land Design submitted the HAWP application yesteday to permitting services and you should also be receiving today CAS Engineerings letter summarizing the SWM criteria and design.

Thank you.

Victor

(7)

ENGINEERING
A Division of CAS Enterprises, Inc.

civil engineering • surveying • land planning

108 West Ridgeville Boulevard, Suite 101 • Mount Airy, Maryland 21771
phone 301/607-8031 • fax 301/607-8045 • www.casengineering.com

March 18, 2006

The M-NCP&PC
Historic Preservation
1109 Spring Street, Suite 801
Silver Spring, MD 20910

Attn: Tania Tully

Re: **23310 Frederick Road**
Hammerhill

Dear Ms. Tully,

The subject property, 23310 Frederick Road, Parcel 311, Tax Map EW, consists of an existing historical house and several out buildings. The site is located in Clarksburg, Maryland. The site falls within the Little Seneca Creek watershed. This property contains 3.06 acres of land and is zoned R-200. Stormwater management water *quality* control is required for this site by County and State law.

For this proposed development, two design options were considered: infiltration trench and biofiltration. Both are similar in that they are designed to treat water *quality* and both are generally constructed in the same manner (required berms, depths, materials etc). Infiltration trenches have a gravel layer exposed at the surface (with no plantings) while biofiltration facilities have a layer of mulch and plants on the surface. It was decided that the biofiltration facilities could be designed to look like gardens and make them more visually appealing to the neighborhood than the infiltration trenches. The County also advised us that soil conditions in this area are not normally conducive to infiltration.

Underground storage (vaults, pipes, etc) was not considered because this method only treats water *quantity* and not water *quality*.

The owner is required to provide treatment for the entire limits of disturbance (approx 2.0 acres) and Maryland Stormwater Management regulations (followed by Montgomery County) dictate that the maximum drainage area to each biofiltration facility not exceed 1.0 acre. Therefore, two separate systems are required for this site.

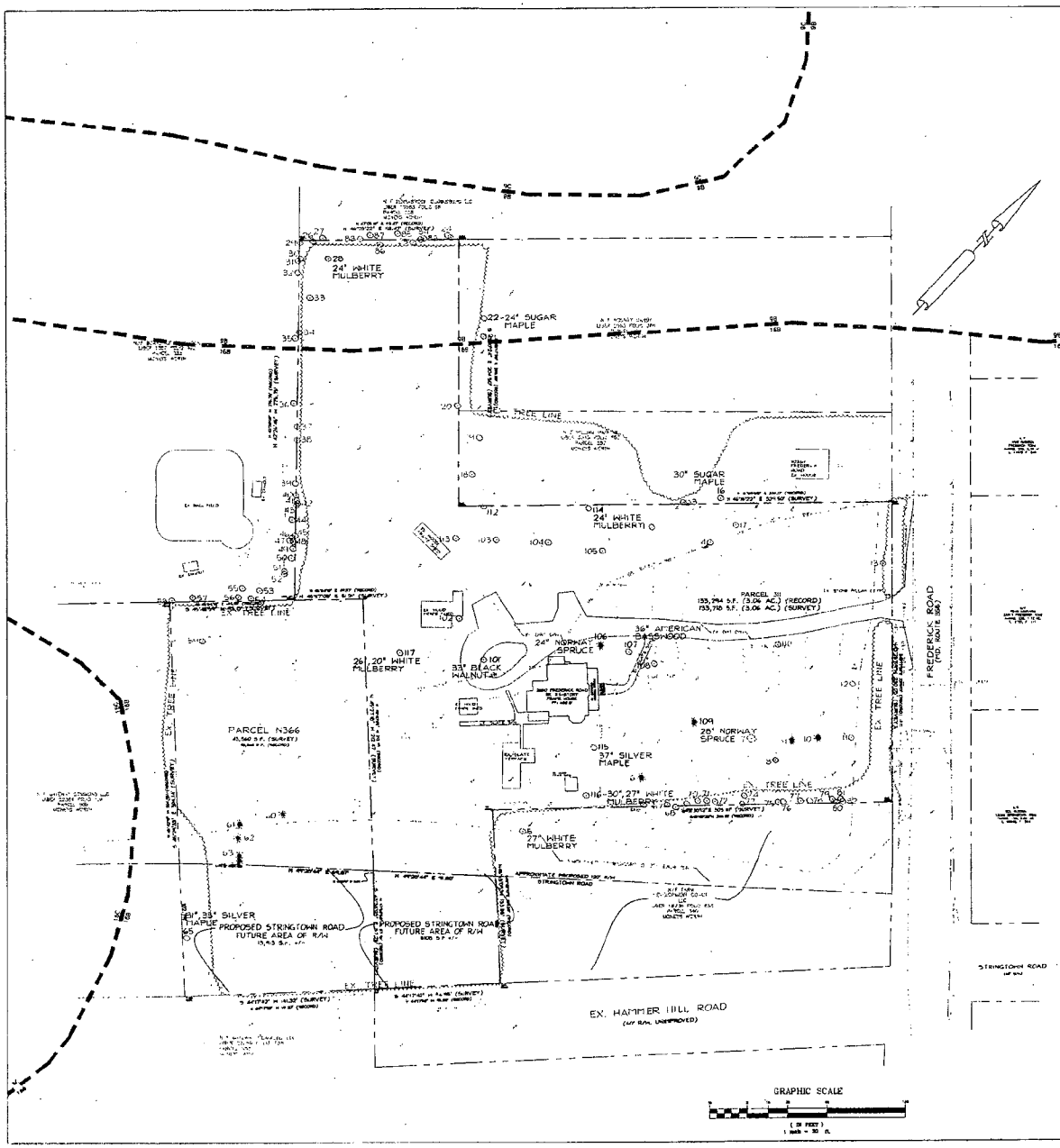
If you have any questions or need any additional information please call.

Sincerely,

Eric B. Tidd
Project Engineer

Cc: *V. Peeke*
Haines Land Design

6



Significant/Specimen Tree Summary

Tree #	Species	D.B.H (inches)	Critical Root Zone (Sq. Ft.)	Tree Condition	Root Condition	Comments
5	WHITE MULBERRY	27	5153	GOOD	GOOD	OFFSITE
16	SUGAR MAPLE	30	8362	GOOD	GOOD	OFFSITE
22	SILVER MAPLE	24	4072	GOOD	GOOD	OFFSITE
28	WHITE MULBERRY	24	4072	GOOD	GOOD	
88	SILVER MAPLE	31,33	28953	GOOD	GOOD	OFFSITE
101	BLACK WALNUT	33	7698	GOOD	GOOD	
108	NORWAY SPRUCE	24	4072	GOOD	GOOD	
107	AMERICAN BASSWOOD	36	9191	GOOD	GOOD	
109	NORWAY SPRUCE	26	5542	GOOD	GOOD	
114	WHITE MULBERRY	24	4072	POOR	POOR	
115	SILVER MAPLE	27	5677	FAIR/POOR	FAIR	
116	WHITE MULBERRY	30, 27	11515	POOR	POOR	
117	WHITE MULBERRY	20, 20	7805	POOR	POOR	

EXISTING TREE DATA

Tree No	Species	D.B.H. (inches)	Comments
1	SILVER MAPLE	15	
2	TREE OF HEAVEN	10	
3	SILVER MAPLE	8	
4	BLACK LOCUST	14	
5	WHITE MULBERRY	27	
6	DOUGLAS FIR	12	
7	DOGWOOD	8	
8	DOGWOOD	6	
9	EASTERN WHITE PINE	14	
10	EASTERN WHITE PINE	14	
11	JAPANESE MAPLE (MULTI)	10	
12	JAPANESE MAPLE (MULTI)	12	
13	MAGNOLIA	8	
15	SILVER MAPLE	30	
17	NORWAY MAPLE	13	
19	SILVER MAPLE	16	
19	SILVER MAPLE	22	
20	BLACK LOCUST	16	
21	BLACK CHERRY	21	
23	SILVER MAPLE	24	
24	BLACK CHERRY	13	
25	SILVER MAPLE	17	
25	TREE OF HEAVEN	7	
26	TREE OF HEAVEN	13	
27	SILVER MAPLE	8	
28	WHITE MULBERRY	24	
29	TREE OF HEAVEN (DOUBLE)	15	
30	WHITE MULBERRY	14	
31	TREE OF HEAVEN	12	
32	TREE OF HEAVEN	13	
33	BLACK CHERRY	23	
34	TREE OF HEAVEN	16	
35	BLACK CHERRY	8	
36	BLACK LOCUST	19	
37	SILVER MAPLE	13	
38	TREE OF HEAVEN	12	
39	TREE OF HEAVEN	6	
40	TREE OF HEAVEN	8	
41	TREE OF HEAVEN	7	
42	TREE OF HEAVEN	6	
43	BLACK CHERRY	6	
44	TREE OF HEAVEN	8	
45	BLACK LOCUST	12	
46	BLACK LOCUST	15	
47	BLACK CHERRY	11	
48	BLACK CHERRY	10	
49	WHITE MULBERRY	10	
50	WHITE MULBERRY	13	
51	BLACK LOCUST	11	
52	TREE OF HEAVEN	8	
53	BLACK CHERRY	14	
54	BLACK CHERRY	6	
55	BLACK LOCUST	14	
56	TREE OF HEAVEN	14	
57	TREE OF HEAVEN	10	
58	BLACK CHERRY	18	
59	NORWAY MAPLE	14	
60	LOBLOLLY PINE	17	
61	NORWAY SPRUCE	17	
62	NORWAY SPRUCE	13	
63	EASTERN WHITE PINE	18	
64	EASTERN WHITE PINE	17	
65	SILVER MAPLE (TWIN)	21,22	
66	NORWAY MAPLE (TWIN)	7,12	
67	NORWAY MAPLE	10	
68	BLACK CHERRY	18	
69	NORWAY MAPLE	7	
70	BLACK CHERRY	12	
71	NORWAY MAPLE	9	
72	TREE OF HEAVEN	18	
73	SILVER MAPLE	8	
74	BLACK CHERRY	7	
75	NORWAY MAPLE	16	
76	NORWAY MAPLE	10	
77	NORWAY MAPLE	14	
78	NORWAY MAPLE	7	
79	NORWAY MAPLE	13,11	
80	NORWAY MAPLE	12	
81	NORWAY MAPLE	8	
82	BLACK LOCUST	12	
83	TREE OF HEAVEN	10	
84	TREE OF HEAVEN	13	
85	BLACK LOCUST	7	
86	BLACK CHERRY	14	
87	SILVER MAPLE	7	
88	SILVER MAPLE	18	
101	BLACK WALNUT	33	
102	PEAR	18	
103	BUTTERNUT	19	
104	BUTTERNUT	17	
105	BUTTERNUT	13	
106	NORWAY SPRUCE	14	
107	AMERICAN BASSWOOD	36	
108	NORWAY SPRUCE	24	
109	NORWAY SPRUCE	26	
110	EASTERN REDBUD	18	
112	TREE OF HEAVEN	11	
113	SILVER MAPLE	22	
114	WHITE MULBERRY (TWIN)	24	
115	SILVER MAPLE	27	
116	WHITE MULBERRY (TWIN)	31,27	
117	WHITE MULBERRY	20,20	

LEGEND

- EXISTING CONTOUR
- EXISTING PROPERTY LINE
- EXISTING TREE W/TAG NUMBER
- SPECIMEN/SPECIMEN TREE W/ TAG NUMBER & CRZ
- HEDGEROW/TREELINE
- SOIL TYPE & BOUNDARY
- PROPOSED L.O.D.

TABULATION TABLE

ACREAGE OF TRACT:	3.08 AC
ACREAGE OF EX. FOREST:	0
ACREAGE OF EXISTING WETLANDS	0
ACREAGE OF FORESTED WETLANDS	0
ACREAGE OF WETLAND BUFFERS	0
ACREAGE OF STREAM BUFFERS	0
ACREAGE OF FORESTED STREAM BUFFER	0
LENGTH OF FORESTED STREAM BUFFER	0
AVERAGE WIDTH OF STREAM BUFFER	0

CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE AND PRINCE GEORGE'S COUNTY FOREST CONSERVATION LAWS AND REGULATIONS STANDARDS

DATE

MICHAEL A. NORTON
MD#R / QUALIFIED PROFESSIONAL

TREE SURVEY/
EXISTING CONDITIONS PLAN

PROJECT
HAMMERHILL
FREDERICK ROAD
CLARKSBURG, MD

PREPARED FOR
VICTOR PEEKS
P.O. BOX 409
CLARKSBURG, MD 20811
(301) 258-1000 PHONE
(301) 258-1001 FAX

HAINES LAND DESIGN LLC
811 RUSSELL AVENUE
SUITE 303
GAITHERSBURG, MD 20879
301-216-9650 FAX 301-216-9647

SITE

(9)

SITE LANDSCAPE & BIORETENTION PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	FORM	SPACING	QUANTITY	COMMENTS
AMA	ACER RUBRUM 'ARMSTRONG'	'ARMSTRONG' RED MAPLE	4" CAL	B&B	SHOWN	3	
AMO	ACER RUBRUM 'OCTOBER GLORY'	'OCTOBER GLORY' RED MAPLE	2.5" CAL	B&B	SHOWN	9	
BC	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	18"-24"	#3 CONT.	SHOWN	19	
CA	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	18"-24"	#3 CONT.	SHOWN	19	FRAGRANT WHITE FLOWER SPIKES, BIO SHRUB SHA SHADE
DC	CERCIS CANADENSIS	EASTERN REDBUD	6'-8'	B&B	SHOWN	4	ROSE PINK FLOWERS IN SPRING
CF	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD	6'-8'	B&B	SHOWN	7	ROSE PINK FLOWERS IN SPRING
CJ	CAMELLIA JAPONICA	JAPANESE CAMELLIA	5 GAL	CONT.	SHOWN	30	
CS	CORNUS SERICEA	REDOSIER DOGWOOD	5'-10'HT	B&B	SHOWN	19	ARCHAIC SPREADING SHRUB
CSS	CAREX STRICTA	TUSSOCK SEDGE	#2	CONT.	18" O.C.	48	SOD AREA ON PLAN AND PLACE CONTAINER PLANTS AT RIMRAP AND AROUND PERIMETER OF EACH FACILITY
				SOD	1/2LB EACH FACILITY	1	
HC	HEMEROCALLIS "CHRISTMAS IS"	CHRISTMAS IS DAYLILY	1 GAL	CONT	18" O.C.	72	
HF2	HOSTA FORTUNE 'FRANCEE'	FRANCEE HOSTA	1 GAL	CONT.	18" O.C.	67	
HG	HOSTA 'GREEN FOUNTAIN'	GREEN HOSTA FOUNTAIN	1 GAL	CONT.	SHOWN	18	
HH	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	#1 CONT.	CONT.	18" O.C.	99	
HS	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	#1	CONT	2' O.C.	33	GOLDEN FLOWERS
HV	HAMAMELIS VIRGINIANA	VIRGINIA WITCHHAZEL	4'-5'	B&B	SHOWN	1	
IC	ILEX CRENATA	INKBERRY	18"-24"	CONT	SHOWN	5	
IO	ILEX OPACA	AMERICAN HOLLY	6'-8'	8 CONT	SHOWN	7	SINGLE STEM
MS	LEUCOTHOE FONTANESIANA 'SCARLETTA'	SCARLETTA FETTERBUSH	18"-24"	CONT.	SHOWN	14	
LB	LINDERA BENZOIN	SPICEBUSH	5' HIGH	B&B	SHOWN	8	UPRIGHT SHRUB
LC	LOBELIA CARDINALIS	CARDINAL FLOWER	#1	CONT	24" O.C.	48	SEED AREA ON PLAN AND PLACE CONTAINER PLANTS AT RIMRAP AND AROUND PERIMETER OF EACH FACILITY
				SEED	1/2LB EACH FACILITY		
LV	LEUCOTHOE FONTANESIANA	DROOPING LEUCOTHOE	18"-24"	CONT.	SHOWN	6	
LL	LIRIODENDRON L. 'SNOW'	SNOW CHAMPION TREE	2"-3"	B&B	SHOWN	1	
MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2.5" CAL	B&B	SHOWN	3	LARGE EVERGREEN LEAVES
MS	MAGNOLIA X SOULANGIANA	SAUCER MAGNOLIA	2.5" CAL	B&B	SHOWN	9	
PM2	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	#1 CONT	CONT.	3' O.C.	82	
PJ	PIERIS JAPONICA 'MOUNTAIN FIRE'	MOUNTAIN FIRE PIERIS	18"-24"	#3 CONT	SHOWN	4	
PV	PANICUM VIRGATUM	SWITCHGRASS	#2	GRASS	24" O.C.	40	SEED AREA ON PLAN AND PLACE CONTAINER PLANTS AT RIMRAP AND AROUND PERIMETER OF EACH FACILITY
				SEED	1/2LB EACH FACILITY	1	
QC	QUERCUS COCCINEA	SCARLET OAK	8.5 CAL	B&B	SHOWN	3	SCARLET FOLIAGE IN AUTUMN, FULL SUN
SC	SCIRPUS CYPERINUS	WOOLGRASS	#2	CONT	18" O.C.	45	SEED AREA ON PLAN AND PLACE CONTAINER PLANTS AT RIMRAP AND AROUND PERIMETER OF EACH FACILITY
				SEED	1/2LB EACH FACILITY	1	
VD	VIBURNUM DENTATUM	ARROW-WOOD	5' HIGH	B&B	SHOWN	3	UPRIGHT SHRUB
SOD	SOD -NORMA MIX NO.3		SQUARE YARD	SOD	SOD	448	
	REFORESTATION (SEED COMPONENT) MIXED OF COMPARABLE SEED MIXTURES SUBMITTED TO DEPARTMENT FOR ADULT & JUVENILE PLANTS		SEED	SEED	20LBS/ACRE	1 LBS.	FACILITY BASIN UP TO MAX WATER LEVEL
SEED	LAWN: KENTUCKY 31 (1 LB/1000 SF) TALL FESCUE (50%) PERENNIAL RYEGRASS (30%) KENTUCKY BLUEGRASS (15%)		SEED	SEED	150LBS/ACRE	300 LBS.	ALL DISTURBED AREAS
SEED	TEMPORARY SEEDING FOR WINTER CROP		SEED	SEED	50LBS/ACRE	2 LBS.	STABILIZATION

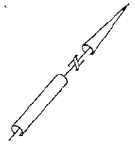
LAWN SEED MIX
- 50% KENTUCKY 31 TALL FESCUE
- 30% KENTUCKY BLUEGRASS
- 15% PERENNIAL RYEGRASS
- FERTILIZER (10-10-39) AT RATE OF 200LBS/ACRE, LIME RATE AT 2 TONS/ACRE.

RETENTION BASIN FLOOR SEEDING - FOR WILDLIFE AND PLANT DIVERSITY

ACER RUBRUM	RED MAPLE
ACER SACCHARINUM	SILVER MAPLE
ALNUS SERRULATA	HAZEL ALDER
BETULA NIGRA	RIVER BIRCH
CAREX SPP.	SEDGES
ELYMUS VIRGINICUS	VIRGINIA WILD RYE
ELEOCHARIS SPP.	SPIKE RUSH
GLYCERIA STRIATA	FOWL MANNAGRASS
HIBISCUS MOSCHEUTOS	SWAMP ROSE MALLOW
IMPATIENS CAPENSIS	JEWELWEED
JUNCUS EFFUSUS	SOFT RUSH
JUNCUS TENUIS	SLENDER RUSH
LEERSIA ORYZOIDES	RICE CUTGRASS
LOBELIA CARDINALIS	CARDINAL FLOWER
LOBELIA SIPHILITICA	GREAT BLUE LOBELIA
PANICUM VIRGATUM	SWITCH GRASS
PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS
PONTEDERIA CORDATA	PICKEREL WEED
SCIRPUS CYPERINUS	WOOL GRASS
SPARTINA PECTINATA	PRAIRIE CORD GRASS
VERBENA HASTATA	BLUE VERVAIN
VERNONIA NOVEBORACENSIS	IRONWEED
VIBURNUM DENTATUM	ARROW-WOOD
VIBURNUM RECOGNITUM	NORTHERN ARROW-WOOD
VIBURNUM TRILOBUM	AMERICAN CRANBERRY BUSH
ZIZIA AUREA	GOLDEN ALEXANDERS

ANDROPOGON GERARDII	BIG BLUESTEM
ASCLEPIAS INCARNATA	SWAMP MILKWEED
ASCLEPIAS TUBEROSA	BUTTERFLY WEED
ASTER LAEVIS	SMOOTH BLUE ASTER
ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER
ASTER PRENANTHOIDES	CROOKED STEM ASTER
CHELONE GLABRA	WHITE TURTLEHEAD
CHRYSOPSIS MARIANA	MARYLAND GOLDEN ASTER
ECHINACEA PURPUREA	PURPLE CONEFLOWER
ELYMUS HYSTRIX	BOTTLEBRUSH GRASS
EUPATORIUM PERFOLIATUM	BONESET
EUPATORIUM PURPUREUM	SWEET JOE PYE WEED
EUPATORIUM RUGOSUM	WHITE SNAKEROOT
HELENIUM AUTUMNALE	SNEEZEWEED
HELIANTHUS DIVARICATUS	WOODLAND SUNFLOWER
HELIOPSIS HELIANTHOIDES	OXEYE
LIATRIS SPICATA	DENSE BLAZING STAR
MONARDA FISTULOSA	WILD BERGAMOT
PANICUM VIRGATUM	SWITCH GRASS
RUDBECKIA HIRTA	BLACK-EYED SUSAN
SILPHIUM PERFOLIATUM	CUP PLANT
SILPHIUM TEREBINTHINACEUM	PRAIRIE DOCK
SOLIDAGO RIGIDA	STIFF GOLDENROD
VERBESINA ALTERNIFOLIA	WINGSTEM
VERNONIA NOVEBORACENSIS	NEW YORK IRONWEED
ZIZIA AUREA	GOLDEN ALEXANDERS

* OVERSEED WITH ANNUAL RYEGRASS AS A COMPANION CROP AND EROSION CONTROL



ZONING DATA

1) ZONING: R-200
MIN. LOT AREA = 20,000 SF
LOT WIDTH AT R/W = 25 FT
LOT WIDTH AT B/R.L. = 100 FT

FRONT B/R.L. = 40.0 FT
REAR B/R.L. = 30 FT
SIDE B/R.L. = 12 FT MIN. EACH SIDE. 25 FT MIN. TOTAL

LANDSCAPE NOTES

1) THE 10'-14' HEDGE ROW TO BE REMOVED AT THE FRONT OF THE PROPERTY BY MDSHA FOR ROAD IMPROVEMENTS. THE HEDGE IS PROPOSED TO REMAIN. REMOVED WITH THE OPTION TO REPLACE IN KIND WITHOUT REAPPROVAL FROM THE HISTORIC PLANNING COMMISION.

NOTE

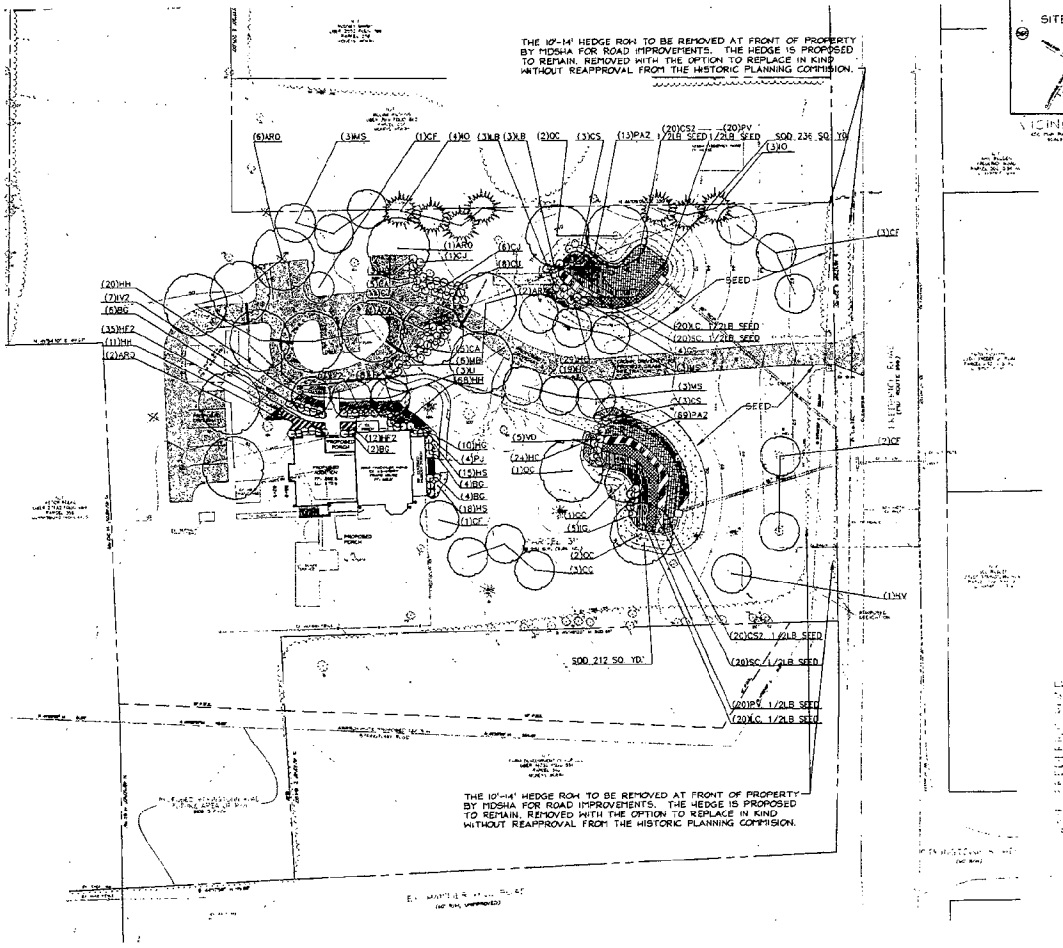
ALL PLANTING AREAS TO BE IMPROVED PER THE FUNCTIONAL ENTRY STANDARDS AND SPECIFICATIONS FOR SOILS, PRIOR TO FINAL INSPECTIVE STABILIZATION.

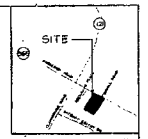
MISS UTILITY

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR 1-800-CALL-MISS. IN ACCORDANCE WITH SECTION 12-136 OF THE PUBLIC UTILITY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, EXCAVATION SHALL NOT BEGIN UNTIL THE FOLLOWING HAS OCCURRED: THE STATE'S CONTRACTOR HAS MARKED THE LOCATION OF UNDERGROUND UTILITIES; THE EXCAVATOR HAS NOTIFIED THE STATE'S CONTRACTOR PRIOR TO COMMENCING EXCAVATION; THE EXCAVATOR IS SATISFIED THAT CLEARANCE WITH REGARD TO UNDERGROUND UTILITIES IS ADEQUATE IN ACCORDANCE WITH SECTION 12-124 OF THE PUBLIC UTILITY COMPANY'S CODE.

GENERAL NOTES

1) WATER CATEGORY = 1 SEWER CATEGORY = 3
2) BOUNDARY INFORMATION SHOWN HEREON BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED MARCH, 2004.
3) 2-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED MARCH, 2004
4) TOTAL LOT AREA: PARCEL 311 = 3.05 AC, PARCEL N386 = 43,560 S.F.
5) PROPERTY SHOWN ON TAX MAP EW, PARCEL 311 & N386, CLARKSBURG HIGHLANDS.
6) PROPERTY SHOWN ON WSSC 200' SHEET 232 NW 13.
7) PROPERTY SHOWN ON MONTGOMERY COUNTY SOILS SURVEY MAP No. 7. SOIL TYPE(S): 16B.
8) FLOOD ZONE "C" PER H.U.D. FIRM MAPS, COMMUNITY PANEL No. 240049 0053 B.
9) SITE IS LOCATED IN THE LITTLE SENECA CREEK WATERSHED.
10) LOCAL UTILITIES INCLUDED:
WATER & SEWER - WASHINGTON SUBURBAN SANITARY COMMISSION
ELECTRIC - ALLEGHENY ELECTRIC
TELEPHONE - VERIZON
GAS - WASHINGTON GAS





LEGEND

- PROPOSED CANOPY TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB
- (1)OC PLANT TYPE & QUANTITY
- TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

- CAREX STRICTA TUSSOCK SEDGE
- HEMEROCALLIS "CHRISTMAS IS" "CHRISTMAS IS" DAYLILY
- HOSTA 'FORTUNE 'FRANCEE' FRANCEE HOSTA
- HEMEROCALLIS "HAPPY RETURNS" HAPPY RETURNS DAYLILY
- HOSTA 'GREEN FOUNTAIN' GREEN HOSTA FOUNTAIN
- HEMEROCALLIS STELLA D'ORO STELLA D'ORO DAYLILY
- LOBELIA CARDINALIS "CARDINAL FLOWER"
- PENNISETUM ALOPECUROIDES 'HAMELN' DWARF FOUNTAIN GRASS
- PANICUM VIRGATUM SWITCH GRASS
- SCIRPUS CYPERINUS WOOLGRASS
- SOD

GRAPHIC SCALE

HAINES LAND DESIGN LLC
811 RUSSELL AVENUE
SUITE 101
GAITHERSBURG, MD 20877
VOICE 301-963-7744 FAX 301-963-7745

CAS
CIVIL SURVEYING LAND PLANNING
CAS ENGINEERING, INC.
10 West Diamond Ave, Second Floor, Phone (301) 963-2870
Gaithersburg, MD 20877 Fax (301) 963-7844

1 - 2

(10)

EXISTING TREE DATA

Tree No.	Species	D.B.H. (inches)	Comments
1	SILVER MAPLE	12	
2	TREE OF HEAVEN	10	
3	SILVER MAPLE	8	
4	BLACK LOCUST	14	
5	WHITE MULBERRY	27	
6	DOUGLAS FIR	12	
7	DOGWOOD	8	
8	DOGWOOD	4	
9	EASTERN WHITE PINE	15	
10	EASTERN WHITE PINE	16	
11	JAPANESE MAPLE (MULTI)	10	
12	JAPANESE MAPLE (MULTI)	12	
13	MAGNOLIA	6	
16	SILVER MAPLE	30	
17	NORWAY MAPLE	13	
18	SILVER MAPLE	10	
19	SILVER MAPLE	23	
20	BLACK LOCUST	18	
21	BLACK CHERRY	21	
22	SILVER MAPLE	24	
23	BLACK CHERRY	13	
24	SILVER MAPLE	17	
25	TREE OF HEAVEN	7	
26	TREE OF HEAVEN	11	
27	SILVER MAPLE	8	
28	WHITE MULBERRY	24	
29	TREE OF HEAVEN (DOUBLE)	15	
30	WHITE MULBERRY	14	
31	TREE OF HEAVEN	12	
32	TREE OF HEAVEN	13	
33	BLACK CHERRY	23	
34	TREE OF HEAVEN	10	
35	BLACK CHERRY	8	
36	BLACK LOCUST	19	
37	SILVER MAPLE	11	
38	TREE OF HEAVEN	12	
39	TREE OF HEAVEN	6	
40	TREE OF HEAVEN	6	
41	TREE OF HEAVEN	7	
42	TREE OF HEAVEN	9	
43	BLACK CHERRY	8	
44	TREE OF HEAVEN	8	
45	BLACK LOCUST	12	
46	BLACK LOCUST	15	
47	BLACK CHERRY	16	
48	BLACK CHERRY	16	
49	WHITE MULBERRY	10	
50	WHITE MULBERRY	12	
51	BLACK LOCUST	18	
52	TREE OF HEAVEN	8	
53	BLACK CHERRY	14	
54	BLACK CHERRY	8	
55	BLACK LOCUST	14	
56	TREE OF HEAVEN	10	
57	TREE OF HEAVEN	10	
58	BLACK CHERRY	18	
59	NORWAY MAPLE	14	
60	LOBLOLLY PINE	17	
61	NORWAY SPRUCE	17	
62	NORWAY SPRUCE	13	
63	EASTERN WHITE PINE	18	
64	EASTERN WHITE PINE	14	
65	SILVER MAPLE (TWIN)	31,33	
66	NORWAY MAPLE (TWIN)	8,12	
67	NORWAY MAPLE	10	
68	BLACK CHERRY	18	
69	NORWAY MAPLE	7	
70	BLACK CHERRY	12	
71	NORWAY MAPLE	9	
72	TREE OF HEAVEN	19	
73	SILVER MAPLE	8	
74	BLACK CHERRY	7	
75	NORWAY MAPLE	16	
76	NORWAY MAPLE	10	
77	NORWAY MAPLE	14	
78	NORWAY MAPLE	9	
79	NORWAY MAPLE	13,11	
80	NORWAY MAPLE	12	
81	NORWAY MAPLE	8	
82	BLACK LOCUST	12	
83	TREE OF HEAVEN	10	
84	TREE OF HEAVEN	13	
85	BLACK LOCUST	7	
86	BLACK CHERRY	15	
87	SILVER MAPLE	7	
88	SILVER MAPLE	18	
101	BLACK WALNUT	33	
102	PEAR	18	
103	BUTTERNUT	18	
104	BUTTERNUT	17	
105	BUTTERNUT	13	
106	NORWAY SPRUCE	24	
107	AMERICAN BASSWOOD	38	
108	HORSE CHESTNUT	20	
109	NORWAY SPRUCE	28	
110	EASTERN HEMLOCK	18	
112	TREE OF HEAVEN	21	
113	SILVER MAPLE	22	
114	WHITE MULBERRY (TRIP.)	24	
115	SILVER MAPLE	37	
116	WHITE MULBERRY (TWIN)	31,27	
117	WHITE MULBERRY	26,20	

Significant/Specimen Tree Summary

Tree #	Species	D.B.H. (inches)	Critical Root Zone (Sq. Ft.)	Tree Condition	Root Condition	Comments
5	WHITE MULBERRY	27	4125	GOOD	GOOD	OFFSITE
16	SILVER MAPLE	30	6362	GOOD	GOOD	OFFSITE
22	SILVER MAPLE	24	4072	GOOD	GOOD	OFFSITE
28	WHITE MULBERRY	24	4072	GOOD	GOOD	
65	SILVER MAPLE	31,33	[illegible]	GOOD	GOOD	OFFSITE
101	BLACK WALNUT	33	7888	GOOD	GOOD	
106	NORWAY SPRUCE	24	4072	GOOD	GOOD	
107	AMERICAN BASSWOOD	38	[illegible]	GOOD	GOOD	
109	NORWAY SPRUCE	28	5542	GOOD	GOOD	
114	WHITE MULBERRY	24	[illegible]	POOR	POOR	
115	SILVER MAPLE	37	[illegible]	FAIR/POOR	FAIR	
116	WHITE MULBERRY	31,27	[illegible]	POOR	POOR	
117	WHITE MULBERRY	26,20	[illegible]	POOR	POOR	

PLANTING SPECIFICATIONS

SCOPE: Consists of supplying the planting trees, shrubs and herbaceous materials (groundcover) including the planting of trees as specified herein and the supplying of material, labor, equipment and work incidental thereto.

MATERIALS [illegible]

PLANT MATERIAL STANDARDS [illegible]

DIGGING AND HANDLING [illegible]

PROCEDURE [illegible]

BIORETENTION PLANTING BED

A. SITE PREPARATION [illegible]

PLANTING [illegible]

TREE PLANTING WITHIN THE BIORETENTION PLANTING MEDIA [illegible]

TREE PLANTING OUTSIDE OF PLANTING MEDIA [illegible]

ALL PLANTING AREAS [illegible]

SHRUB AND HERBACEOUS MATERIALS (GROUND COVER) PLANTING WITHIN THE BIORETENTION PLANTING MEDIA [illegible]

SHRUB AND HERBACEOUS MATERIALS (GROUND COVER) OUTSIDE OF THE BIORETENTION PLANTING MEDIA [illegible]

ALL PLANTING AREAS [illegible]

LAWN AND STABILIZATION (MASS SEEDING) [illegible]

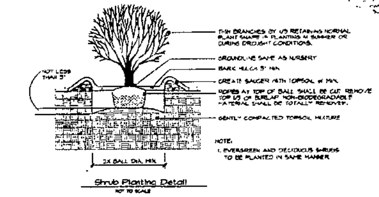
BIORETENTION AREA CONSERVATION SEEDING [illegible]

TEMPORARY STORAGE AND HEELING-IN [illegible]

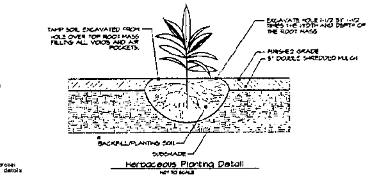
MAINTENANCE [illegible]

CLEANUP AND PROTECTION [illegible]

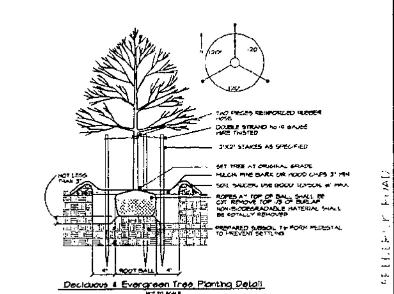
INSPECTION AND ACCEPTANCE [illegible]



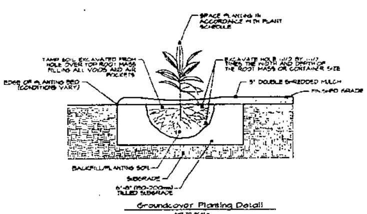
Shrub Planting Detail
NOT TO SCALE



Herbaceous Planting Detail
NOT TO SCALE



Deciduous & Evergreen Tree Planting Detail
NOT TO SCALE



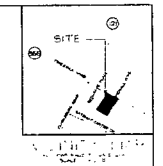
Groundcover Planting Detail
NOT TO SCALE

NOTE

[illegible]

MISS UTILITY

[illegible]



HAINES LAND DESIGN LLC
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GAITHERSBURG, MD 20879
301-216-9650 FAX 301-216-9649

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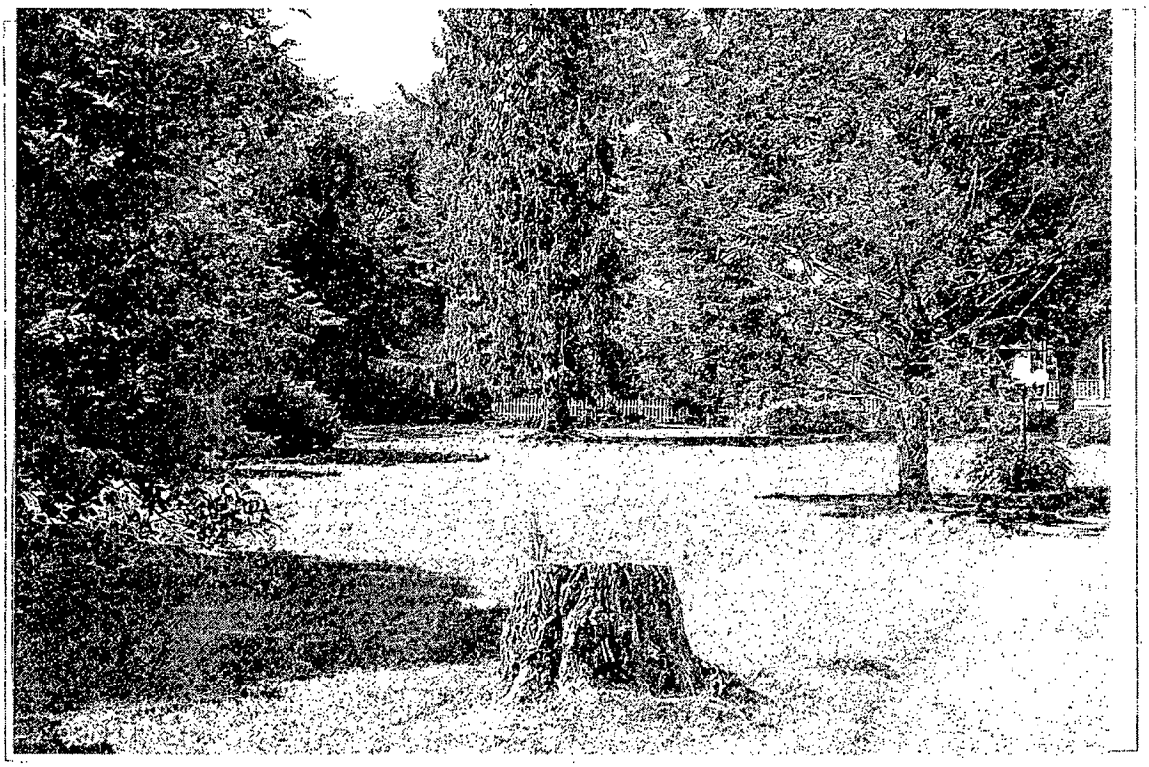
A DIVISION OF CAS ENTERPRISES, INC.

2 of 2

(11)

Existing Property Condition Photographs (duplicate as needed)



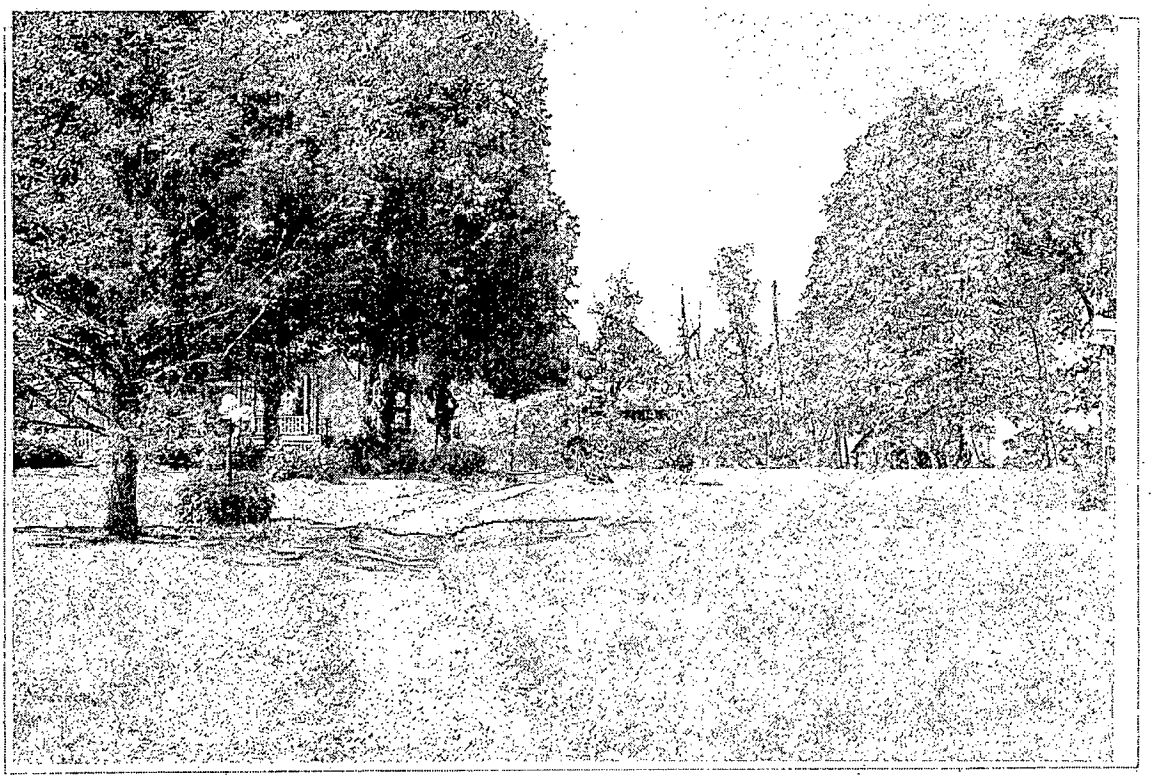
Detail: View half way down drive looking toward where biofiltration facility #2 would be located

Detail: Panoramic of front yard from inside of hedgerow @ Frederick Road
Limited views are existing toward the house

Applicant:_____

Existing Property Condition Photographs (duplicate as needed)

Detail: View from driveway of where Bioretention Facility #1 would be located



Detail: View toward house and barn from halfway down driveway

Applicant:_____

HAWP APPLICATION: MAILING ADDRESS FOR NOTIFYING
(Owner, Owner's Agent, Adjacent and Confronting Property Owners)

Owner's mailing address	**Owner's Agent's mailing address**
Victor J. Peeke P.O. Box 489 Clarksburg, MD 20871	Miller, Miller & Canby Attn: James L. Thompson, Esq. 200-B Monroe Street Rockville, MD 20850

Adjacent and confronting Property Owners mailing addresses

Rudden, Aric L. 22329 Frederick Road Clarksburg, MD 20871	Carby, Rodney H & AT 6125 Tuckerman Lane Rockville, MD 20852
Terrabrook Clarksburg LLC c/o Newland Communities 13777 John J. Delaney Dr. #526 Charlotte, NC 26277	Watkins, William K & BL 11610 Piedmont Rd. Clarksburg, MD 20871
Kostaris, Otis & E ET AL 8800 Darnestwon Road Rockville, MD 20850	Gateway Commons LLC 10230 New Hampshire Ave. Silver Spring, MD 20903-1400
Farm Development Coop. LLC 21032 Cog Wheel Way Germantown, MD 20876-4271	Montgomery Co. Board of Education 850 Hungerford Dr. Rockville, MD 20850

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

A meeting was held on March 8, 2006, commencing at 7:42 p.m., in the MRO Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland 20910, before:

COMMISSION CHAIRMAN

Julia O'Malley

COMMISSION MEMBERS

Timothy Duffy
David Rotenstein
Warren Fleming
Nuray Anahtar
Jeff Fuller (acting chair)
Caroline Alderson
Tom Jester
Lee Burstyn

ALSO PRESENT:

Tania Tully
Michele Oaks
Gwen Wright
Anne Forthergill

MR. FULLER: Staff items?

MS. TULLY: Yes, okay. There is a staff item that has storm water pond on it. My version is bigger. It's for, Hammerhill also has a color photograph with it. This is the Hammerhill property in Clarksburg which has an approved rear addition and, you know, additional driveway and parking space and what not. And they are you know, due to their size and what not at the point where through storm water management and all of those that they are going to be required to have a couple of biofiltration ponds. And there will be a bit of grading. And so what I'm looking for is the ability to work with the applicant and approve this on the staff level. The example photos shown are at some golf course, but now I can't remember. The, those white type things the engineer said do not have to be that tall. So that's a bit, anyway.

MS. ALDERSON: Maybe not that tall and maybe not so white.

MS. TULLY: Oh yeah, they can be painted, absolutely, yes.

MS. ALDERSON: -- something green --

MS. TULLY: Right, and there will be, they will be required to do a landscaping as part of this and staff will work with the applicant on that landscaping so that it, you know, it doesn't look like they, if you look at it, they put plants around something. I wonder what that is. So that it, you know, remains as unobtrusive as possible.

MR. FULLER: Which way is the house on this? It's off.

MR. DUFFY: I agree to make the pipes as low as possible and make the color of --

MS. TULLY: Frederick Road is here. The house is up here. Front door this way. This is where we had concern. They wanted a circular driveway at one point. Both of these are out of the way of the major trees. They're working with environmental Park and Planning with you know tree save plan and all of that. And --

MR. FULLER: And what's the reason these weren't identified when they came into the HAWP to begin with?

MS. TULLY: I don't think they had gotten that far yet.

MR. FULLER: I mean they couldn't have pulled any permits without them.

MS. TULLY: Huh?

MR. FULLER: They could not have pulled permits without --

MS. TULLY: They haven't pulled any permits.

MR. FULLER: Okay.

MS. TULLY: I haven't, they haven't brought their addition drawings in to be stamped yet.

MS. WRIGHT: So it's really your choice. If you think these should come back to you as instructed in work permit, you can do that.

MS. ALDERSON: I'm fine that staff would be just concurring with your criteria or solving the problem.

MS. TULLY: If you have any additional suggestions for staff. I mean the primary reason that there are, you know, the drawings and the photographs is staff didn't really know what one looked like, so, you know, so if you have additional suggestions, particularly architect -

MR. FULLER: Concern is this is a fairly steep slope across the front of the property. They're showing the long dimension of this pond so that if, there's going to be a reasonably high berm as you look up from 355 looking up the property to get it to work. And they've now sort of taken both front lawns and they're going to be occupied by these two.

MS. TULLY: Yeah, and they said they would add in front of it approximately two feet of top soil and towards Frederick Road would be added. And then --

MR. DUFFY: Are they working with a landscape architect or just a civil engineer?

MS. TULLY: Yes, they're working with a landscape architect. I do not know that the engineer and the landscape architect have worked with one another.

MR. DUFFY: Are they different firms?

MS. TULLY: Yes.

MR. DUFFY: Okay. Well that's good. The reason I asked is that these things can look bad. They can also look good. And it's a whole lot more likely that they'll look all right if it's a landscape architect who has done it before who is not employed by the civil engineer. So, that's --

MS. WRIGHT: I guess what I'm hearing is if you all have questions and you have a concern about this then I think you really should say, have it come back.

MS. TULLY: Okay.

MR. FULLER: I think it should come back. The way it's set up it's got a six foot berm on the downhill side of it so as you're looking up from 355 it's going to be a fairly major change to what's, nice gently rolling topography right now. The example they've

given us is where you have a relatively flat field and you're making a shallow depression which is very different than were you dealing with something with fairly steep grades.

MS. TULLY: Okay.

MR. DUFFY: I agree it should come back. And I think it should come back with landscape drawings.

MS. TULLY: That was going to be my next question. So they should then provide a landscape --

MR. DUFFY: Design.

MS. TULLY: -- design --

MR. FULLER: From my perspective they should try to minimize its physical impact. And I would almost prefer to see one rather than two because I mean the entire front yard the way they're set up right now is set up with the entire width of this thing.

MS. TULLY: Okay.

MR. FULLER: I mean whatever they can do to minimize the visual impact, particularly what's happening on the downhill side so you're not looking up and it looks like it's, you know, this best works for somebody to be shooting down at the road.

MS. WRIGHT: So, the word is come back. And we need to talk to them about how to mitigate the impact.

MR. FULLER: They need to talk to us about how to mitigate the impact. Because I mean, again --

MR. JESTER: Convince us that they have addressed it in their time.

MS. WRIGHT: Right.

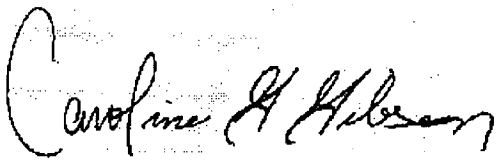
MS. TULLY: Okay.MR. FULLER: Because they can go under ground. It only cost about $80,000 an acre.

MS. TULLY: You know more about these things than I do, so certainly I will relay your comments, probably wait for the minutes to come back but let them know that they need to come back for a historic area work permit for the rest of their plan. Thank you.

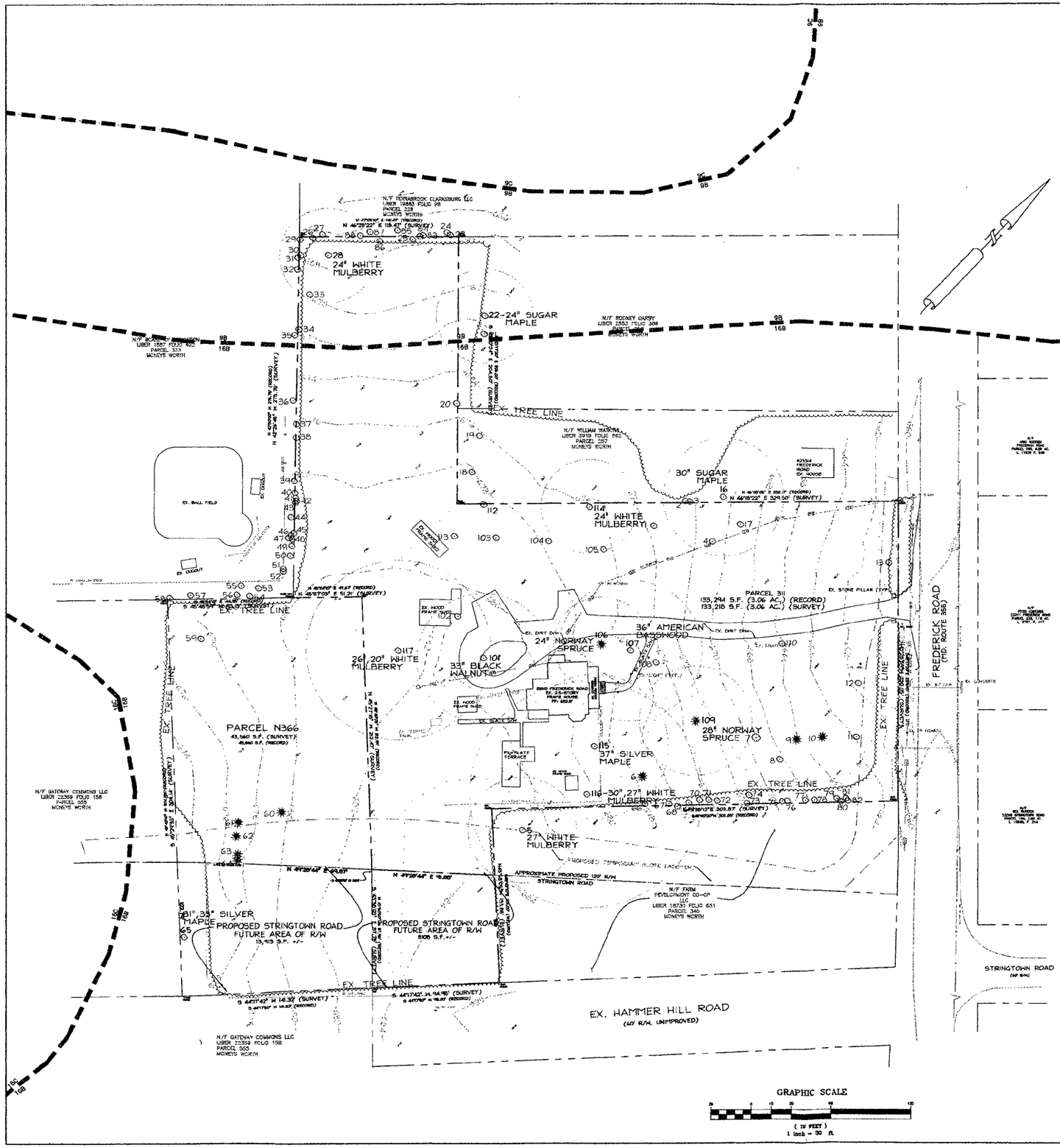
/ Digitally signed by Caroline Gibson

ELECTRONIC CERTIFICATE

DEPOSITION SERVICES, INC., hereby certifies that the foregoing pages represent an accurate transcript of the electronic sound recording of the proceedings before the Montgomery County Historic Preservation Commission.



Caroline Gibson 3/14/06



Significant/Specimen Tree Summary

Tree #	Species	D.B.H (Inches)	Critical Root Zone (Sq. Ft.)	Tree Condition	Root Condition	Comments
5	WHITE MULBERRY	27	5153	GOOD	GOOD	OFFSITE
16	SUGAR MAPLE	30	6362	GOOD	GOOD	OFFSITE
22	SILVER MAPLE	24	4072	GOOD	GOOD	OFFSITE
28	WHITE MULBERRY	24	4072	GOOD	GOOD	
65	SILVER MAPLE	31,33	28953	GOOD	GOOD	OFFSITE
101	BLACK WALNUT	33	7698	GOOD	GOOD	
108	NORWAY SPRUCE	24	4072	GOOD	GOOD	
107	AMERICAN BASSWOOD	36	9161	GOOD	GOOD	
109	NORWAY SPRUCE	28	5542	GOOD	GOOD	
114	WHITE MULBERRY	24	4072	POOR	POOR	
115	SILVER MAPLE	37	9677	FAIR/POOR	FAIR	
116	WHITE MULBERRY	30, 27	11515	POOR	POOR	
117	WHITE MULBERRY	20, 26	7605	POOR	POOR	

EXISTING TREE DATA

Tree No.	Species	D.B.H. (Inches)	Comments
1	SILVER MAPLE	15	
2	TREE OF HEAVEN	10	
3	SILVER MAPLE	6	
4	BLACK LOCUST	14	
5	WHITE MULBERRY	27	
6	DOUGLAS FUR	12	
7	DOGWOOD	8	
8	DOGWOOD	4	
9	EASTEN WHITE PINE	14	
10	EASTERN WHITE PINE	14	
11	JAPANESE MAPLE (MULTI)	10	
12	JAPANESE MAPLE (MULTI)	12	
13	MAGNOLIA	6	
16	SILVER MAPLE	30	
17	NORWAY MAPLE	13	
18	SILVER MAPLE	16	
19	SILVER MAPLE	23	
20	BLACK LOCUST	16	
21	BLACK CHERRY	21	
22	SILVER MAPLE	24	
23	BLACK CHERRY	13	
24	SILVER MAPLE	17	
25	TREE OF HEAVEN	7	
26	TREE OF HEAVEN	11	
27	SILVER MAPLE	8	
28	WHITE MULBERRY	24	
29	TREE OF HEAVEN (DOU.)	15	
30	WHITE MULBERRY	14	
31	TREE OF HEAVEN	12	
32	TREE OF HEAVEN	13	
33	BLACK CHERRY	23	
34	TREE OF HEAVEN	18	
35	BLACK CHERRY	8	
36	BLACK LOCUST	19	
37	SILVER MAPLE	11	
38	TREE OF HEAVEN	12	
39	TREE OF HEAVEN	6	
40	TREE OF HEAVEN	8	
41	TREE OF HEAVEN	7	
42	TREE OF HEAVEN	9	
43	BLACK CHERRY	6	
44	TREE OF HEAVEN	8	
45	BLACK LOCUST	12	
46	BLACK LOCUST	15	
47	BLACK CHERRY	11	
48	BLACK CHERRY	10	
49	WHITE MULBERRY	10	
50	WHITE MULBERRY	13	
51	BLACK LOCUST	19	
52	TREE OF HEAVEN	8	
53	BLACK CHERRY	14	
54	BLACK CHERRY	8	
55	BLACK LOCUST	14	
56	TREE OF HEAVEN	14	
57	TREE OF HEAVEN	10	
58	BLACK CHERRY	16	
59	NORWAY MAPLE	14	
60	LOBLOLLY PINE	17	
61	NORWAY SPRUCE	17	
62	NORWAY SPRUCE	13	
63	EASTERN WHITE PINE	18	
64	EASTERN WHITE PINE	17	
65	SILVER MAPLE (TWIN)	31,33	
66	NORWAY MAPLE (TWIN)	7,12	
67	NORWAY MAPLE	10	
68	BLACK CHERRY	18	
69	NORWAY MAPLE	7	
70	BLACK CHERRY	12	
71	NORWAY MAPLE	9	
72	TREE OF HEAVEN	16	
73	SILVER MAPLE	8	
74	BLACK CHERRY	7	
75	NORWAY MAPLE	16	
76	NORWAY MAPLE	10	
77	NORWAY MAPLE	14	
78	NORWAY MAPLE	9	
79	NORWAY MAPLE	13,11	
80	NORWAY MAPLE	12	
81	NORWAY MAPLE	8	
82	BLACK LOCUST	12	
83	TREE OF HEAVEN	10	
84	TREE OF HEAVEN	13	
85	BLACK LOCUST	7	
86	BLACK CHERRY	14	
87	SILVER MAPLE	7	
88	SILVER MAPLE	18	
101	BLACK WALNUT	33	
102	PEAR	18	
103	BUTTERNUT	16	
104	BUTTERNUT	17	
105	BUTTERNUT	13	
106	NORWAY SPRUCE	24	
107	AMERICAN BASSWOOD	36	
108	HORSE CHESTNUT	20	
109	NORWAY SPRUCE	28	
110	EASTERN HEMLOCK	18	
112	TREE OF HEAVEN	21	
113	SILVER MAPLE	22	
114	WHITE MULBERRY (TRIP.)	24	
115	SILVER MAPLE	37	
116	WHITE MULBERRY (TWIN)	31,27	
117	WHITE MULBERRY	20,20	

LEGEND

- 664 — EXISTING CONTOUR
- EXISTING PROPERTY LINE
- 22 — EXISTING TREE W/TAG NUMBER
- 1 — SPECIMEN/SPECIMEN TREE W/ TAG NUMBER & CRZ
- HEDGEROW/TREELINE
- 5B — SOIL TYPE & BOUNDARY
- PROPOSED L.O.D.

TABULATION TABLE

ACREAGE OF TRACT:	3.06 AC
ACREAGE OF EX. FOREST:	0
ACREAGE OF EXISTING WETLANDS	0
ACREAGE OF FORESTED WETLANDS	0
ACREAGE OF WETLAND BUFFERS	0
ACREAGE OF STREAM BUFFERS	0
ACREAGE OF FORESTED STREAM BUFFER	0
LENGTH OF FORESTED STREAM BUFFER	0
AVERAGE WIDTH OF STREAM BUFFER	0

CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE AND PRINCE GEORGE'S COUNTY FOREST CONSERVATION LAWS, AND M-NCPPC GUIDELINES.

DATE

MICHAEL A. NORTON
MD#5 / COMAR 08.19.06.01
QUALIFIED PROFESSIONAL

TITLE
TREE SURVEY/
EXISTING CONDITIONS PLAN

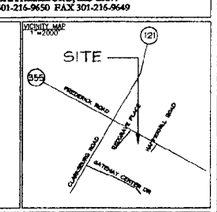
PROJECT
HAMMERHILL
FREDERICK ROAD
CLARKSBURG, MD

PREPARED FOR
VICTOR PEEKE
P.O BOX 489
CLARKSBURG, MD 20871
(301) 258-1000 PHONE
(301) 258-1001 FAX

HAINES LAND DESIGN LLC
811 RUSSELL AVENUE
SUITE 303
GAITHERSBURG, MD 20879
301-216-9650 FAX 301-216-9649

REVISIONS

VICINITY MAP
=2000'



WATER CLASS IV/IV-P	WATERSHED LITTLE SENECA CREEK		FEMA FLOODPLAIN MAP PANEL # 240049 0050 B
TRIBUTARY UNNAMED			
TAX MAP EX	200 SHEET 232NW13		ADC MAP PAGE 9 G8 C-4
SCALE 1"=30'	DATE OCT, 2005	PROJ. NO. 04-036	SHEET NO. 1 of 1

9

SITE LANDSCAPE & BIORETENTION PLANT LIST

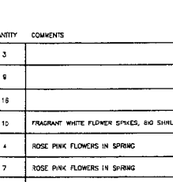
KEY	BOTANICAL NAME	COMMON NAME	SIZE	FORM	SPACING	QUANTITY	COMMENTS
ARA	ACER RUBRUM 'AUTUMN FLAME'	'AUTUMN FLAME' RED MAPLE	4" CAL	B&B	SHOWN	3	
ARO	ACER RUBRUM 'OCTOBER GLORY'	'OCTOBER GLORY' RED MAPLE	2.5" CAL	B&B	SHOWN	9	
BG	BUXUS X "GREEN MOUNTAIN"	GREEN MOUNTAIN BOXWOOD	18"-24"	#3 CONT.	SHOWN	18	
CA	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	18"-24"	#3 CONT.	SHOWN	10	FRAGRANT WHITE FLOWER SPIKES, BIG SHRUB SOME SHADE
CC	CERCIS CANADENSIS	EASTERN REDBUD	6'-8'	B&B	SHOWN	4	ROSE PINK FLOWERS IN SPRING
CF	CORNUS FLORIDA "CHEROKEE PRINCESS"	CHEROKEE PRINCESS DOGWOOD	6'-8'	B&B	SHOWN	7	ROSE PINK FLOWERS IN SPRING
CJ	CAMELIA JAPONICA	JAPANESE CAMELIA	5 GAL	CONT.	SHOWN	29	
CS	CORNUS SERICEA	REDOSIER DOGWOOD	3' HEIGHT	B&B	SHOWN	18	ARCHING, SPREADING SHRUB
CS2	CAREX STRICTA	TUSSOCK SEDGE	#2	CONT.	18" O.C.	40	SEED AREA ON PLAN AND PLACE CONTAINER PLANTS AT RIPRAP AND AROUND J-INLET OF EACH FACILITY
			SEED		1/2LB EACH FACILITY	1	
HC	HEMEROCALLIS "CHRISTMAS S"	CHRISTMAS IS DAYLILLY	#1 CONT.	CONT	18" O.C.	72	
HF2	HOSTA FORTUNE "FRANCEE"	FRANCEE HOSTA	1 GAL	CONT.	18" O.C.	47	
HG	HOSTA "GREEN FOUNTAIN"	GREEN HOSTA FOUNTAIN	1 GAL	CONT.	SHOWN	10	
HH	HEMORCALLIS "HAPPY RETURNS"	HAPPY RETURNS DAYLILLY	#1 CONT.	CONT.	18" O.C.	99	
HS	HEMEROCALLIS "STELLA D'ORO"	STELLA D'ORO DAYLILLY	#1	CONT.	2' O.C.	33	GOLDEN FLOWERS
HV	HAMAMELIS VIRGINIANA	VIRGINIA WITCHAZEL	4'-5'	B&B	SHOWN	1	
IG	ILEX GLABRA	INKBERRY	18"-24"	CONT.	SHOWN	5	
IO	ILEX OPACA	AMERICAN HOLLY	6'-8'	# CONT	SHOWN	7	SINGLE STEM
IV2	ILEX VERTICILLATA "SPRICH"	WINTERBERRY	18"-24"	CONT.	SHOWN	14	
LB	LINDERA BENZOIN	SPICEBUSH	3' HEIGHT	B&B	SHOWN	6	UPHIGHT SHRUB
LC	LOBELIA CARDINALIS	CARDINAL FLOWER	#2	CONT.	24" O.C.	45	SEED AREA ON PLAN AND PLACE CONTAINER PLANTS AT RIPRAP AND AROUND J-INLET OF EACH FACILITY
			SEED		1/2LB EACH FACILITY	1	
LF	LEUCOTHOE FONTANESIANA	DROOPING LEUCOTHOE	18"-24"	CONT.	SHOWN	8	
LI	LAGERSTROEMIA 'SIOUX'	'SIOUX' CRAPEMYRTLE	5'-6'	B&B	SHOWN	3	
MB	MAHONIA BEALEI	LEATHERLEAF MAHONIA	#3 CONT	CONT	SHOWN	9	LARGE COMPOUND LEAVES
MS	MAGNOLIA x SOULANGIANA	SAUCER MAGNOLIA	2.5" CAL	B&B	SHOWN	6	
PA2	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	#1 CONT	CONT.	2' O.C.	82	
PJ	PIERIS JAPONICA "MOUNTAIN FIRE"	MOUNTAIN FIRE' PIERIS	18"-24"	#3 CONT	SHOWN	4	
PV	PANICUM VIRGATUM	SWITCHGRASS	#2	CONT.	24" O.C.	40	SEED AREA ON PLAN AND PLACE CONTAINER PLANTS AT RIPRAP AND AROUND J-INLET OF EACH FACILITY
			SEED		1/2LB EACH FACILITY	1	
QC	QUERCUS COCCINEA	SCARLET OAK	2.5 CAL	B&B	SHOWN	5	SCARLET FOLIAGE IN AUTUMN, FULL SUN
SC	SCIRPUS CYPERINUS	WOOLGRASS	#2	CONT.	18" O.C.	40	SEED AREA ON PLAN AND PLACE CONTAINER PLANTS AT RIPRAP AND AROUND J-INLET OF EACH FACILITY
			SEED		1/2LB EACH FACILITY	1	
VD	VIBURNUM DENTATUM	ARROW-WOOD	3' HEIGHT	B&B	SHOWN	5	UPRIGHT SHRUB
SOD	SOD--MOSHA MX NO.1		SQUARE YARD	SOD	SOD	448	
	*WETTER BION- LINST CONSERVATION SEEDS OR COMPARABLE SEED RETENTION BASIN FLOOR SEEDING - FOR WILDLIFE & PLANT DIVERSITY		SEED	SEED	20LBS/ACRE	1 LBS.	FACILITY BASIN UP TO MAX WATER LEVEL
	*LAWN- M2 CERTIFIED TALL FESCUE (80%) SEED PINNEWAL RYEGRASS (10%) KENTUCKY BLUEGRASS (10%)		SEED	SEED	150LBS/ACRE	300 LBS.	ALL DISTURBED AREAS
COMPANION SEED	ANNUAL RYEGRASS COMPANION CROP FOR MIXES AS REQUIRED		SEED	SEED	30LBS/ACRE	1 LBS.	STABILIZATION

LAWN SEED MIX
90% MD CERTIFIED TALL FESCUE
10% PERENNIAL RYEGRASS
0% KENTUCKY BLUEGRASS
* FERTILIZER (10-10-20) AT RATE OF 200 LBS/ACRE; LIME RATE AT 2 TONS/ACRE.

RETENTION BASIN FLOOR SEEDING - FOR WILDLIFE AND PLANT DIVERSITY

20% ALOPECURUS ARUNDINACEUS	CREEPING FOXTAIL
25% ELYMUS VIRGINICUS	VIRGINIA WILD RYE
5% PANICUM VIRGATUM	SWITCHGRASS
5% AGROSTIS ALBA	CREEPING / COMMON BENTGRASS
20% DACTYLIS GLOMERATA	COMMON BLUE DACTYL
5% ECHINACEA PURPUREA	PURPLE CONEFLOWER
5% RUDBECKIA HIRTA	BLACK EYED SUSAN
5% ASCLEPIAS INCARNATA	SWAMP MILKWEED
5% ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER
5% ASTER PRENANTHOIDES	CROOKED ASTER
5% ASTER SIMPLEX	PANICLED ASTER
5% ELYMUS HYSTRIX	BOTTLEBRUSH GRASS
5% SCIRPUS ATROVIRENS	DARK GREEN BULRUSH
5% SCIRPUS CYPERINUS	WOOL GRASS
5% SCIRPUS PENDULUS	RED TOP / NODDING BULRUSH
5% MIMULUS RINGENS	SQUARE STEMMED MONKEY FLOWER
5% SOLIDAGO PATULA	ROUGH-LEAVED GOLDENROD

* OVERSEED WITH ANNUAL RYEGRASS AS A COMPANION CROP AND EROSION CONTROL



ZONING DATA

1) ZONING: R-200

MIN. LOT AREA = 20,000 SF	FRONT B.R.L. = 40.0 FT
LOT WIDTH AT R/W = 25 FT	REAR B.R.L. = 30 FT
LOT WIDTH AT B.R.L. = 100 FT	SIDE B.R.L. = 12 FT MIN. EACH SIDE, 25 FT MIN. TOTAL

LANDSCAPE NOTES

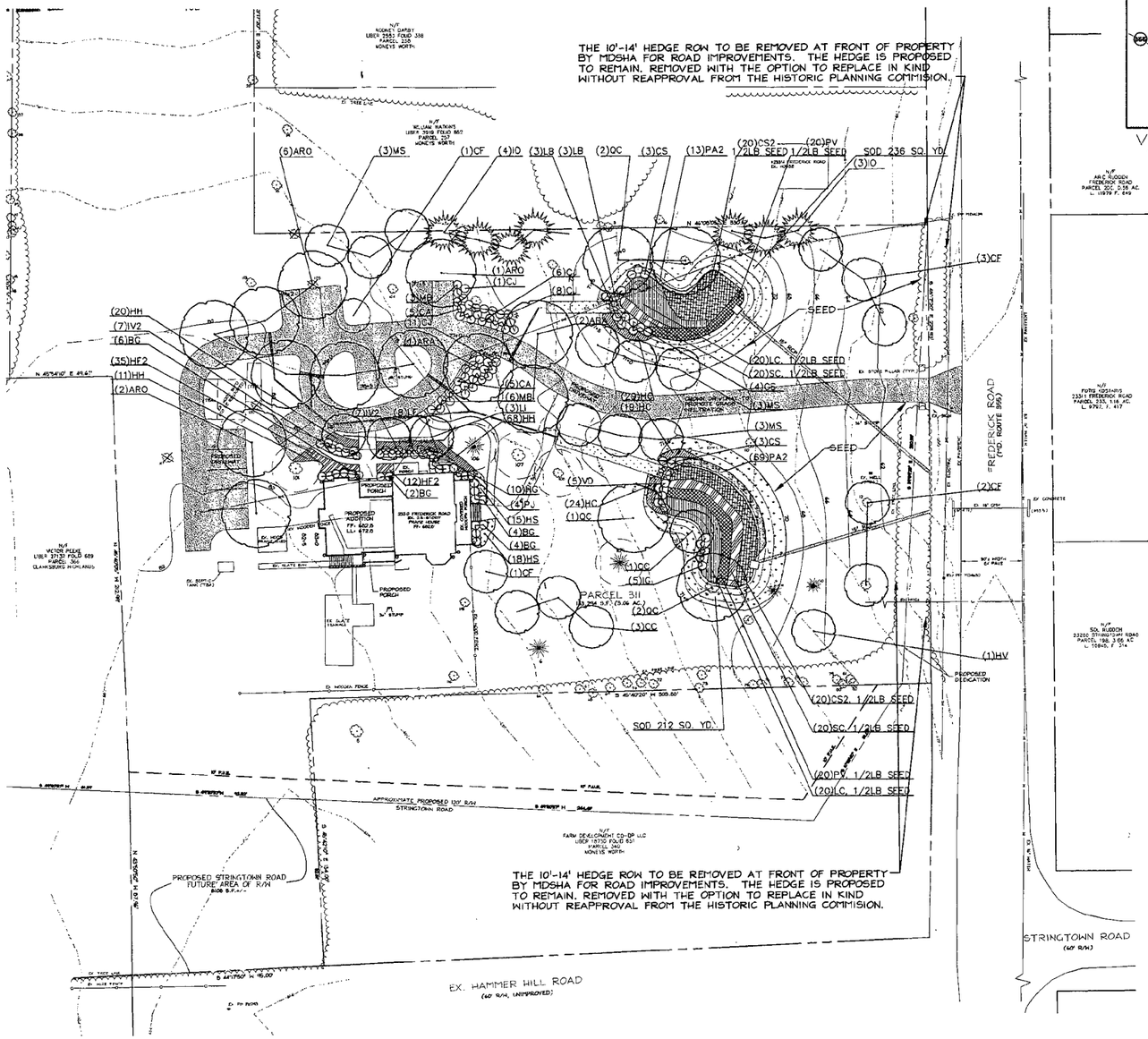
1.) THE 10'-14' HEDGE ROW TO BE REMOVED AT THE FRONT OF THE PROPERTY BY MDSHA FOR ROAD IMPROVEMENTS. THE HEDGE IS PROPOSED TO REMAIN. REMOVED WITH THE OPTION TO REPLACE IN KIND WITHOUT REAPPROVAL FROM THE HISTORIC PLANNING COMMISION.

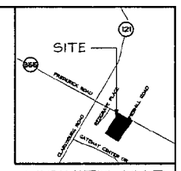
NOTE

ALL DISTURBED AREAS MUST BE TOPSOILED PER THE MONTGOMERY COUNTY STANDARDS AND SPECIFICATIONS FOR TOPSOIL, PRIOR TO FINAL VEGETATIVE STABILIZATION.

MISS UTILITY

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON WWW.COMMUNITYLINE.COM AT LEAST 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.





GENERAL NOTES

1) WATER CATEGORY - 1 SEWER CATEGORY - 3
2) BOUNDARY INFORMATION SHOWN HEREON BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED MARCH, 2004.
3) 2-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED MARCH, 2004.
4) TOTAL LOT AREA: PARCEL 311 = 3.06 AC, PARCEL N366 = 43,560 S.F.
5) PROPERTY SHOWN ON TAX MAP EW, PARCEL 311 & N366, CLARKSBURG HIGHLANDS
6) PROPERTY SHOWN ON WSSC 200' SHEET 232 NW 13.
7) PROPERTY SHOWN ON MONTGOMERY COUNTY SOILS SURVEY MAP No. 7. SOIL TYPE(S): 16B.
8) FLOOD ZONE "C" PER H.U.D. FIRM MAPS, COMMUNITY PANEL No. 240049 0030 B.
9) SITE IS LOCATED IN THE LITTLE SENECA CREEK WATERSHED.
10) LOCAL UTILITIES INCLUDE:
WATER & SEWER - WASHINGTON SUBURBAN SANITARY COMMISSION
ELECTRIC - ALLEGHENY ELECTRIC
TELEPHONE - VERIZON
GAS - WASHINGTON GAS

LEGEND

- PROPOSED CANOPY TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB
- (1)QC PLANT TYPE & QUANTITY
- TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- CAREX STRICTA 'TUSSOCK SEDGE'
- HEMEROCALLIS 'CHRISTMAS IS' 'CHRISTMAS IS' DAYLILLY
- HOSTA FORTUNE 'FRANCEE' FRANCEE HOSTA
- HEMORCALLIS 'HAPPY RETURNS' HAPPY RETURNS DAYLILLY
- HOSTA 'GREEN FOUNTAIN' GREEN HOSTA FOUNTAIN
- HEMORCALLIS STELLA D'ORO STELLA D'ORO DAYLILLY
- LOBELIA CARDINALS "CARDINAL FLOWER"
- PENNISETUM ALOPECUROIDES 'HAMELN' DWARF FOUNTAIN GRASS
- PANICUM VIRGATUM SWITCH GRASS
- SCIRPUS CYPERINUS WOOLGRASS
- SOD

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

HAINES LAND DESIGN LLC
811 RUSSELL AVENUE
SUITE 301
GAITHERSBURG, MD 20879
301-216-9450 FAX 301-216-9649

2330 FREDERICK ROAD
LIBER 6174 AT F. 775, LIBER 17668 AT F. 864
POOLE PROPERTY
P311 AND N366, TAX MAP EW31
4TH ELECTION DISTRICT
CLARKSBURG (2ND) MONTGOMERY COUNTY, MARYLAND
LANDSCAPE PLAN

DATE	BY	REVISION

PROJECT	DATE
04-038	3/2006
ILLUSTRATION	DESIGNED
DCL	CAS
SCALE	APPROVAL
1" = 20'	CAS

ENGINEERING
CIVIL - SURVEYING - LAND PLANNING
A MARYLAND LIMITED LIABILITY CAS ENTERPRISES, INC.
130 West Edmonston Blvd. Lower Ary MD. 21770
DC Metro (301) 607-8031 FAX (301) 607-8046

1 of 2

(10)

EXISTING TREE DATA

Tree No.	Species	D.B.H. (inches)	Comments
1	SILVER MAPLE	15	
2	TREE OF HEAVEN	10	
3	SILVER MAPLE	8	
4	BLACK LOCUST	14	
5	WHITE MULBERRY	27	
6	DOUGLAS FUR	12	
7	DOGWOOD	8	
8	DOGWOOD	4	
9	EASTERN WHITE PINE	14	
10	EASTERN WHITE PINE	14	
11	JAPANESE MAPLE (MULT)	10	
12	JAPANESE MAPLE (MULT)	12	
13	MAGNOLIA	6	
14	SILVER MAPLE	30	
17	NORWAY MAPLE	13	
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88	SILVER MAPLE	18	
101	BLACK WALNUT	33	
102	HICKORY	18	
103	BUTTERNUT	16	
104	BUTTERNUT	17	
105	BUTTERNUT	13	
106	NORWAY SPRUCE	24	
107	AMERICAN BASSWOOD	36	
108	HORSE CHESTNUT	30	
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Significant/Specimen Tree Summary

Tree #	Species	D.B.H (inches)	Critical Root Zone (Sq. Ft.)	Tree Condition	Root Condition	Comments
5	WHITE MULBERRY	27	5153	GOOD	GOOD	OFFSITE
16	SUGAR MAPLE	30	6362	GOOD	GOOD	OFFSITE
22	SILVER MAPLE	24	4072	GOOD	GOOD	OFFSITE
28	WHITE MULBERRY	24	4072	GOOD	GOOD	
65	SILVER MAPLE	31,33	28953	GOOD	GOOD	OFFSITE
101	BLACK WALNUT	33	7698	GOOD	GOOD	
106	NORWAY SPRUCE	24	4072	GOOD	GOOD	
107	AMERICAN BASSWOOD	36	9161	GOOD	GOOD	
109	NORWAY SPRUCE	38	5542	GOOD	GOOD	
114	WHITE MULBERRY	24	4072	POOR	POOR	
115	SILVER MAPLE	37	9877	FAIR/POOR	FAIR	
116	WHITE MULBERRY	30, 27	11515	POOR	POOR	
117	WHITE MULBERRY	20, 26	7605	POOR	POOR	

PLANTING SPECIFICATIONS

SCOPE: Consists of supplying the planting trees, shrubs and herbaceous materials (groundcovers) including the staking of trees as specified herein and the supplying of materials, labor, equipment and work related services necessary for same as specified herein.

The work of this section includes, but is not limited to:

mulching	fertilizing
watering	wrapping
soil preparation	staking
planting	plant materials
maintenance	replacement

MATERIALS: Wherever the following items appear in the specifications, they shall be as follows:

Topsoil: The contractor shall provide required natural, friable, fertile, fine sandy loam possessing the characteristics of representative topsoil in the vicinity which produces heavy growths of vegetation. The topsoil shall be free from subsoil, noxious weeds, grasses, lime, cement, ashes, slag or other deleterious matter. Topsoil shall be well drained in its original condition and free of toxic quantities of acid or alkaline elements. It shall contain sand and clay in approximately equal proportions, and shall have an organic content by weight of not less than 2% nor more than 20% as determined by laboratory tests. The pH shall be between 6 and 7.

Fertilizer: Commercial slow release fertilizer for additional plant application shall be standard formula 10-6-4, nitrogen 10%, phosphoric acid 6% and potash 4% and shall contain major trace elements. The formula may be altered to conform to applicable state fertilizer laws. Fertilizer shall be uniform in composition, dry and free flowing, delivered to the project site in the original unopened containers which bearing the manufacturer's guaranteed analysis. Any fertilizer which becomes wet, caked, or otherwise damaged will not be accepted.

Water: Shall be furnished by the Contractor for the execution of all work specified in this contract. The Contractor shall verify that the water available is suitable for irrigation and free from ingredients harmful to plant life.

Peat: Shall be only moss (sphagnum) peat; brown odd reaction approximately 4 to 5 pH of standard commercial quality delivered to the site in bags or other convenient containers, in air dry condition. Peat shall be fully warranted by the producer.

Brace Stakes: Wood brace stakes shall be common lumber or tree sizes in the following table:

Tree Size	Brace Stakes
1"-12" or < 8' tall	2"x2"x8'
12"-3" or > 8' tall	2"x2"x8',2"x2"x30" for conifers

Wire shall be good commercial quality of galvanized wire. For wire shall be No. 11 gauge minimum.

Hose Collars: Hose collars shall be new two ply fabric bearing garden hose not less than 2 inch inside diameter.

PLANT MATERIAL STANDARDS

Association of Nurserymen, Inc., as published in the "American Standard for Nursery Stocks", latest edition. No substitution of size or grade shall be permitted without written permission from the Landscape Designer. Each bundle of plants and all separate plants shall be properly identified with the legible waterproof tags securely fastened to each plant or bundle of plants. They shall remain on the plants until final inspection.

Health: All plants including their roots shall be free from disease, insects, or other injurious qualities. All insect, state, and federal laws pertaining to the inspection, sale, and movement of plant material shall be complied with. The trunk, bark of all trees shall be sound, trees shall have no large wounds, and any small wounds shall have a satisfactory callus fill formed or forming over them. Plants shall show good vitality and growth. Buds shall be plump and well filled for the species. Evergreen foliage shall be of good intense color.

Quality: All plants shall be true to type; they shall have normal, well-developed branch systems, and a vigorous fibrous root system. They shall be sound, healthy, vigorous plants free from defects, decay, sunscald injuries, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All size plants shall be nursery grown.

Ball and Burlap: All balled and burlapped plants shall conform to the "American Standard for Nursery Stock", latest edition. All balls shall be of natural earth in which the plant has been growing. No manufactured or artificially produced or modified balls shall be accepted. All plants shall be protected against unbroken, and or large enough size to adequately enclose the plant's fibrous root system.

Plant Size: The size of plants furnished shall conform to their botanical classification of the Contractor. The height and caliper of trees, the height or spread of shrubs, the diameter of the balls of roots are the minimum dimensions required. Plants balled "B&B" are to be dug with a ball of earth and wrapped in burlap.

Measurements: Shall conform to those specified on the plans as except as follows:

Oversize plants may be used only after approval by the designer.

Use of such plants shall not increase the contract price.

Height and spread dimensions indicated refer to the main body of the plant and not from branch tip to branch tip. All trees and shrubs with a central leader shall be in normal position. Trees shall have straight trunks with the leader intact, undamaged and uncut.

Inspection: The Planting Contractor shall be responsible for all inspection and approval of the plant materials that may be required by state, federal and other authorities, and he shall secure any permits and certificates that may be required.

All plants shall be subject to inspection, and approval at place of growth before digging, or upon delivery, for quality, size and variety; such approval shall not impair the right of rejection at the project site during progress of the work, for size, condition of balls, roots, latent defects or injuries. Rejected plants shall be removed immediately from the project site.

DIGGING AND HANDLING:

Protection from extremes in exposure and rough handling shall be provided at point materials during transport and storage.

All plant materials shall be assembled in one location as the job site to permit inspection and approval by the designer. The Contractor shall notify the designer five (5) working days prior to planting so that a mutually agreeable time may be arranged for inspection. Stock with broken root balls or loose containers, and stock which shows evidence of being root-bound, over-grown, or recently cosmed, or in the opinion of the designer is damaged or improperly cared for, shall be removed from the site immediately and replaced at the Contractor's expense with another plant meeting the original specifications. Plants shall not be pruned prior to approval by the designer.

PROCEDURE:

Tree Planting

Layout: All trees shall be located as designated in the field by the planting plan. Where below ground or overhead obstructions are encountered, the trees shall be relocated by the designer.

Planting Pits: Shall be a diameter two (2) feet greater than the diameter of the ball of the tree. The depth of the pit shall be enough to accommodate the ball or roots of the tree when the tree is set to finish grade, allowing for six inches of compacted topsoil below the roots of the plant. Prior to installing the 6" of topsoil to the pit, 3" of existing soil shall be mixed with the topsoil at a 1:1 ratio to reduce puddling beneath plantings. Planting islands which the planting pit shall be brought to finel grade with 6" of planting soil.

Planting Soil Preparation: Mix 5 lbs. of 10-6-4 slow release fertilizer per cubic yard of topsoil and then one part peat moss with five parts topsoil. Mix all components thoroughly before backfilling.

Setting of Trees: Before setting the trees, pits shall be backfilled with topsoil to a depth of 6", thoroughly tamped and watered. All plants shall be placed at such a level that, after settlement, the natural relationship between the original grade at which the plant grew, the ball shall be 1/8 higher than the finish grading. Trees shall be planted plumb, oriented for desired effect as directed by the Landscape Architect. Topsoil shall be tamped under and around the base of each ball to fill all voids and shall be placed in 6 to 8 inch layers, each thoroughly tamped and puddled. Burlap shall be removed from the sides and top of balls and removed from under the balls. When planting bare root trees, care shall be taken to work topsoil in around the roots and to spread them in a natural position before backfilling. Shallow basin or saucers a little larger than the diameter of the ball shall be formed around all trees to hold additional water.

Mulch: Shall be applied to all tree pits to a depth of 2-3".

Pruning: All trees shall be neatly pruned after planting in accordance with the best standard practices and as directed by the designer. The tree shall be pruned to preserve its natural form and character and in a manner appropriate to its particular requirements. In general, at least one third of the deciduous trees shall be removed by thinning or shortening of branches but no leaders shall be cut. All pruning shall be done with clean, sharp tools.

Shrub and Herbaceous Materials (groundcover)

Layout: Herbaceous planting beds and shrub pit locations shall be designated by the designer in accordance with the plant list and the tentative locations shown on the planting plan. The general form of the planting bed shall be staked out and excavations performed within this area.

Preparation of Herbaceous Planting Beds: The ground shall be thoroughly broken to a depth of 12 inches. The top 4 inches shall be worked by the contractor until the soil is coarsely fined and in a mellow condition to finish grade. All organic material shall either be worked into the soil or removed from the site. Stumps shall be removed from the site. All rocks, depressions and rivulets shall be filled and brought to a smooth grade.

Shrub Planting Pits: Shall have vertical sides. The diameter of the pits shall be one (1) foot greater than the diameter of the ball of the shrub. The depth of the pit shall be enough to accommodate the ball or roots of the shrub when the shrub is set to finish grade. Prior to installing the 6" of topsoil to the pit, 3" of existing soil shall be mixed with the topsoil at a 1:1 ratio to reduce puddling beneath plantings.

Shrub Planting Soil: Mix 5 lbs. 10-6-4 slow release fertilizer per cubic yard of topsoil and then one part peat moss with five parts topsoil. Mix all components thoroughly before backfilling.

Setting of Shrubs: All materials shall be planted 2" higher in relation to the finish grade as they had before transplanting. The depth of the holes, as hereafter specified, shall be undersized to be the depth below finish grade. Balled and burlapped plants shall have topsoil tamped under the balls. All burlap, ropes, sleeves, etc., shall be taken off the tops of the balls and removed from the soil before backfilling. Roots of bare root plants shall not be left matted together, but shall be arranged in natural positions and shall have topsoil worked in among them. All broken and frayed roots shall be properly removed by trimming.

The Backfill of Topsoil: Shall be tamped in successive 6" layers. When the hole has been 2/3 backfilled, water shall be poured in filling the hole, and allowed to soak away so that all voids or air pockets under or around the roots are eliminated. After the water has soaked away, the hole shall be completely backfilled with "topsoil". After the backfill settles, additional soil shall be filled in, to the level of the finish grade. A shallow saucer of soil shall be formed around the edge of each hole to hold additional water.

Pruning: All shrubs shall be neatly pruned or thinned immediately after planting in accordance with best standard practices and as directed by the designer. Broken or bruised branches shall be removed with a clean cut. Each shrub shall be pruned to preserve its natural form or character and in a manner appropriate to its particular requirements. At pruning and thinning shall be done with sharp, clean tools.

Mulch: Shall be applied to all shrub beds and pits to a depth of 2" and to all herbaceous planting beds to a depth of 2".

Sod: Shall be in conformance with Maryland Department of Transportation, State Highway Administration, Standards and Specifications for Materials and Construction - Sections 708 & 920. Sod shall be well established cultures sod consisting of densely rooted tall fescue or other approved permanent and desirable grasses. The sod shall be free of noxious weeds, undesirable grasses and foreign matter.

LAWN AND STABILIZATION GRASS SEEDING: Shall be in conformance with Maryland Department of Transportation, State Highway Administration, Standards and Specifications for Materials and Construction - Sections 705 & 920. Seed shall conform with SHA Mixture No. 1 and be applied to all areas indicated on the plan and at a rate appropriate to develop a full, well established cover. Seed mixture shall a mixture of turf type tall fescues and bluegrass or other approved permanent and desirable grasses as specified. Reseed areas within 21 days that are bare or sparse in cover.

BIOFILTRATION AREA CONSERVATION SEEDING: Shall conform with seeding schedules and rates as indicated on planting schedule as shown on the plans. Seed shall be applied to all areas indicated on the plan and at a rate appropriate to develop a full, well established cover. Seed mixture shall a mixture of native grasses of plant diversity and wetland characteristics, or other approved permanent and desirable grasses as specified. Reseed areas within 21 days that are bare or sparse in cover.

STAKING: Staking shall be completed by the end of the day for all materials planted during the day. Stakes 1" x 2" x 4.5" in diameter shall be placed with three stakes placed evenly around the sides of the tree outside of the ball. All stakes shall be oriented to a line parallel with the normal prevailing winds, or as directed by the Landscape Architect. See planting details for staking locations.

TEMPORARY STORAGE AND HEELING-IN: No heel-in plant material will be accepted, nor will any temporary heeling-in storage be permitted. Plant materials unloaded and accepted by the inspector shall be immediately transported to the planting site and planted. Material left out of ground overnight or left with its roots bare to the sun, or otherwise unprotected during storage, unloading or storage shall be rejected by the Landscape Architect. If in his judgment such lack of protection has caused damage to the roots of the plant or in any other way injured the plant material.

MAINTENANCE: The planting contractor shall be required to make periodic checks on the total project to make certain that the materials are properly cared for and that the sum of all conditions are contributing to the satisfactory progress of the materials, until such time as the work is approved by the Landscape Architect.

The Contractor shall conduct monthly inspections of the site during the 18 month warranty period either planting on a quarterly basis. During these quarterly inspections, the Contractor shall:

1. Remove all litter and debris throughout the site.
2. Replant failed materials and/or reseed all erosion control stabilizing grasses, rushes, sedges or ground covers, as required to prevent erosion.
3. Conduct fertilizations as may be required or requested
4. Take appropriate measures to exclude wildlife, if destructive depredation occurs
5. Conduct soils tests for pH, substrate salinity and moisture content, and notify Landscape Architect of conditions that may cause plant mortality. Correct conditions that are unsatisfactory, to ensure plant success. Note: salinity may fluctuate, especially in early Spring, due to small runoff from driveway or road treated with de-icing salts.
6. Maintain planted and seeded areas by watering, mowing/mulching, or replanting and implementing erosion controls as required to establish vegetation, free of bare or eroded areas.
7. Contractor shall furnish and install temporary irrigation hose & sprinkler system for warranty period. The owner shall provide water.

CLEANUP AND PROTECTION:

1. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.
2. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape architect.

INSPECTION AND ACCEPTANCE: Inspection of this work will be made by the Landscape Architect at the conclusion of the planting period upon written notice by the Contractor at least five (5) days prior to anticipated date. Condition of all plant materials will be noted and recorded for reference. After inspection, the planting contractor will be notified in writing by the Landscape Architect if there are any deficiencies of the requirements for acceptance of this work.

1. The Landscape Architect reserves the right to inspect seeds and plant materials, either at place of growth or at site before planting, for compliance with requirements for name, variety, size, quantity, quality and mix proportion.
2. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.
3. Notify the Landscape Architect within 5 days after completing initial and/or supplemental plantings in wetland areas.
4. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance of watering plants.
5. The Contractor shall be responsible for the satisfactory growth of trees, shrubs grasses, forbs and sedge species on all areas seeded and/or planted under the contract until final acceptance of the work. Acceptance of the work will be determined using a time meander search. The Landscape Architect shall conduct a time meander search at the site. The search shall be conducted at the end of the warrantee period (not to exceed 18 months). The search will randomly sample 20% of the area for each area that was seeded and/or planted. If 85% of the species seeded and/or planted are alive and apparent, and the sample area has 85% ground cover of acceptable species, the work will be accepted.
6. Where inspected landscape work does not comply with the requirements, replace rejected work and continue specified maintenance until reinspected by the Landscape Architect and found to be acceptable. Remove rejected plants and materials promptly from the project site. Re-sow or replant deficient areas.

BIOFILTRATION PLANTING BED

A. SITE PREPARATION

1. Construct sediment control sequence of construction and features as shown on sediment control plan. Contractor is to conform to sediment control plan and notes, until site is stabilized and has been approved by Montgomery County MCDPS. Notify Montgomery County MCDPS inspector, Owner and Landscape Architect prior to commencement of planting work.
2. Excavate site to grades shown on plan. Care should be taken to preclude sediments, or sediment-laden runoff from entering planting area.
3. Remove and dispose of excess soil in approved on-site spoil area. Contractor is to obtain approval from Owner of haul route on site. Following the biofiltration construction plans and grading, the Contractor shall install Soil Filter/Planting Media for the Biofiltration area as designated on the plans. Construction rubble, rocks, trash and sediments coarser than sand are excluded by this specification.
4. If boulders or a rock outcropping are encountered during excavation or substrate preparation, the Contractor shall notify the Landscape Architect for possible incorporate on site.
5. After excavation and use of heavy equipment, the graded planting area shall be ripped/plowed to a depth of one foot for a loose, friable planting soil condition.

B. PLANTING

1. During planting operations one excavation for planting pits, exercise care to maintain level grading across site, as shown on grading plan. Avoid depressions or mounding as a result of planting.
2. Planting will be done between April 1 and November 30. Exception: Oaks must be planted in Spring.
3. Exact location of plants shall be determined in the field by the planting Contractor based on hydraulic tolerances. Any major changes to the planting scheme are to be approved by the landscape architect.
4. Fertilizer shall be placed in each planting pit and consist of Osmocote 19-6-12, 12-14 month release, at a rate of 1 oz. per herbaceous plant; 4 oz. per shrub. Trees use Agriform 22-5-5, two-year release, 10 gram tablets at the manufacturer's recommended rate. Seeded areas use standard 10-10-10 fertilizer at a rate of 80 lb/ac. Also see Note 10.
5. All container grown plants to be planted with crown or top of soil ball approximately 1" above grade of planting substrate.
6. Backfill in planting pits is to be of same material as planting substrate and is to be firmed around root system, not excessively compacted.
7. Root stock of the plant material shall be kept moist during transport from the source to the job site and until planted. Substitutions of balled and burlapped for container grown stock must be approved by landscape architect.
8. Wetland plants must be inoculated with a mixture of 3 months and supplied by a recognized national nursery which will provide certification of the culture process. Upland plants can be supplied from standard upland grown nursery operations. See list for wetland planting sources.
9. Upland seed mixes shall be broadcast or hydroseeded in upper areas. Mulch shall consist of straw and be anchored by a fiberlock. Asphalt emulsion will not be acceptable. The seed mix shall be a blend of 50% Rebel II Tall Fescue and 10% Red Top.

10. Lowland (flood prone) seed mixes shall be cultivated to a depth of 0 to 4-inch. Incorporate all lime and fertilizer by chopping, then packing or rolling. In graded areas, fertilizing of these areas shall be deferred until seedlings are 2 inches tall.

TREE PLANTING WITHIN THE BIOFILTRATION PLANTING MEDIA

PLANTING PITS: Shall be a diameter one (1) foot greater than the diameter of the ball of the tree. The depth of the pit shall be enough to accommodate the ball or roots of the tree when the tree is set to finish grade, allowing for six inches of compacted planting media soil below the roots of the plant.

LAYOUT: All trees shall be located as designated in the field by the planting plan. Where below ground or overhead obstructions are encountered, the tree shall be relocated by the Landscape Architect.

SETTING OF TREES: Before setting the trees, pits shall thoroughly tamped and watered. All plants shall be placed at such a level that, after settlement, the natural relationship between the original grade at which the plant grew, the ball shall be 1/8 higher than the finish grading. Trees shall be planted plumb, oriented for desired effect as directed by the Landscape Architect. Planting soil shall be tamped under and around the base of each ball to fill all voids and shall be placed in 6 to 8 inch layers, each thoroughly tamped and puddled. Burlap shall be removed from the sides and top of balls and removed from under the balls. When planting bare root trees, care shall be taken to work topsoil in around the roots and to spread them in a natural position before backfilling. Shallow basin or saucers a little larger than the diameter of the ball shall be formed around all trees to hold additional water.

TREE PLANTING OUTSIDE OF PLANTING MEDIA

PLANTING PITS: Shall be a diameter two (2) feet greater than the diameter of the ball of the tree. The depth of the pit shall be enough to accommodate the ball or roots of the tree when the tree is set to finish grade, allowing for six inches of compacted topsoil below the roots of the plant. Prior to installing the 6" of topsoil to the pit, 3" of existing soil shall be broken up and mixed with the topsoil at a 1:1 ratio to reduce puddling beneath plantings.

PLANTING SOIL PREPARATION: Mix 5 lbs. of 10-6-4 slow release fertilizer per cubic yard of topsoil and then one part peat moss with five parts topsoil. Mix all components thoroughly before backfilling.

SETTING OF TREES: Before setting the trees, pits shall be backfilled with topsoil to a depth of 6", thoroughly tamped and watered. All plants shall be placed at such a level that, after settlement, the natural relationship between the original grade at which the plant grew, the ball shall be 1/8 higher than the finish grading. Trees shall be planted plumb, oriented for desired effect as directed by the Landscape Architect. Topsoil shall be tamped under and around the base of each ball to fill all voids and shall be placed in 6 to 8 inch layers, each thoroughly tamped and puddled. Burlap shall be removed from the sides and top of balls and removed from under the balls. When planting bare root trees, care shall be taken to work topsoil in around the roots and to spread them in a natural position before backfilling. Shallow basin or saucers a little larger than the diameter of the ball shall be formed around all trees to hold additional water.

ALL PLANTING AREAS

MULCH: Shall be applied to all tree pits to a depth of 2-3".

PRUNING: All trees shall be neatly pruned after planting in accordance with the best standard practices and as directed by the Landscape Architect. The tree shall be pruned to preserve its natural form and character and in a manner appropriate to its particular requirements. In general, at least one third of the deciduous trees shall be removed by thinning or shortening of branches but no leaders shall be cut. All pruning shall be done with clean, sharp tools.

SHRUB AND HERBACEOUS MATERIALS (GROUND COVER) PLANTING

LAYOUT: Herbaceous planting beds and shrub pit locations shall be designated by the designer in accordance with the plant list and the tentative locations shown on the planting plan.

PREPARATION OF HERBACEOUS PLANTING BEDS

All holes, depressions and rivulets shall be filled and brought to a smooth grade.

SHRUB PLANTING PITS: Shall have vertical sides. The diameter of the pits shall be six (6) inches greater than the diameter of the ball of the shrub. The depth of the pit shall be enough to accommodate the ball or roots of the shrub when the shrub is set to finish grade.

SHRUB BACKFILL SOIL: Mix 5 cys. 10-6-4 slow release fertilizer per cubic yard of topsoil and then one part peat moss with five parts topsoil. Mix all components thoroughly before backfilling.

SETTING OF SHRUBS: All materials shall be planted 2" higher in relation to the finish grade as they had before transplanting. The depth of the holes, as hereafter specified, shall be undersized to be the depth below finish grade. Balled and burlapped plants shall have topsoil tamped under the balls. All burlap, ropes, sleeves, etc., shall be taken off the tops of the balls and removed from the soil before backfilling. Roots of bare root plants shall not be left matted together, but shall be arranged in natural positions and shall have topsoil worked in among them. All broken and frayed roots shall be properly removed by trimming.

THE BACKFILL OF PLANTING MEDIA SOIL: Shall be tamped in successive 4" layers. When the hole has been 2/3 backfilled, water shall be poured in filling the hole, and allowed to soak away so that all voids or air pockets under or around the roots are eliminated. After the water has soaked away, the hole shall be completely backfilled with "planting media soil". After the backfill settles, additional soil shall be filled in, to the level of the finish grade.

SHRUB AND HERBACEOUS MATERIALS (GROUND COVER) OUTSIDE OF THE BIOFILTRATION PLANTING MEDIA:

LAYOUT: Herbaceous planting beds and shrub pit locations shall be designated by the Landscape Architect in accordance with the plant list and the tentative locations shown on the planting plan. The general form of the planting bed shall be staked out and excavations performed within the stakes.

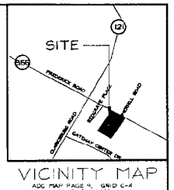
PREPARATION OF HERBACEOUS PLANTING BEDS: The ground shall be thoroughly broken to a depth of 12 inches. The top 4 inches shall be worked by the Contractor until the soil is completely fined and in a mellow condition to finish grade. All organic material shall either be worked into the soil or removed from the site. Clumps shall be removed from the site. All work shall be performed perpendicular to the direction of surface drainage. All holes, depressions and rivulets shall be filled and brought to a smooth grade.

SHRUB PLANTING PITS: Shall have vertical sides. The diameter of the pits shall be one (1) foot greater than the diameter of the ball of the shrub. The depth of the pit shall be enough to accommodate the ball or roots of the shrub when the shrub is set to finish grade compacted allowing for six inches topsoil below the roots of the plant. Prior to installing the 6" of topsoil to the pit, 3" of existing soil shall be mixed with the topsoil at a 1:1 ratio to reduce puddling beneath plantings.

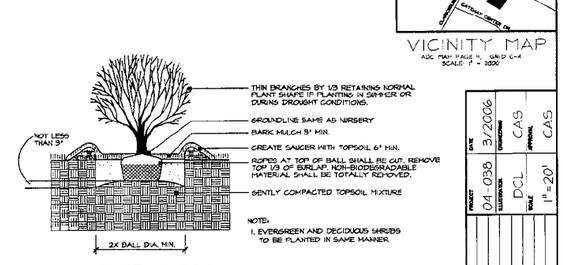
SHRUB PLANTING SOIL: Mix 5 lbs. 10-6-4 slow release fertilizer per cubic yard of topsoil and then one part peat moss with five parts topsoil. Mix all components thoroughly before backfilling.

SETTING OF SHRUBS: All materials shall be planted 2" higher in relation to the finish grade as they had before transplanting. The depth of the holes, as hereafter specified, shall be undersized to be the depth below finish grade. Balled and burlapped plants shall have topsoil tamped under the balls. All burlap, ropes, sleeves, etc., shall be taken off the tops of the balls and removed from the soil before backfilling. Roots of bare root plants shall not be left matted together, but shall be arranged in natural positions and shall have topsoil worked in among them. All broken and frayed roots shall be properly removed by trimming.

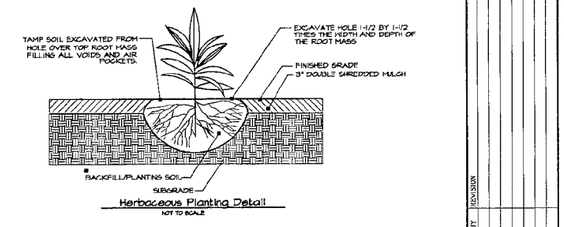
THE BACKFILL OF PLANTING MEDIA SOIL: Shall be tamped in successive 4" layers. When the hole has been 2/3 backfilled, water shall be poured in filling the hole, and allowed to soak away so that all voids or air pockets under or around the roots are eliminated. After the water has soaked away, the hole shall be completely backfilled with "planting media soil". After the backfill settles, additional soil shall be filled in, to the level of the finish grade.



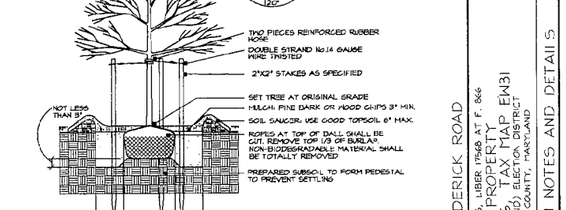
VICINITY MAP
ADC MAP PAGE 9, GRID C-4
SCALE: 0 - 2000



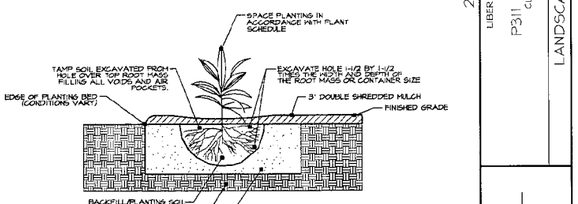
Shrub Planting Detail
NOT TO SCALE



Herbaceous Planting Detail
NOT TO SCALE



Deciduous & Evergreen Tree Planting Detail
NOT TO SCALE



Groundcover Planting Detail
NOT TO SCALE

NOTE

ALL DISTURBED AREAS MUST BE TOPSOILED PER THE MONTGOMERY COUNTY STANDARDS AND SPECIFICATIONS FOR TOPSOIL, PRIOR TO FINAL VEGETATIVE STABILIZATION.

MISS UTILITY

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/MISS 48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WHOSE UNDERGROUND FACILITIES IN THE AREA ARE NOT MEMBERS AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

HAINES LAND DESIGN LLC
811 RUSSELL AVENUE
SUITE 303
GAITHERSBURG, MD 20879
301-215-9650 FAX 301-215-9649

DATE	BY	REVISION

DATE	3/2006
PROJECT	04-098
DESIGNER	DCL
SCALE	1" = 20'
ENGINEERING	CAS
APPROVAL	CAS

2330 FREDERICK ROAD
LIBER 6193 AT F. 775, LIBER 17568 AT F. 866
POOLE PROPERTY
P311 AND N366, TAX MAP EM31
CLARKSBURG (2ND) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

LANDSCAPE PLAN NOTES AND DETAILS

ENGINEERING
CIVIL - SURVEYING - LAND PLANNING
A DIVISION OF CAS ENTERPRISES, INC.
108 West Diamond Ave. Suite 200 Gaithersburg, MD 20877
DC Metro (301) 921-0223 FAX (301) 921-0245

2 OF 2

(11)

Tully, Tania

Subject: eric willis
Entry Type: Phone call

Start: Tue 10/31/2006 9:34 AM
End: Tue 10/31/2006 9:34 AM
Duration: 0 hours

hammerhill
propsed stuff

country

fax - 240 777- 6706

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

FAX TRANSMITTAL SHEET

Historic Preservation Office
Department of Park & Planning

Telephone Number: (301) 563-3400 **Fax Number: (301)-563-3412**

TO: Eric Willis **FAX NUMBER:** ~~240~~ 240 777 6706

FROM: Tania Tully

DATE: 10/31/06

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: approx 63

NOTE:

Re: Peeke property

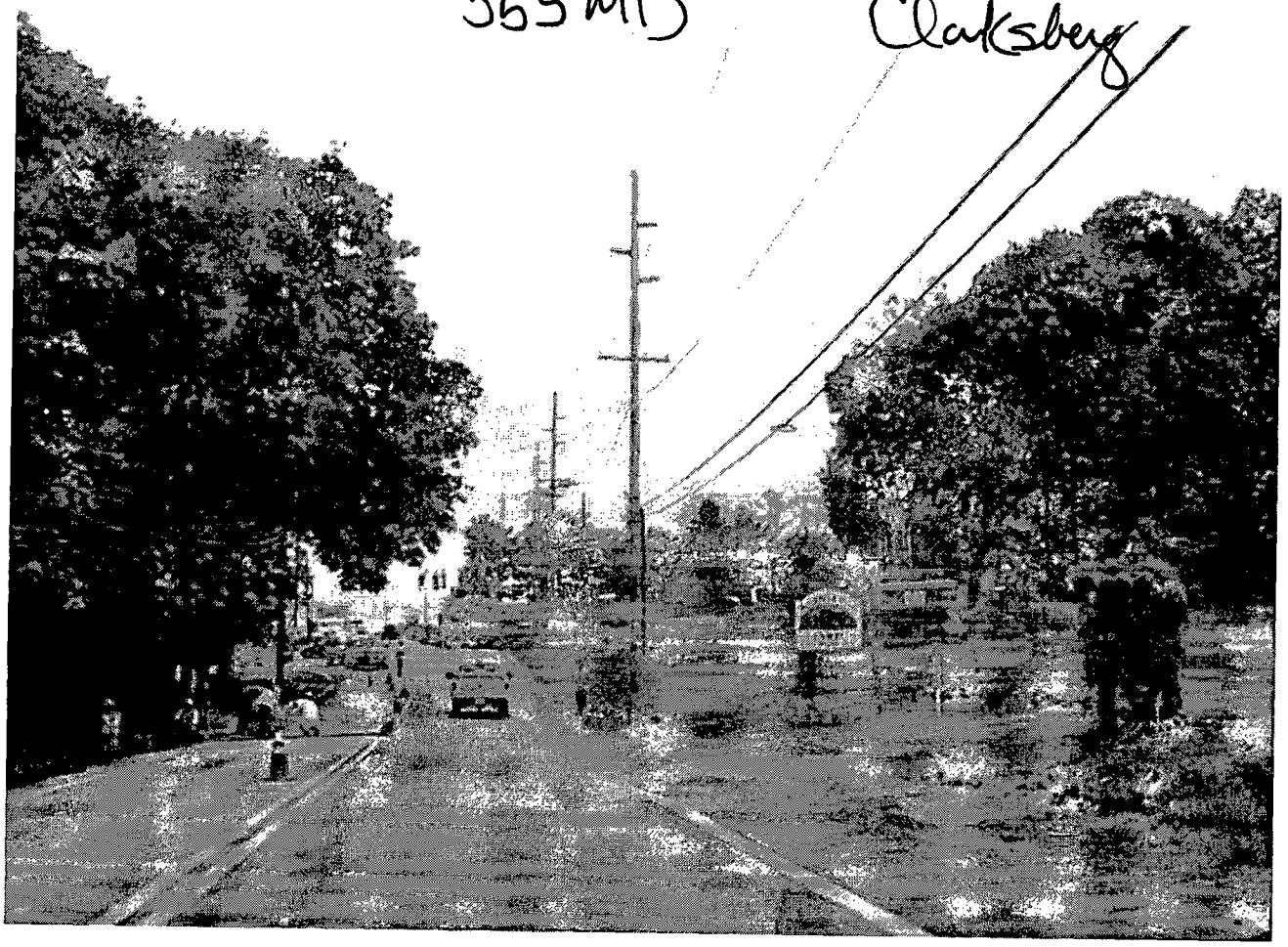
23310 Frederick Rd

Clarksburg

→ This will be sent in pieces

355 MD

Clarksburg



Talk to Clare re: roof

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	23310 Frederick Road, Clarksburg	**Meeting Date:**	4/11/2006
Resource:	Outstanding Resource **Clarksburg Historic District**	**Report Date:**	4/4/2006
Applicant:	Victor Peeke (Michael Norton, LSA)	**Public Notice:**	3/28/2006
Review:	HAWP	**Tax Credit:**	partial (roof)
Case Number:	13/10-06B REVISION	**Staff:**	Tania Tully
PROPOSAL:	Stormwater management & roofing material		

① Def unanimous
② Lee

RECOMMENDATION: Approve with Conditions

only part approved

STAFF RECOMMENDATION:

Staff is recommending that the HPC approve this HAWP application.

Continued SWM — go underground, details to be worked out or at least not put in front yard w/ staff.

PROPERTY DESCRIPTION

SIGNIFICANCE:	Outstanding Resource within Clarksburg Historic District
STYLE:	Queen Anne
DATE:	c.1891-1900

The property at 23310 Frederick Road, more commonly known as Hammer Hill, is a 2-½-story frame Queen Anne style house. It is significant within the Clarksburg historic district as one of the few residence built after the town was bypassed by the railroad and also as a departure from the simpler houses found throughout the district. This high-style residence features a hipped-roof with dormers on every elevation, a projecting entry bay, and an elaborately detailed front porch. Built for Dr. James and Mrs. Sarah Deets between 1891 and 1900, the house was likely designed by an architect.

Hammer Hill sits back well off of Frederick Road, roughly in the center of its 3.06 acre lot. The house is mostly shielded from view by mature trees and vegetation along Frederick Road and will be at a grade significantly higher than the Stringtown Road extension. The open space in front of the house is specifically noted as one of the significant green spaces within the historic district.

HISTORIC CONTEXT

13/10 CLARKSBURG HISTORIC DISTRICT (Platted Early 1790s)

Early in the county's history, Clarksburg was a substantial center of commerce and transportation. John Clark surveyed the land and subdivided lots along Frederick Road in the early 1790s, yet the town's origins extended back to the mid-1700s. Michael Dowden built a hotel and tavern about 1754. A popular stop along the well-traveled Great Road between Frederick

arborist report — may need to relocate 2 parking spaces

and Georgetown, Dowden's Ordinary is said to have provided lodging and entertainment for such well-known travelers as General E. Braddock, George Washington, and Andrew Jackson. According to tradition, John Clark's father William, from Lancaster County, Pennsylvania, had chosen this location, at the intersection of two Indian trails, as early as 1735 as a site for trading with Native Americans. His trading post may have influenced Dowden's choice for locating his ordinary.

John Clark built a general store and became the community's first postmaster. The post office, established 1800, was one of the first in the county. By 1850, the town was the third most populous in the county, and the residents numbered 250 by 1879.

One of the earliest structures in the community is found at the Clark-Waters House, 23346 Frederick Road. According to tradition, John Clark constructed the rear section in 1797. The building was enlarged and updated in the 1840s with the Italianate-style front section, under the ownership of Clark's daughter and son-in-law Mary and William Willson. One of the few remaining log buildings in the community is found at 23415 Frederick Road. Thomas Kirk probably built the John Leaman House (23415), now covered with clapboard siding, in 1801. John Leaman, a carpenter, purchased the house in 1871 and built the substantial rear addition around 1890.

John Clark, a Methodist, was a leader in organizing the Clarksburg Methodist Episcopal Church in 1788. The church has one of the oldest continuous Methodist congregations in the County. A log chapel was built on this site in 1794, a brick structure in 1853, and the present Gothic Revival-style church in 1909.

As a major stagecoach stop between Frederick and Georgetown, Clarksburg supported several inns and taverns. By the mid-1800s, the town also included general stores, a tannery and blacksmiths, and wheelwrights. William Willson probably built Willson's Store, 23341 Frederick Road, around 1842. In 1879, Clarksburg had 250 residents, making it the third most populous town in the County. The Queen Anne-style house at 23310 Frederick Road, known as Hammer Hill, as built c.1891-1900 by Clarksburg physician Dr. James Deetz and his wife Sarah. The name, Hammer Hill, comes from the tract name given this land in 1752. The William Hurley Shoe Shop, 23421 Frederick Road, probably built around 1842, is typical of early rural commercial structures in its simplicity and small scale. In the early 20th-century, it housed Helen Hurley's millinery shop. The house, located behind the shop, originally consisted of the rear portion that was built by Arnold Warfield about 1800. The building may contain an early log section. Hurley family owners of the house and shoe shop included shoemaker William Hurley and Clarksburg Brass Band organizer J. Mortimer Hurley.

Clarksburg has historically been a bi-racial town. While many African Americans settled, after the Civil War, in communities separate from white settlements, freed slaves in Clarksburg built houses in and around the town. In 1885, John Henry Wims built his frame house in Clarksburg's center, at 23311 Frederick Road. The location of his dwelling near the post office was a convenience for Wims, one of the few black mail carriers working in the county.

One of the County's last and most elaborate remaining examples of a two-room schoolhouse is the Clarksburg School, 13530 Redgrave Place, built in 1909. One of the County's last and most elaborate remaining examples of the two-room schoolhouse, the Clarksburg School was in continuous use from 1909 to 1972. The cruciform-shaped building has a Colonial Revival-influenced design with pedimented and pilastered doorframe, oversize cornice returns, and gable overhang. Near the school are the sites of the earlier Clarksburg Academy (1833) and a one-room school.

Growth in Clarksburg declined in the late 19th century, when the B & O Railroad bypassed the town for nearby Boyds. The advent of the automobile and improved roads brought something of an economic revival beginning in the 1920s. New boarding houses opened in town to accommodate the new auto tourism.

PROPOSAL:

The proposal is the installation of two stormwater management biofiltration areas. The grading is designed to gradually slope up from Frederick Road and allow an uninterrupted view of the property over the biofiltration area. The comprehensive landscape plan incorporates the biofiltration areas. All vegetation around the biofiltration areas is low growing, or in the case of trees, will provide canopy that will eventually allow views towards the house. Trees removed will be replaced with similar vegetation.

- Installation of two stormwater management biofiltration areas
- Comprehensive landscape plan
- Tree removal & replacement

The applicant also wishes to change the proposed synthetic slate roof to standing seam metal.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Clarksburg Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Vision of Clarksburg: A Long-Range Preservation Plan* (*Vision*), *Montgomery County Code Chapter 24A* (*Chapter 24A*), and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Vision of Clarksburg

The *Vision* makes some of the following statements:
"Managing the preservation and protection of Clarksburg's architectural character and historic pattern...is critical to maintaining its contribution to the County's heritage." "A buffer area, adjacent to the historic district, should allow for the conservation of open space..." "The Clarksburg Historic District is a significant collection of early 19th century residential and commercial architecture along Frederick Road reflecting the town's once prominent role in trade, transportation, and industry in Montgomery County." "[T]he existing historic district [is] the "historic core' of the new town, where the primary goal is to retain, reuse, and preserve the existing resources, while allowing fro an acceptable amount of controlled infill."

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:

    1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
    2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation:

#1 A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
#2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
#9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
#10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The proposed work items are revisions to the HAWP approved with conditions at the June 8, 2005 HPC meeting. The HAWP was for partial demolition, a rear addition, and major landscaping – it was approved with the follwing conditions:

1. Staff must approve any additional work on the historic house that includes anything other than repair or replacement in kind. Major changes may require an additional HAWP.
2. All windows and doors on the addition will be wood, true- or simulated-divided light windows.
3. Details and specs will be approved by staff.
4. Additional work on the historic barn that includes anything other than repair or replacement in kind will require an additional HAWP.
5. A tree protection plan prepared by a certified arborist will be implemented prior to any work beginning on the property.

The applicant has not yet brought drawings to staff for stamping or applied for a building permit. While working with other agencies, it was determined that the quality of the stormwater needed to be addressed (Circle 8). The stormwater management plan presented with this application has been see by and given verbal approval by DPS.

The applicant worked with an engineering firm and a landscape architect on the proposed facilities. Although the grading will change, the landscaping has been designed to be low and garden-like in the placement and diversity of vegetation. A mixture of grasses such as Switch Grass and flowering plants such as daylilies and Hostas are used at each biofiltration area and as foundation plantings by the house. None of the trees identified as significant by Environmental Planning will be removed and the trees that will be removed will be replaced as shown on the plan.

Although it would be preferable to avoid any grading, the proposed biofiltration facilities and accompanying landscaping are compatible with the historic house and district. When complete the front yard will remain a significant green space within the district. Staff recommends approval.

Staff also recommends approval of the proposed roofing material change.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation;*

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.

RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Victor Peeke

Daytime Phone No.: 301.349.0001

Tax Account No.: 00021673

Name of Property Owner: Victor Peeke Daytime Phone No.: 301.349.0001

Address: P.O. Box 459 (Street Number) Clarksburg (City) (Street) MD 20871 (Zip Code)

Contractorr: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Michael Norton, Landscape Architect Daytime Phone No.: 301.216.9650

LOCATION OF BUILDING/PREMISE

House Number: 23310 Street: Frederick Road

Town/City: Clarksburg Nearest Cross Street: Stringtown Road

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: 311

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☐ Alter/Renovate

☐ Move ☐ Install ☐ Wreck/Raze

☒ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed

☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family

☐ Fence/Wall (complete Section 4) ☒ Other: Addition of Stormwater Management

1B. Construction cost estimate: $ 250,000

1C. If this is a revision of a previously approved active permit, see Permit # 383930

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: _____

2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Michael A. Norton
Signature of owner or authorized agent

3.16.06
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 383930 (REVISION) Date Filed: 3/20/06 WCR Date Issued: _____

Edit 5/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

(5)

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

The property at 23310 Frederick Road, more commonly called Hamaschill is a 2.5 story frame Queen Anne style home. The house was built for Dr. James Deets between 1891-1900. The house has a presence sitting approximately 20 feet above Frederick Road. The view of the grounds in front of the house all the way to Frederick Road is blocked by a 10'-14' hedge along Frederick Road. Once past the hedge, the landscape opens to an open manicured lawn with trees and shrubs scattered throughout and views of the house.

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

The revision of the existing permit is to include two stormwater management bio filtration areas - one in front of the house and one to the right looking up the driveway. The grading has been done so that from Frederick Road a gradual slope builds up and allows uninterupted views looking over the biofiltration area towards the house. A comprehensive landscape plan incorporates the bio filtration areas into the landscape of the site. All vegetation around the biofiltration is low growing or, in the case of the trees, will provide a canopy that will grow up and allow views toward the house. The trees that are to be removed in the front yard are being replaced with similar veg.

2. **SITE PLAN** (Landscape Plan)

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

a. the scale, north arrow, and date;

b. dimensions of all existing and proposed structures; and

c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

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

a. ***Schematic construction plans***, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.

b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.

b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

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

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Tully, Tania

From: Vic008l@aol.com
Sent: Tuesday, March 21, 2006 8:41 AM
To: Tully, Tania
Subject: Hammerhill - Roofing

Good Morning Tania:

Please add to the April 11th HPC agenda my request to have the OPTION of installing a standing seam metal roof on the existing house and addition. Previously the HPC had approved a fake slate roof on the existing house and addition with a standing seam metal roof on the porch roofs.

Also, Haines Land Design submitted the HAWP application yesteday to permitting services and you should also be receiving today CAS Engineerings letter summarizing the SWM criteria and design.

Thank you.

Victor

(7)

CAS
ENGINEERING
A Division of CAS Enterprises, Inc.

civil engineering • surveying • land planning

108 West Ridgeville Boulevard, Suite 101 • Mount Airy, Maryland 21771
phone 301/607-8031 • fax 301/607-8045 • www.casengineering.com

March 18, 2006

The M-NCP&PC
Historic Preservation
1109 Spring Street, Suite 801
Silver Spring, MD 20910

Attn: Tania Tully

Re: **23310 Frederick Road**
Hammerhill

Dear Ms. Tully,

The subject property, 23310 Frederick Road, Parcel 311, Tax Map EW, consists of an existing historical house and several out buildings. The site is located in Clarksburg, Maryland. The site falls within the Little Seneca Creek watershed. This property contains 3.06 acres of land and is zoned R-200. Stormwater management water *quality* control is required for this site by County and State law.

For this proposed development, two design options were considered: infiltration trench and biofiltration. Both are similar in that they are designed to treat water *quality* and both are generally constructed in the same manner (required berms, depths, materials etc). Infiltration trenches have a gravel layer exposed at the surface (with no plantings) while biofiltration facilities have a layer of mulch and plants on the surface. It was decided that the biofiltration facilities could be designed to look like gardens and make them more visually appealing to the neighborhood than the infiltration trenches. The County also advised us that soil conditions in this area are not normally conducive to infiltration.

Underground storage (vaults, pipes, etc) was not considered because this method only treats water *quantity* and not water *quality*.

The owner is required to provide treatment for the entire limits of disturbance (approx 2.0 acres) and Maryland Stormwater Management regulations (followed by Montgomery County) dictate that the maximum drainage area to each biofiltration facility not exceed 1.0 acre. Therefore, two separate systems are required for this site.

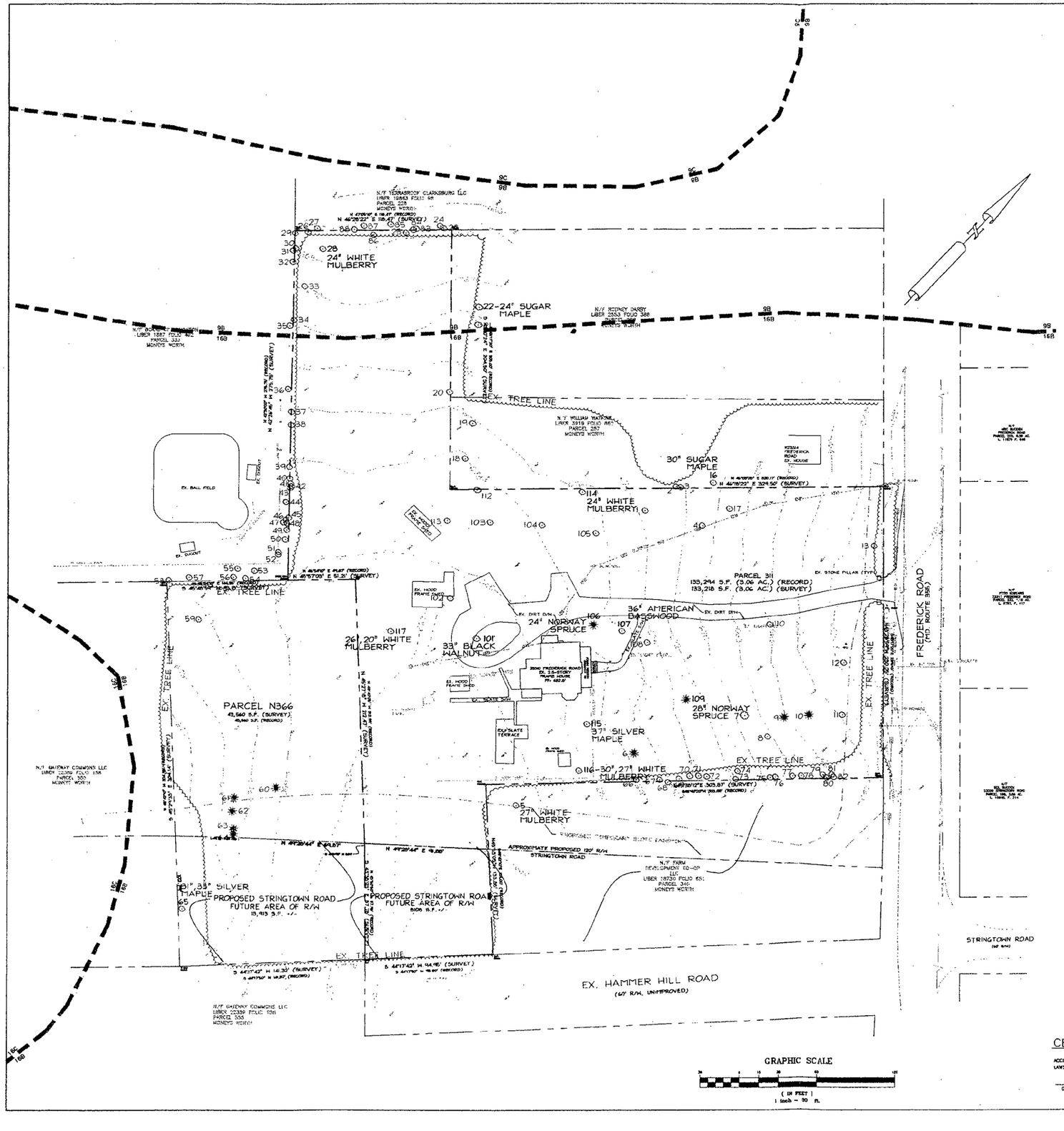
If you have any questions or need any additional information please call.

Sincerely,

Eric B. Tidd
Project Engineer

Cc: *V. Peeke*
Haines Land Design

(6)



Significant/Specimen Tree Summary

Tree #	Species	D.B.H (inches)	Critical Root Zone (Sq. Ft.)	Tree Condition	Root Condition	Comments
5	WHITE MULBERRY	27	5183	GOOD	GOOD	OFFSITE
16	SUGAR MAPLE	30	8362	GOOD	GOOD	OFFSITE
22	SILVER MAPLE	24	4072	GOOD	GOOD	OFFSITE
28	WHITE MULBERRY	24	4072	GOOD	GOOD	
88	SILVER MAPLE	31,33	28953	GOOD	GOOD	OFFSITE
101	BLACK WALNUT	33	7698	GOOD	GOOD	
106	NORWAY SPRUCE	24	4072	GOOD	GOOD	
107	AMERICAN BASSWOOD	36	9161	GOOD	GOOD	
109	NORWAY SPRUCE	28	5542	GOOD	GOOD	
114	WHITE MULBERRY	24	4072	POOR	POOR	
115	SILVER MAPLE	37	9677	FAIR/POOR	FAIR	
116	WHITE MULBERRY	30, 27	11515	POOR	POOR	
117	WHITE MULBERRY	20, 26	7805	POOR	POOR	

EXISTING TREE DATA

Tree No.	Species	D.B.H. (Inches)	Comments
1	SILVER MAPLE	15	
2	TREE OF HEAVEN	10	
3	SILVER MAPLE	8	
4	BLACK LOCUST	14	
5	WHITE MULBERRY	27	
6	DOUGLAS FIR	12	
7	DOGWOOD	8	
8	DOGWOOD	4	
9	EASTERN WHITE PINE	14	
10	EASTERN WHITE PINE	14	
11	JAPANESE MAPLE (MULTI)	10	
12	JAPANESE MAPLE (MULTI)	12	
13	MAGNOLIA	6	
16	SILVER MAPLE	30	
17	NORWAY MAPLE	13	
18	SILVER MAPLE	16	
19	SILVER MAPLE	23	
20	BLACK LOCUST	16	
21	BLACK CHERRY	21	
22	SILVER MAPLE	24	
23	BLACK CHERRY	13	
24	SILVER MAPLE	17	
25	TREE OF HEAVEN	7	
26	TREE OF HEAVEN	11	
27	SILVER MAPLE	8	
28	WHITE MULBERRY	24	
29	TREE OF HEAVEN (DOU.)	15	
30	WHITE MULBERRY	14	
31	TREE OF HEAVEN	12	
32	TREE OF HEAVEN	13	
33	BLACK CHERRY	23	
34	TREE OF HEAVEN	18	
35	BLACK CHERRY	8	
36	BLACK LOCUST	19	
37	SILVER MAPLE	11	
38	TREE OF HEAVEN	12	
39	TREE OF HEAVEN	6	
40	TREE OF HEAVEN	8	
41	TREE OF HEAVEN	7	
42	TREE OF HEAVEN	9	
43	BLACK CHERRY	6	
44	TREE OF HEAVEN	8	
45	BLACK LOCUST	12	
46	BLACK LOCUST	15	
47	BLACK CHERRY	11	
48	BLACK CHERRY	10	
49	WHITE MULBERRY	10	
50	WHITE MULBERRY	13	
51	BLACK LOCUST	19	
52	TREE OF HEAVEN	8	
53	BLACK CHERRY	14	
54	BLACK CHERRY	8	
55	BLACK LOCUST	14	
56	TREE OF HEAVEN	14	
57	TREE OF HEAVEN	10	
58	BLACK CHERRY	16	
59	NORWAY MAPLE	14	
60	LOBLOLLY PINE	17	
61	NORWAY SPRUCE	17	
62	NORWAY SPRUCE	13	
63	EASTERN WHITE PINE	18	
64	EASTERN WHITE PINE	17	
65	SILVER MAPLE (TWIN)	31,33	
66	NORWAY MAPLE (TWIN)	7,12	
67	NORWAY MAPLE	10	
68	BLACK CHERRY	18	
69	NORWAY MAPLE	7	
70	BLACK CHERRY	12	
71	NORWAY MAPLE	9	
72	TREE OF HEAVEN	16	
73	SILVER MAPLE	8	
74	BLACK CHERRY	7	
75	NORWAY MAPLE	16	
76	NORWAY MAPLE	10	
77	NORWAY MAPLE	14	
78	NORWAY MAPLE	9	
79	NORWAY MAPLE	13,11	
80	NORWAY MAPLE	12	
81	NORWAY MAPLE	8	
82	BLACK LOCUST	12	
83	TREE OF HEAVEN	10	
84	TREE OF HEAVEN	13	
85	BLACK LOCUST	7	
86	BLACK CHERRY	14	
87	SILVER MAPLE	7	
88	SILVER MAPLE	18	
101	BLACK WALNUT	33	
102	PEAR	18	
103	BUTTERNUT	16	
104	BUTTERNUT	17	
105	BUTTERNUT	13	
106	NORWAY SPRUCE	24	
107	AMERICAN BASSWOOD	36	
108	HORSE CHESTNUT	20	
109	NORWAY SPRUCE	28	
110	EASTERN HEMLOCK	18	
112	TREE OF HEAVEN	21	
113	SILVER MAPLE	22	
114	WHITE MULBERRY (TRIP.)	24	
115	SILVER MAPLE	37	
116	WHITE MULBERRY (TWIN)	31,27	
117	WHITE MULBERRY	28,20	

LEGEND

- EXISTING CONTOUR
- EXISTING PROPERTY LINE
- EXISTING TREE W/TAG NUMBER
- SPECIMEN/SPECIMEN TREE W/ TAG NUMBER & CRZ
- HEDGEROW/TREELINE
- SOIL TYPE & BOUNDARY
- PROPOSED L.O.D.

TABULATION TABLE

ACREAGE OF TRACT:	3.06 AC
ACREAGE OF EX. FOREST:	0
ACREAGE OF EXISTING WETLANDS	0
ACREAGE OF FORESTED WETLANDS	0
ACREAGE OF WETLAND BUFFERS	0
ACREAGE OF STREAM BUFFERS	0
ACREAGE OF FORESTED STREAM BUFFER	0
LENGTH OF FORESTED STREAM BUFFER	0
AVERAGE WIDTH OF STREAM BUFFER	0

CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE AND PRINCE GEORGE'S COUNTY FOREST CONSERVATION LAWS, AND M-NCPPC GUIDELINES.

DATE

MICHAEL A. NORTON
NCMA / CCMAR 08.19.06.01
QUALIFIED PROFESSIONAL

TITLE
TREE SURVEY/
EXISTING CONDITIONS PLAN

PROJECT
HAMMERHILL
FREDERICK ROAD
CLARKSBURG, MD

PREPARED FOR
VICTOR PEEKE
P.O. BOX 459
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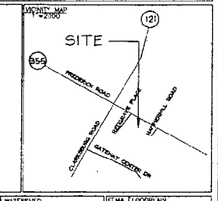
HAINES LAND DESIGN LLC
811 RUSSELL AVENUE
SUITE 305
GAITHERSBURG, MD 20879
301-216-9650 FAX 301-216-9649

REVISIONS

VICINITY MAP
1" = 2000'



WATER CLASS IV/IV-P	WATERSHED LITTLE SENECA CREEK		FEMA / FIRM PANEL # 240049 0050 B
TRIBUTARY UNNAMED			
TAX MAP EX	200 SHEET 232NW18	ADC MAP PAGE 9 GRID C-4	
SCALE 1"=30'	DATE OCT, 2005	PROJ. NO 04-036	SHEET NO 1 of 1

SITE LANDSCAPE & BIORETENTION PLANT LIST

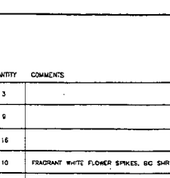
KEY	BOTANICAL NAME	COMMON NAME	SIZE	FORM	SPACING	QUANTITY	COMMENTS
ARA	ACER RUBRUM 'AUTUMN FLAME'	'AUTUMN FLAME' RED MAPLE	4" CAL	B&B	SHOWN	3	
ARO	ACER RUBRUM 'OCTOBER GLORY'	'OCTOBER GLORY' RED MAPLE	2.5" CAL	B&B	SHOWN	9	
BG	BUXUS X "GREEN MOUNTAIN"	GREEN MOUNTAIN BOXWOOD	18"-24"	#3 CONT.	SHOWN	16	
CA	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	18"-24"	#3 CONT.	SHOWN	10	FRAGRANT WHITE FLOWER SPIKES, BG SHRUB SEMI SHADE
CC	CERCIS CANADENSIS	EASTERN REDBUD	6'-8'	B&B	SHOWN	4	ROSE PINK FLOWERS IN SPRING
CF	CORNUS FLORIDA "CHEROKEE PRINCESS"	CHEROKEE PRINCESS DOGWOOD	6'-8'	B&B	SHOWN	7	ROSE PINK FLOWERS IN SPRING
CJ	CAMELIA JAPONICA	JAPANESE CAMELIA	5 GAL	CONT.	SHOWN	20	
CS	CORNUS SERICEA	REDOSIER DOGWOOD	3' HEIGHT	B&B	SHOWN	10	ARCHING, SPREADING SHRUB
CS2	CAREX STRICTA	TUSSOCK SEDGE	#2	CONT.	18" D.C.	40	SEED AREA ON PLAN AND PLACE CONTAINER PLANTS AT RIPRAP AND ARDUND J-INLET OF EACH FACILITY
				SEED	1/2LB EACH FACILITY	1	
HC	HEMEROCALLIS "CHRISTMAS IS"	CHRISTMAS IS DAYLILLY	#1 CONT.	CONT.	18" O.C.	72	
HF2	HOSTA FORTUNE "FRANCEE"	FRANCEE HOSTA	1 GAL	CONT.	18" O.C.	47	
HG	HOSTA "GREEN FOUNTAIN"	GREEN HOSTA FOUNTAIN	1 GAL	CONT.	SHOWN	10	
HH	HEMORCALLIS "HAPPY RETURNS"	HAPPY RETURNS DAYLILLY	#1 CONT.	CONT.	18" O.C.	99	
HS	HEMEROCALLIS "STELLA D'ORO"	STELLA D'ORO DAYLILLY	#1	CONT.	2' O.C.	33	GOLDEN FLOWERS
HV	HAMAMELIS VIRGINIANA	VIRGINIA WITCHAZEL	4'-6'	B&B	SHOWN	1	
IG	ILEX GLABRA	INKBERRY	18"-24"	CONT.	SHOWN	5	
IO	ILEX OPACA	AMERICAN HOLLY	6'-8'	# CONT	SHOWN	7	SINGLE STEM
IV2	ILEX VERTICILLATA 'SPIRICH'	WATERBERRY	18"-24"	CONT.	SHOWN	14	
LB	LINDERA BENZOIN	SPICEBUSH	3' HEIGHT	B&B	SHOWN	6	UPRIGHT SHRUB
LC	LOBELIA CARDINALIS	CARDINAL FLOWER	#2	CONT.	24" O.C.	40	SEED AREA ON PLAN AND PLACE CONTAINER PLANTS AT RIPRAP AND AROUND J-INLET OF EACH FACILITY
				SEED	1/2LB EACH FACILITY	1	
LF	LEUCOTHOE FONTANESIANA	DROOPING LEUCOTHOE	18"-24"	CONT.	SHOWN	8	
LJ	LAGERSTROEMIA 'SIOUX'	'SIOUX' CRAPEMYRTLE	5'-6'	B&B	SHOWN	3	
MB	MAHONIA BEALEI	LEATHERLEAF MAHONIA	#3 CONT	CONT	SHOWN	8	LARGE COMPOUND LEAVES
MS	MAGNOLIA x SOULANGIANA	SAUCER MAGNOLIA	2.5" CAL	B&B	SHOWN	8	
PA2	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	#1 CONT	CONT.	2' O.C.	92	
PJ	PIERIS JAPONICA 'MOUNTAIN FIRE'	MOUNTAIN FIRE PIERS	18"-24"	#3 CONT	SHOWN	4	
PV	PANICUM VIRGATUM	SWITCHGRASS	#2	CONT.	24" O.C.	40	SEED AREA ON PLAN AND PLACE CONTAINER PLANTS AT RIPRAP AND AROUND J-INLET OF EACH FACILITY
				SEED	1/2LB EACH FACILITY	1	
QC	QUERCUS COCCINEA	SCARLET OAK	2.5 CAL	B&B	SHOWN	3	SCARLET FOLIAGE IN AUTUMN, FULL SUN
SC	SCIRPUS CYPERINUS	WOOLGRASS	#2	CONT.	18" O.C.	40	SEED AREA ON PLAN AND PLACE CONTAINER PLANTS AT RIPRAP AND AROUND J-INLET OF EACH FACILITY
				SEED	1/2LB EACH FACILITY	1	
VD	VIBURNUM DENTATUM	ARROW-WOOD	3' HEIGHT	B&B	SHOWN	5	UPRIGHT SHRUB
SOD	SOD-MDSHA MIX NO.1		SQUARE YARD	SOD	SOD	448	
	*RETENTION SEED	*RETENTION - CHESEY CONSERVATION SEEDS OR COMPARABLE RETENTION BASIN FLOOR SEEDING - FOR WILDLIFE & PLANT DIVERSITY	SEED	SEED	20LBS/ACRE	1 LBS.	FACILITY BASIN UP TO MAX WATER LEVEL
	*LAWN SEED	NO CERTIFIED TALL FESCUE (80%) PERENNIAL RYEGRASS (10%) KENTUCKY BLUEGRASS (10%)	SEED	SEED	150LBS/ACRE	300 LBS	ALL DISTURBED AREAS
COMPANION SEED	ANNUAL RYEGRASS COMPANION CROP FOR MIXES AS REQUIRED		SEED	SEED	30LBS/ACRE	1 LBS.	STABILIZATION

LAWN SEED MIX
- 80%DUE CERTIFIED TALL FESCUE
- 10% PERENNIAL RYEGRASS
- 10% KENTUCKY BLUEGRASS
- * FERTILIZER (10-10-20) AT RATE OF 200LBS./ACRE; LIME RATE AT 2 TONS/ACRE.

RETENTION BASIN FLOOR SEEDING - FOR WILDLIFE AND PLANT DIVERSITY

25%	ALOPECURUS ARUNDINACEUS	CREEPING FOXTAIL
25%	ELYMUS VIRGINICUS	VIRGINIA WILD RYE
5%	CAREX VULPINOIDEA	FOX SEDGE
5%	JUNCUS EFFUSUS	SOFT RUSH
25%	PANICUM CLANDESTINA	TORO BLUEGRASS
5%	BIDENS FRONDOSA	BEGGARTICKS
5%	BIDENS POLYLEPIS	BLUE TOP BUR MARIGOLD
5%	ASCLEPIAS INCARNATA	SWAMP MILKWEED
5%	ELYMUS CANADENSIS	CANADA WILD RYE
5%	JUNCUS TORREYI	TORREY RUSH
5%	SCIRPUS ATROVIRENS	GREEN BULRUSH
5%	SCIRPUS CYPERINUS	WOOL GRASS
5%	SCIRPUS POLYPHYLLUS	LEAFY BULRUSH
5%	RUDBECKIA FULGIDA	WOOLY HEADED CONEFLOWER
5%	HELIANTHUS ANGUSTIFOLIUS	NARROW LEAVED SUNFLOWER
5%	MONARDA DIDYMA	SCARLET BEEBALM
5%	RUDBECKIA TRIFOLIA	WHORLED CONEFLOWER
5%	SOLIDAGO PATULA	SWAMP GOLDENROD

- * OVERSEED WITH ANNUAL RYEGRASS AS A COMPANION CROP AND EROSION CONTROL



ZONING DATA

1) ZONING: R-200

MIN. LOT AREA = 20,000 SF	FRONT B.R.L. = 40.0 FT
LOT WIDTH AT R/W = 25 FT	REAR B.R.L. = 30 FT
LOT WIDTH AT B.R.L. = 100 FT	SIDE B.R.L. = 12 FT MIN. EACH SIDE, 25 FT MIN. TOTAL

LANDSCAPE NOTES

1.) THE 10'-14' HEDGE ROW TO BE REMOVED AT THE FRONT OF THE PROPERTY BY MDSHA FOR ROAD IMPROVEMENTS. THE HEDGE IS PROPOSED TO REMAIN. REMOVED WITH THE OPTION TO REPLACE IN KIND WITHOUT REAPPROVAL FROM THE HISTORIC PLANNING COMMISION.

NOTE

ALL DISTURBED AREAS MUST BE TOPSOILED PER THE MONTGOMERY COUNTY STANDARDS AND SPECIFICATIONS FOR TOPSOIL, PRIOR TO FINAL VEGETATIVE STABILIZATION.

MISS UTILITY

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO HTTP://WWW.MISSUTILITY.NET/TITICS 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

GENERAL NOTES

1) WATER CATEGORY - 1 SEWER CATEGORY - 3

2) BOUNDARY INFORMATION SHOWN HEREON BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED MARCH, 2004.

3) 2-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED MARCH, 2004.

4) TOTAL LOT AREA: PARCEL 311 = 3.06 AC. PARCEL N366 = 43,560 S.F.

5) PROPERTY SHOWN ON TAX MAP EW, PARCEL 311 & N366, CLARKSBURG HIGHLANDS.

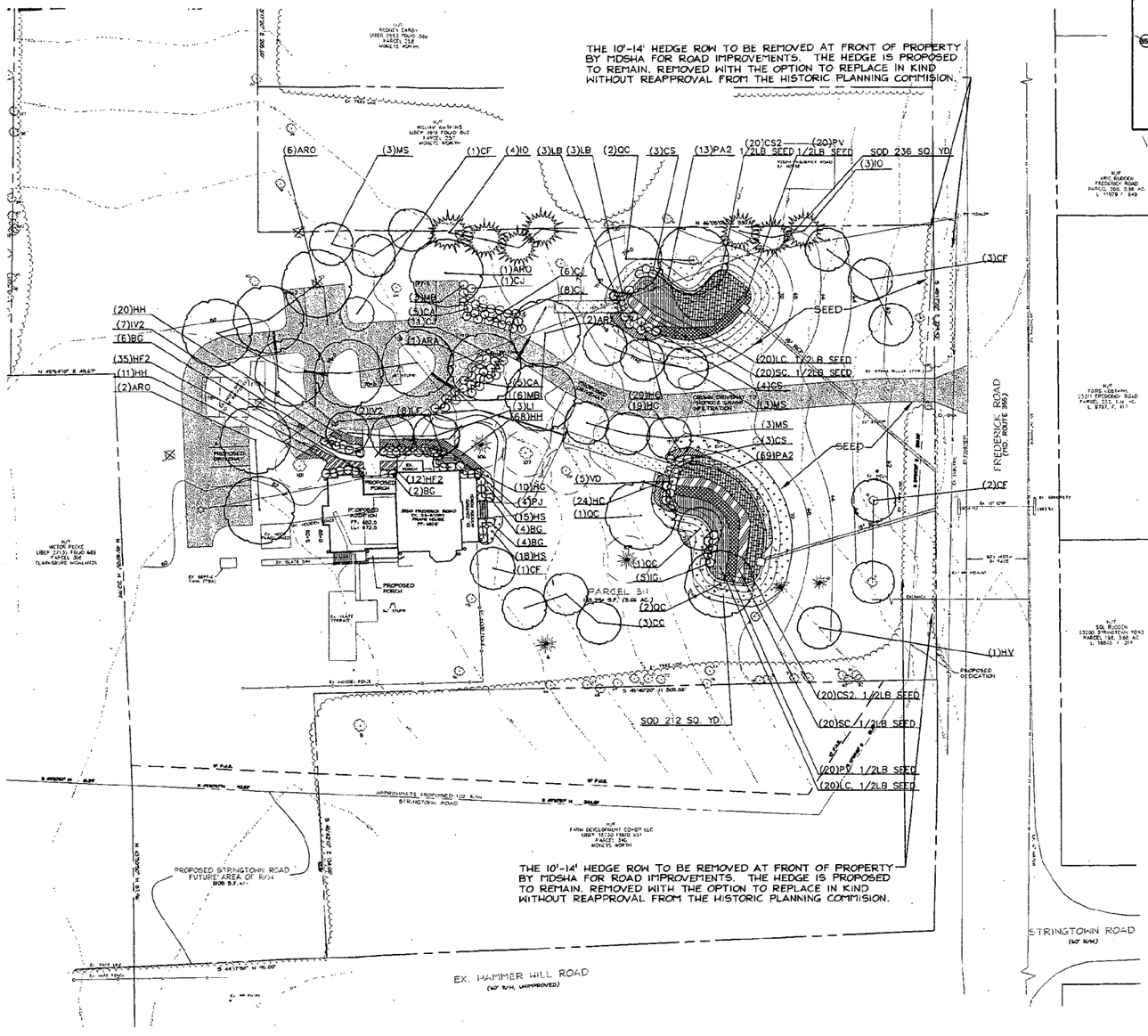
6) PROPERTY SHOWN ON WSSC 200' SHEET 232 NW 13.

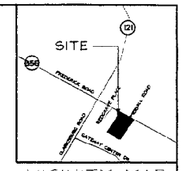
7) PROPERTY SHOWN ON MONTGOMERY COUNTY SOILS SURVEY MAP No. 7.
SOIL TYPE(S): 16B

8) FLOOD ZONE "C" PER H.U.D. FIRM MAPS, COMMUNITY PANEL No. 240049 0050 B.

9) SITE IS LOCATED IN THE LITTLE SENECA CREEK WATERSHED.

10) LOCAL UTILITIES INCLUDE:
WATER & SEWER - WASHINGTON SUBURBAN SANITARY COMMISSION
ELECTRIC - ALLEGHENY ELECTRIC
TELEPHONE - VERIZON
GAS - WASHINGTON GAS





LEGEND

- PROPOSED CANOPY TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB
- (1)QC PLANT TYPE & QUANTITY
- TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

- CAREX STRICTA 'TUSSOCK SEDGE'
- HEMEROCALLIS 'CHRISTMAS IS' 'CHRISTMAS IS' DAYLILLY
- HOSTA FORTUNE 'FRANCEE' FRANCEE HOSTA
- HEMORCALLIS 'HAPPY RETURNS' HAPPY RETURNS DAYLILLY
- HOSTA 'GREEN FOUNTAIN' GREEN HOSTA FOUNTAIN
- HEMORCALLIS STELLA D'ORO STELLA D'ORO DAYLILLY
- LOBELIA CARDINALS "CARDINAL FLOWER"
- PENNISETUM ALOPECURIDES 'HAMELN' DWARF FOUNTAIN GRASS
- PANICUM VIRGATUM SWITCH GRASS
- SCIRPUS CYPERINUS WOOLGRASS
- SOD

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

HAINES LAND DESIGN LLC
811 RUSSELL AVENUE
SUITE 303
GAITHERSBURG, MD 20879
301-216-9656 FAX 301-216-9649

DATE	BY	REVISION

PROJECT 04-038 | DATE 3/2006
ILLUSTRATOR DCL | DRAWING CAS
APPROVAL CAS
SCALE 1" = 20'

CAS ENGINEERING
CIVIL · SURVEYING · LAND PLANNING
A DIVISION OF CAS ENTERPRISES, INC.
108 West Diamond Ave., Suite 200, 20877
301-963-3300 FAX 301-963-3180

23310 FREDERICK ROAD
LOTS 6TH AT F. 175 LIBER 17648 AT F. 564
F.C.C.L.E. PROPERTY
P311 AND N366 - TAX MAP EW31
CLARKSBURG (2ND) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

LANDSCAPE PLAN

1 of 2

(10)

EXISTING TREE DATA

Tree No.	Species	D.B.H. (inches)	Comments
1	SILVER MAPLE	15	
2	TREE OF HEAVEN	10	
3	SILVER MAPLE	6	
4	BLACK LOCUST	14	
5	WHITE MULBERRY	27	
6	DOUGLAS FUR	12	
7	DOGWOOD	8	
8	DOGWOOD	4	
9	EASTERN WHITE PINE	14	
10	EASTERN WHITE PINE	14	
11	JAPANESE MAPLE (MULT)	10	
12	JAPANESE MAPLE (MULT)	12	
13	MAGNOLIA	8	
14	SILVER MAPLE	30	
15	NORWAY MAPLE	13	
16	SILVER MAPLE	16	
17	SILVER MAPLE	12	
18	SILVER MAPLE	16	
19	BLACK LOCUST	16	
20	BLACK LOCUST	16	
21	BLACK CHERRY	11	
22	SILVER MAPLE	24	
23	BLACK CHERRY	13	
24	SILVER MAPLE	17	
25	TREE OF HEAVEN	7	
26	TREE OF HEAVEN	11	
27	SILVER MAPLE	8	
28	WHITE MULBERRY	24	
29	TREE OF HEAVEN (DOU.)	15	
30	WHITE MULBERRY	14	
31	TREE OF HEAVEN	12	
32	TREE OF HEAVEN	13	
33	BLACK CHERRY	23	
34	TREE OF HEAVEN	16	
35	BLACK CHERRY	8	
36	BLACK LOCUST	18	
37	SILVER MAPLE	11	
38	TREE OF HEAVEN	12	
39	TREE OF HEAVEN	6	
40	TREE OF HEAVEN	8	
41	TREE OF HEAVEN	7	
42	TREE OF HEAVEN	8	
43	BLACK CHERRY	6	
44	TREE OF HEAVEN	8	
45	BLACK LOCUST	12	
46	BLACK LOCUST	15	
47	BLACK CHERRY	11	
48	BLACK CHERRY	10	
49	WHITE MULBERRY	10	
50	WHITE MULBERRY	13	
51	BLACK LOCUST	18	
52	TREE OF HEAVEN	8	
53	BLACK CHERRY	14	
54	BLACK CHERRY	8	
55	BLACK LOCUST	14	
56	TREE OF HEAVEN	14	
57	TREE OF HEAVEN	10	
58	BLACK CHERRY	6	
59	LOBLOLLY PINE	17	
60	NORWAY SPRUCE	17	
61	NORWAY SPRUCE	13	
62	NORWAY SPRUCE	13	
63	EASTERN WHITE PINE	18	
64	EASTERN WHITE PINE	17	
65	SILVER MAPLE (TWIN)	31,33	
66	NORWAY MAPLE (TWIN)	7,12	
67	NORWAY MAPLE	10	
68	BLACK CHERRY	18	
69	NORWAY MAPLE	7	
70	BLACK CHERRY	12	
71	NORWAY MAPLE	9	
72	TREE OF HEAVEN	16	
73	SILVER MAPLE	8	
74	BLACK CHERRY	7	
75	NORWAY MAPLE	14	
76	NORWAY MAPLE	9	
77	NORWAY MAPLE	14	
78	NORWAY MAPLE	9	
79	NORWAY MAPLE	13,11	
80	NORWAY MAPLE	12	
81	NORWAY MAPLE	8	
82	BLACK LOCUST	12	
83	TREE OF HEAVEN	10	
84	TREE OF HEAVEN	13	
85	BLACK LOCUST	7	
86	BLACK CHERRY	14	
87	SILVER MAPLE	7	
88	SILVER MAPLE	18	
101	BLACK WALNUT	33	
102	PEAR	18	
103	BUTTERNUT	16	
104	BUTTERNUT	17	
105	BUTTERNUT	13	
106	NORWAY SPRUCE	24	
107	AMERICAN BASSWOOD	36	
108	HORSE CHESTNUT	30	
109	NORWAY SPRUCE	28	
110	EASTERN HEMLOCK	18	
112	TREE OF HEAVEN	21	
113	SILVER MAPLE	22	
114	WHITE MULBERRY (TRIP.)	24	
115	SILVER MAPLE	37	
116	WHITE MULBERRY (TWIN)	31,27	
117	WHITE MULBERRY	26,20	

Significant/Specimen Tree Summary

Tree #	Species	D.B.H (inches)	Critical Root Zone (Sq. Ft.)	Tree Condition	Root Condition	Comments
5	WHITE MULBERRY	27	5153	GOOD	GOOD	OFFSITE
16	SUGAR MAPLE	30	6362	GOOD	GOOD	OFFSITE
22	SILVER MAPLE	24	4072	GOOD	GOOD	OFFSITE
28	WHITE MULBERRY	24	4072	GOOD	GOOD	
65	SILVER MAPLE	31,33	28963	GOOD	GOOD	OFFSITE
101	BLACK WALNUT	33	7686	GOOD	GOOD	
106	NORWAY SPRUCE	24	4072	GOOD	GOOD	
107	AMERICAN BASSWOOD	36	9161	GOOD	GOOD	
109	NORWAY SPRUCE	28	5542	GOOD	GOOD	
114	WHITE MULBERRY	24	4072	POOR	POOR	
115	SILVER MAPLE	37	9677	FAIR/POOR	FAIR	
116	WHITE MULBERRY	30, 27	11515	POOR	POOR	
117	WHITE MULBERRY	20, 26	7605	POOR	POOR	

PLANTING SPECIFICATIONS

SCOPE: Consists of supplying the planting trees, shrubs and herbaceous materials (groundcovers) including the staking of trees as specified herein and the supplying of materials, labor, equipment and work related services necessary for same as specified herein.

The work of this section includes, but is not limited to:

mulching	fertilizing
watering	wrapping
soil preparation	staking
planting	plant materials
maintenance	replacement

MATERIALS: Wherever the following items appear in the specifications, they shall be as follows:

Topsoil: The Contractor shall provide required natural, friable, fertile, fine sandy loam possessing the characteristics of representative topsoil in the vicinity which produces heavy growths of vegetation. The topsoil shall be free of subsoil, noxious weeds, stones, lime, cement, ashes, slag or other deleterious matter. Topsoil shall be well drained, of friable condition with good supplies of acid or alkaline elements. It shall contain sand and clay in approximately equal proportions, and shall have an organic content by weight of not less than 2% nor more than 20% as determined by laboratory tests. The ph shall be between 6 and 7.

Fertilizer: Commercial slow release fertilizer for additional plant application shall be standard formula 10-6-4, nitrogen 10%, phosphoric acid 6%, potash 4%, and shall contain minor trace elements. This formula shall be in conformity in applicable state fertilizer laws. Fertilizer shall be uniform in composition, dry and free flowing, and shall be delivered to the project site in the original unopened containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer which becomes wet, caked, or otherwise damaged will not be accepted.

Water: Shall be furnished by the Contractor for the execution of all work specified in this contract. The Contractor shall verify that the water available is suitable for irrigation and free from ingredients harmful to plant life.

Peat: Shall be any moss (sphagnum) peat, brown acid reaction approximately 4 to 5 ph, of standard commercial quality obtained in the state in bags or other convenient containers, in air dry condition. Peat shall be fully worked by the producer.

Brace Stakes: Brace pricke stakes shall be common lumber of the sizes in the following table:

Tree Size	Brace Stakes
1"-1½" cal. & tall	2"x2"x8'8"
1½"-3" cal. & 8' tall	2 1/2"x2 1/2"x2"x2"x30" for conifers

Wire: shall be good commercial quality of galvanized wire. Wire used to stake tree shall be No. 11 gauge minimum.

Hose Collars: Hose collars shall be new tire by fabric bearing garden hose not less than 2 inch inside diameter.

PLANT MATERIAL STANDARDS:

Association of Nurserymen, Inc., as published in the "American Standard for Nursery Stock", latest edition. No substitutions of any kind shall be permitted without written permission from the Landscape Designer. Each bundle of plants and all separate plants shall be properly identified with the legible and waterproof tags securely fastened to each plant or bundle of plants or the plants until after inspection.

Health: All plants including their roots shall be free from disease, insects, or other injurious qualities. All local state, and federal laws pertaining to the inspection, sale, and shipment of plant materials shall be complied with. The trunk bark of all trees shall be intact. Trees that have girdling roots, sun scald, or severe wounds shall have a satisfactory callus roll formed or forming over them. Plants shall enjoy good annual growth. Buds shall be plump and well filled for their species. Evergreen foliage shall be of good intense color.

Quality: All plants shall be true to type; they shall have normal, well-developed branch systems, and a vigorous fibrous root system; they shall be sound, healthy, vigorous plants free from defects, disfiguring knots, sunscald injuries, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All nursery plants shall be nursery grown.

Ball and Burlap: All balled and burlapped plants shall conform to the "American Standard for Nursery Stock", latest edition. All balls shall be of natural earth in which the plant has been grown. Balls manufactured or artificially produced or mudded balls shall be rejected. Balls shall be firm and unbroken, and of large enough size to adequately enclose the plant's fibrous root system.

Plant List: The list of plants furnished with the specifications is for the information of the Contractor. The height and caliper of trees, the height or spread of shrubs, the diameter of the balls of roots are the minimum dimensions permitted for the plants listed. Plants shall be dug with ball of earth and wrapped in burlap.

Measurements: Shall conform to those specified on the plant list except as follows:

Oversize plants may be used only after approval by the designer.

Use of such plants shall not increase the contract price.

Height and spread dimensions indicated refer to the main body of the plant and not from branch tip to branch tip. All trees and shrubs shall be measured when their branches are in normal position. Tree shall have straight trunks with the leader intact, undamaged and unbroken.

Inspection: The Planting Contractor shall be responsible for all inspection and approval of the plant material that may be required by state, federal and other authorities, and he shall assure any permits and certificates that may be required.

All plants shall be subject to inspection, and approval at place of growth before digging, or upon delivery, for quality, size and variety. Such approval shall not impair the right of inspection at the project site during progress of the work, for size, condition of balls, roots, scars, defects or injuries. Rejected plants shall be removed immediately from the project site.

DIGGING AND HANDLING:

Protection from extremes in exposure and rough handling shall be provided all plant materials during transport and storage.

All plant materials shall be assembled in one location on the job site to permit inspection and approval by the designer. The Contractor shall notify the

designer five (5) working days prior to planting so that a mutually agreeable time may be arranged for inspection. Stock from broken root balls or loose containers, any stock which shows evidence of being root-bound, sun-green, or recently ground, or to the opinion of the designer, damaged or improperly cared for, shall be removed from the site immediately and replaced at the Contractor's expense with another plant meeting the original specifications. Plants shall not be pruned prior to approval by the designer.

PROCEDURE:

Tree Planting

Layout: All trees shall be located as designated in the field by the planting plan. Where below ground or overhead obstructions are encountered, the tree shall be relocated by the designer.

Planting Pits: Shall be a diameter two (2) feet greater than the diameter of the ball of the tree. The depth of the pit shall be enough to accommodate the ball or roots of the tree when the tree is set to finish grade, allowing for six inches of compacted topsoil below the roots of the plant. Prior to installing the 5" of topsoil to the pit, 3" of existing soil shall be mixed with the topsoil at a 1:1 ratio to reduce puddling beneath plantings. If planting sounds within the planting lit shall be brought to final grade with 3" of planting soil.

Planting Soil Preparation: Mix 5 lbs and 10-6-4 slow release fertilizer per cubic yard of topsoil and then one part peat moss with five parts topsoil. Mix all components thoroughly before backfilling.

Setting of Trees: Before setting the trees, pits shall be backfilled with topsoil to a depth of 6", thoroughly tamped and watered. All plants shall be placed at such a level that, after settlement, the natural relationship between the original grade at which the plant grew, the ball shall be 1/8 higher than the finish grading. Trees shall be planted plumb, oriented for desired effect as directed by the Landscape Architect. Topsoil shall be tamped under and around the base of each ball to fill all voids and shall be placed in 6 to 8 inch layers, each thoroughly tamped and puddled. Burlap shall be removed from the sides and top of balls and then under the balls. When planting bare root trees, care shall be taken to work topsoil in around the roots and to spread them in a natural position before backfilling. Shallow basin or saucers a little larger than the diameter of the ball shall be formed around all trees to hold additional water.

Mulch: Shall be applied to all tree pits to a depth of 3-3".

Pruning: All trees shall be neatly pruned after planting in accordance with the best standard practices and as directed by the designer. The tree shall be pruned to preserve its natural form and character and in a manner appropriate to its particular requirements. In general, at least one third of the deciduous trees shall be removed by thinning or shortening of branches but no leaders shall be cut. All pruning shall be done with clean, sharp tools.

Shrub and Herbaceous Materials (groundcover)

Layout: Herbaceous planting beds and shrub pit locations shall be designated by the designer in accordance with the plant list and the tentative locations shown on the planting plan. The general form of the planting bed shall be staked out and locations performed within the stakes.

Preparation of Herbaceous Planting Beds: The ground shall be thoroughly broken to a depth of 12 inches. The top 4 inches shall be worked by the Contractor until the soil is completely fined and in a mellow condition to finish grade. All organic material shall either be worked into the soil or removed from the site. Clumps shall be removed from the site. All work shall be performed perpendicular to the direction of surface drainage. All holes, depressions and rivulets shall be filled and brought to a smooth grade.

Shrub Planting Pits: Shall have vertical sides. The diameter of the pits shall be one (1) foot greater than the diameter of the ball of the shrub. The depth of the pit shall be enough to accommodate the ball or roots of the shrub when the shrub is set to finish grade. Shallow basin or saucers a little larger than the diameter of the ball shall be formed around all trees to hold additional water.

Shrub and Herbaceous Planting Soil: Mix 5 lbs. 10-6-4 slow release fertilizer per cubic yard of topsoil and then one part peat moss with five parts topsoil. Mix all components thoroughly before backfilling.

Setting of Shrubs: All materials shall be planted 2" higher in relation to the finish grade as they had before transplanting. The depth of the holes, as hereafter specified, shall be understood to be the depth below finish grade. Balled and burlapped plants shall have topsoil tamped under the balls. All burlap, ropes, straps, etc., shall be taken off the tops of the balls and removed from the ball before backfilling. Roots of bare root plants shall not be left matted together, but shall be arranged in natural positions and shall have topsoil worked in among them. All broken and frayed roots shall be properly removed by trimming.

The Backfill of Topsoil: Shall be tamped in successive 6" layers. When the hole has been 2/3 backfilled, water shall be poured in filling the hole, and allowed to soak away so that all voids or air pockets under or around the roots are eliminated. After the water has soaked away, the hole shall be completely backfilled with "topsoil". After the backfill settles, additional soil shall be filled in, to the level of the finish grade. A shallow saucer of soil shall be formed around the edge of each hole to hold additional water.

Pruning: All shrubs shall be neatly pruned or thinned immediately after planting in accordance with best standard practices and as directed by the designer. Broken or injured branches shall be removed with a clean cut. Each shrub shall be pruned to preserve its natural form or character and in a manner appropriate to its particular requirements. All pruning and thinning shall be done with sharp, clean tools.

Mulch: Shall be applied to all shrub beds and pits to a depth of 3" and to all herbaceous planting beds to a depth of 2" & evenly around the sides of tree trees, outside of the ball.

All stakes shall be oriented to a line parallel with the normal prevailing winds, or as directed by the designer. See planting details for staking locations.

BIOFILTRATION PLANTING BED

A. SITE PREPARATION

1. Construct sediment control sequence of construction and features as shown on sediment control plan. Contractor is to conform to sediment control plan and notes, until site is stabilized and has been approved by Montgomery County MCDPS. Notify Montgomery County MCDPS Inspector, Owner and Landscape Architect prior to commencement of planting work.
2. Excavate site to grades shown on plan. Care should be taken to preclude sediments, or sedimentation runoff from entering planting area.
3. Remove and dispose of excess soil in approved on-site spoil area. Contractor is to obtain approval from Owner of haul route on site. Following the Biofiltration construction and grading, the Contractor shall install Soil Filter/Planting Media for the Biofiltration area as designated on the plans. Construction rubble, debris, trash and sediments coarser than sand are excluded by this specification.
4. If boulders or a rock outcropping are encountered during excavation or subgrade preparation, the Contractor shall notify the Landscape Architect for possible inspection on site.
5. After excavation and use of heavy equipment, the graded planting area shall be tilled/plowed to a depth of one foot for a loose, friable planting soil condition.

B. PLAING

1. During planting operations and excavations for planting pits, exercise care to maintain level grading across site, as shown on grading plan. Avoid depressions or mounding as a result of planting.
2. Planting will be done between April 1 and November 30. Exception: Oaks must be planted in Spring.
3. Exact location of plants shall be determined in the field by the planting Contractor based on hydraulic tolerances. Any major changes to the planting scheme are to be approved by the landscape architect.
4. Fertilizer shall be placed in each planting pit and consist of Osmocote 19-8-12, 2-3+4 month release, at a rate of 1 oz. per herbaceous plant; 4 oz. per shrub. Trees use Agriform 20-10-5, two-year release, 10 gram tablets at the manufacturer's recommended rate. Seeded areas use standard 10-10-10 fertilizer at a rate of 50 lb./acre. Also see Note 10.
5. All container grown plants are to be planted with crown or top of soil ball approximately 1" above grade of planting substrate.
6. Backfill in planting pits to be of same material as planting substrate and is to be tamped around root system, not excessively compacted.
7. Root stock of the plant material shall be kept moist during transport from the source to the job site and until planted. Substitutions of balled and burlapped for container grown plants must be approved by landscape architect.
8. Wetland plants must be wet cultured for a minimum of 3 months and supplied by a recognized wetland nursery which will provide certification of the culture process. Upland plants are to be supplied from standard upland grown nursery operations. See list for wetland planting sources.
9. Upland seed mixes shall be broadcast or hydroseeded in upper areas. Mulch shall consist of straw and be anchored by an Fiberlock. Asphalt emulsion will not be acceptable. The seed mix shall be a blend of SOIL Rebel II Tall Fescue and 10% Red Top.

1C. Lowland (flood prone) seed mixes shall be cut-in-sited to a depth of 0 to ¼-inch, followed by snagging, their packing or rolling. In graded areas, fertilizing of these areas shall be deferred until seedlings are 2 inches tall.

TREE PLANTING WITHIN THE BIOFILTRATION PLANTING MEDIA

PLANTING PITS: Shall be a diameter one (1) foot greater than the diameter of the ball of the tree. The depth of the pit shall be enough to accommodate the ball or roots of the tree when the tree is set to finish grade, allowing for six inches of compacted planting media at bottom of the roots of the plants.

LAYOUT: All trees shall be located as designated in the field by the planting plan. Where below ground or overhead obstructions are encountered, the trees shall be relocated by the Landscape Architect.

SETTING OF TREES: Before setting the trees, pits shall thoroughly tamped and watered. All plants shall be placed at such a level that, after settlement, the natural relationship between the original grade at which the plant grew, the ball shall be 1/8 higher than the finish grading. Trees shall be planted plumb, oriented for desired effect as directed by the Landscape Architect. Topsoil shall be tamped under and around the base of each ball to fill all voids and shall be placed in 6 to 8 inch layers, each thoroughly tamped and puddled. Burlap shall be removed from the sides and top of balls and then under the balls. When planting bare root trees, care shall be taken to work topsoil in around the roots and to spread them in a natural position before backfilling.

TREE PLANTING OUTSIDE OF PLANTING MEDIA

PLANTING PITS: Shall be a diameter two (2) feet greater than the diameter of the ball of the tree. The depth of the pit shall be enough to accommodate the ball or roots of the tree when the tree is set to finish grade, allowing for six inches of compacted topsoil below the roots of the plant. In order to insure that the trees are planted at the correct depth, the ball shall be 1/8 higher than the finish grading. Trees shall be planted plumb, oriented for desired effect as directed by the Landscape Architect. Topsoil shall be tamped under and around the base of each ball to fill all voids and shall be placed in 6 to 8 inch layers, each thoroughly tamped and puddled. Burlap shall be removed from the sides and top of balls and then under the balls. When planting bare root trees, care shall be taken to work topsoil in around the roots and to spread them in a natural position before backfilling. Shallow basin or saucers a little larger than the diameter of the ball shall be formed around all trees to hold additional water.

PLANTING SOIL PREPARATION: Mix 5 lbs. of 10-6-4 slow release fertilizer per cubic yard of topsoil and then one part peat moss with five parts topsoil. Mix all components thoroughly before backfilling.

SETTING OF TREES: Before setting the trees, pits shall be backfilled with topsoil to a depth of 6", thoroughly tamped and watered. All plants shall be placed at such a level that, after settlement, the natural relationship between the original grade at which the plant grew, the ball shall be 1/8 higher than the finish grading. Trees shall be planted plumb, oriented for desired effect as directed by the Landscape Architect. Topsoil shall be tamped under and around the base of each ball to fill all voids and shall be placed in 6 to 8 inch layers, each thoroughly tamped and puddled. Burlap shall be removed from the sides and top of balls and then under the balls. When planting bare root trees, care shall be taken to work topsoil in around the roots and to spread them in a natural position before backfilling. Shallow basin or saucers a little larger than the diameter of the ball shall be formed around all trees to hold additional water.

ALL PLANTING AREAS

MULCH: Shall be applied to all tree pits to a depth of 2-3".

PRUNING: All trees shall be neatly pruned after planting in accordance with the best standard practices and as directed by the Landscape Architect. The tree shall be pruned to preserve its natural form and character and in a manner appropriate to its particular requirements. In general, at least one third of the deciduous trees shall be removed by thinning or shortening of branches but no leaders shall be cut. All pruning shall be done with clean, sharp tools.

SHRUB AND HERBACEOUS MATERIALS (GROUND COVER) PLANTING WITHIN THE BIOFILTRATION PLANTING MEDIA:

LAYOUT: Herbaceous planting beds and shrub pit locations shall be designated by the Landscape Architect in accordance with the plant list and the tentative locations shown on the planting plan. The general form of the planting bed shall be staked out and excavations performed within the stakes.

PREPARATION OF HERBACEOUS PLANTING BEDS: The ground shall be thoroughly broken to a depth of 12 inches. The top 4 inches shall be worked by the Contractor until the soil is completely fined and in a mellow condition to finish grade. All organic material shall either be worked into the soil or removed from the site. Clumps shall be removed from the site. All work shall be performed perpendicular to the direction of surface drainage. All holes, depressions and rivulets shall be filled and brought to a smooth grade.

SHRUB PLANTING PITS: Shall have vertical sides. The diameter of the pits shall be one (1) foot greater than the diameter of the ball of the shrub. The depth of the pit shall be enough to accommodate the ball or roots of the shrub when the shrub is set to finish grade. Shallow basin or saucers a little larger than the diameter of the ball shall be formed around all trees to hold additional water. Shrub planting bare root trees, care shall be taken to work topsoil in around the roots and to spread them in a natural position before backfilling. Shallow basin or saucers a little larger than the diameter of the ball shall be formed around all trees to hold additional water.

SHRUB PLANTING SOIL: Mix 5 lbs. 10-6-4 slow release fertilizer per cubic yard of topsoil and then one part peat moss with five parts topsoil. Mix all components thoroughly before backfilling.

SETTING OF SHRUBS: All materials shall be planted 2" higher in relation to the finish grade as they had before transplanting. The depth of the holes, as hereafter specified, shall be understood to be the depth below finish grade. Balled and burlapped plants shall have topsoil tamped under the balls. All burlap, ropes, straps, etc., shall be taken off the tops of the balls and removed from the ball before backfilling. Roots of bare root plants shall not be left matted together, but shall be arranged in natural positions and shall have topsoil worked in among them. All broken and frayed roots shall be properly removed by trimming.

THE BACKFILL OF TOPSOIL: Shall be tamped in successive 6" layers. When the hole has been 2/3 backfilled, water shall be poured in filling the hole, and allowed to soak away so that all voids or air pockets under or around the roots are eliminated. After the water has soaked away, the hole shall be completely backfilled with "planting media soil". After the backfill settles, additional soil shall be filled in, to the level of the finish grade.

SHRUB AND HERBACEOUS MATERIALS (GROUND COVER) OUTSIDE OF THE BIOFILTRATION PLANTING MEDIA:

LAYOUT: Herbaceous planting beds and shrub pit locations shall be designated by the Landscape Architect in accordance with the plant list and the tentative locations shown on the planting plan. The general form of the planting bed shall be staked out and excavations performed within the stakes.

PREPARATION OF HERBACEOUS PLANTING BEDS: The ground shall be thoroughly broken to a depth of 12 inches. The top 4 inches shall be worked by the Contractor until the soil is completely fined and in a mellow condition to finish grade. All organic material shall either be worked into the soil or removed from the site. Clumps shall be removed from the site. All work shall be performed perpendicular to the direction of surface drainage. All holes, depressions and rivulets shall be filled and brought to a smooth grade.

SHRUB PLANTING PITS: Shall have vertical sides. The diameter of the pits shall be one (1) foot greater than the diameter of the ball of the shrub. The depth of the pit shall be enough to accommodate the ball or roots of the shrub when the shrub is set to finish grade. Shallow basin or saucers a little larger than the diameter of the ball shall be formed around all trees to hold additional water. Shrub planting bare root trees, care shall be taken to work topsoil in around the roots and to spread them in a natural position before backfilling. Shallow basin or saucers a little larger than the diameter of the ball shall be formed around all trees to hold additional water.

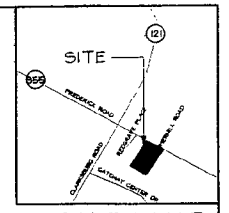
SHRUB PLANTING SOIL: Mix 5 lbs. 10-6-4 slow release fertilizer per cubic yard of topsoil and then one part peat moss with five parts topsoil. Mix all components thoroughly before backfilling.

SETTING OF SHRUBS: All materials shall be planted 2" higher in relation to the finish grade as they had before transplanting. The depth of the holes, as hereafter specified, shall be understood to be the depth below finish grade. Balled and burlapped plants shall have topsoil tamped under the balls. All burlap, ropes, straps, etc., shall be taken off the tops of the balls and removed from the ball before backfilling. Roots of bare root plants shall not be left matted together, but shall be arranged in natural positions and shall have topsoil worked in among them. All broken and frayed roots shall be properly removed by trimming.

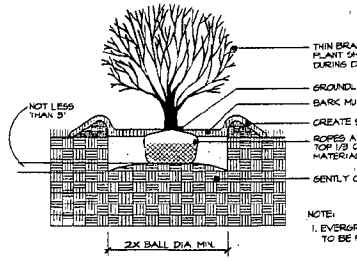
THE BACKFILL OF PLANTING MEDIA SOIL: Shall be tamped in successive 6" layers. When the hole has been 2/3 backfilled, water shall be poured in filling the hole, and allowed to soak away so that all voids or air pockets under or around the roots are eliminated. After the water has soaked away, the hole shall be completely backfilled with "planting media soil". After the backfill settles, additional soil shall be filled in, to the level of the finish grade.

INSPECTION AND ACCEPTANCE: Inspection of this work will be made by the Landscape Architect at the conclusion of the planting period upon written notice by the Contractor at least five (5) days prior to anticipated date. Condition of all plant materials will be noted and recorded for reference. After inspection, the planting contractor will be notified in writing by the Landscape Architect if there are any deficiencies of the requirements for acceptance of this work.

1. The Landscape Architect reserves the right to inspect seeds and plant materials, either at place of growth or at site before planting, for compliance with requirements for name, variety, size, quantity, quality and mix proportion.
2. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.
3. Notify the Landscape Architect within 5 days after completing initial and/or supplemental plantings in wetland areas.
4. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance of watering plants.
5. The Contractor shall be responsible for the satisfactory growth of trees, shrubs grasses, forbs and sedge species on all areas seeded and/or planted under the contract until final acceptance of the work. Acceptance of the work will be determined using a time meander search. The Landscape Architect shall conduct a time meander search at this site. This search shall be conducted at the end of the warrantee period (not to exceed 18 months). The search will randomly sample 25% of the area for each area that was seeded and/or planted. If 85% of the species seeded and/or planted are alive and apparent, and the sample area has 85% ground cover of acceptable species, the work will be accepted.
6. Where inspected landscape work does not comply with the requirements, replace rejected work and continue specified maintenance until reinspected by the Landscape Architect and found to be acceptable. Remove rejected plants and materials promptly from the project site. Re-sow or replant deficient areas.

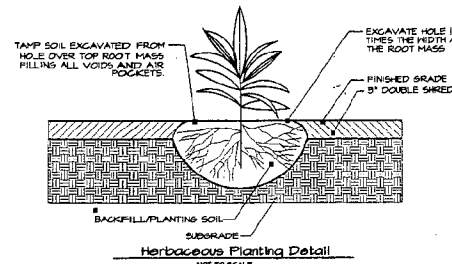


VICINITY MAP
ADC MAP PAGE # GRID C-4
SCALE: 1" = 2000'

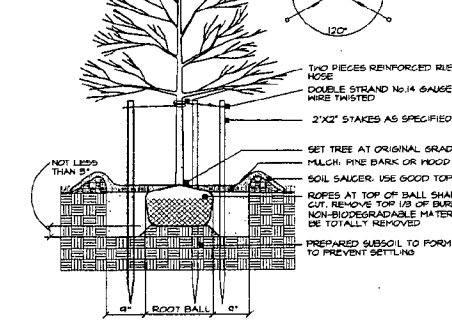


Shrub Planting Detail
NOT TO SCALE.

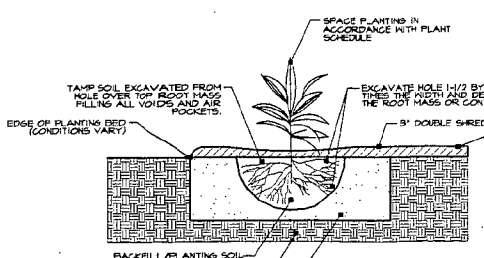
NOTE:
1. EVERGREEN AND DECIDUOUS SHRUBS TO BE PLANTED IN SAME MANNER



Herbaceous Planting Detail
NOT TO SCALE



Deciduous & Evergreen Tree Planting Detail
NOT TO SCALE



Groundcover Planting Detail
NOT TO SCALE

NOTE

ALL DISTURBED AREAS MUST BE TOPSOILED PER THE MONTGOMERY COUNTY "STANDARDS AND SPECIFICATIONS FOR TOPSOIL" PRIOR TO FINAL VEGETATIVE STABILIZATION.

MISS UTILITY

FOR LOCATION OF UTILITIES CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET AT 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

ENGINEERING
CIVIL • SURVEYING • LAND PLANNING
A DIVISION OF CAS ENTERPRISES, INC.
108 West Ridgeville Blvd, Mount Airy, MD. 21771
DC Metro (301) 607-8031 FAX (301) 607-8013

HAINES LAND DESIGN LLC
811 RUSSELL AVENUE
SUITE 303
GAITHERSBURG, MD 20879
301-216-9630 FAX 301-216-9649

DATE	BY	REVISION

PROJECT	04-038	DATE	3/2006
		DRAWN	CAS
		CHECKED	
		APPROVED	CAS
		SCALE	1" = 20'

23310 FREDERICK ROAD
LIBER: 4171 AT F: 775, LIBER: 1568 AT F: 846
POOLE PROPERTY
P311 AND 14366 TAX MAP EM31
GAITHERSBURG (4TH ELECTION DIST.)
MONTGOMERY COUNTY, MARYLAND

LANDSCAPE PLAN NOTES AND DETAILS

2 of 2

(11)

Existing Property Condition Photographs (duplicate as needed)

Detail: View half way down drive looking toward where biofiltration facility #2 would be located

Detail: Panoramic of front yard from inside of hedgerow @ Frederick Road
Limited views are existing toward the house

Applicant:_____

Existing Property Condition Photographs (duplicate as needed)

Detail: View from driveway of where Bioretention Facility #1 would be located

Detail: View toward house and barn from halfway down driveway

Applicant:_____

HAWP APPLICATION: MAILING ADDRESS FOR NOTIFYING
(Owner, Owner's Agent, Adjacent and Confronting Property Owners)

Owner's mailing address	**Owner's Agent's mailing address**
Victor J. Peeke P.O. Box 489 Clarksburg, MD 20871	Miller, Miller & Canby Attn: James L. Thompson, Esq. 200-B Monroe Street Rockville, MD 20850

Adjacent and confronting Property Owners mailing addresses

Rudden, Aric L. 22329 Frederick Road Clarksburg, MD 20871	Carby, Rodney H & AT 6125 Tuckerman Lane Rockville, MD 20852
Terrabrook Clarksburg LLC c/o Newland Communities 13777 John J. Delaney Dr. #526 Charlotte, NC 26277	Watkins, William K & BL 11610 Piedmont Rd. Clarksburg, MD 20871
Kostaris, Otis & E ET AL 8800 Darnestwon Road Rockville, MD 20850	Gateway Commons LLC 10230 New Hampshire Ave. Silver Spring, MD 20903-1400
Farm Development Coop. LLC 21032 Cog Wheel Way Germantown, MD 20876-4271	Montgomery Co. Board of Education 850 Hungerford Dr. Rockville, MD 20850

Mr. G @ DPS

Julie – did you know dist. need for SWM

Jef – creeping pav.
parking too much → impervious → SWM
Concerned w/ change in topography

Looked at reducing imperv. surfaces
gravel courts
underground – $$$
sand filtration – unsightly
goal of T-house in the end

#14 spaces now
#26 future → ponds sized for this
quality facilities

Special Exception will be required to change
Re-Zoning

→ SWM slightly smaller
Mo Co requires that all districts
Other locations – North ? ; east

Tom – concerned w/ approving a development plan not seen

Tim – disturbed by 14 parking spaces could not support SWM for that many spaces

Jeff – not approve above ground SWM on front lawns

David – also

To go to an underground facility they must prove our case.

We would meet w/ Mr. G to help sway him toward underground

Jef – ok w/ V.G. objects to beams

Tim –

Columns may be a safety hazard if not moved back & widen

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Land Records of Montgomery County, Maryland
Annals of Sandy Spring, Vol II.
Boyd, T.H.S., History of Montgomery County, p. 141.
Maps: Martenet and Bond (1865); Hopkins Atlas (1879)

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 96.67 acres

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	COUNTY
STATE	COUNTY

11 FORM PREPARED BY

NAME/ TITLE: Janice Beattie, Candy Reed, Architectural Desc

ORGANIZATION: Sugarloaf Regional Trails — DATE: June, 1979

STREET & NUMBER: Box 87 — TELEPHONE: 926-4510

CITY OR TOWN: Dickerson — STATE: Maryland 20753

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

(15)

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

FAX TRANSMITTAL SHEET

Historic Preservation Office
Department of Park & Planning

Telephone Number: (301) 563-3400 **Fax Number: (301)-563-3412**

TO: Mike Naton **FAX NUMBER:** 301 216 9649

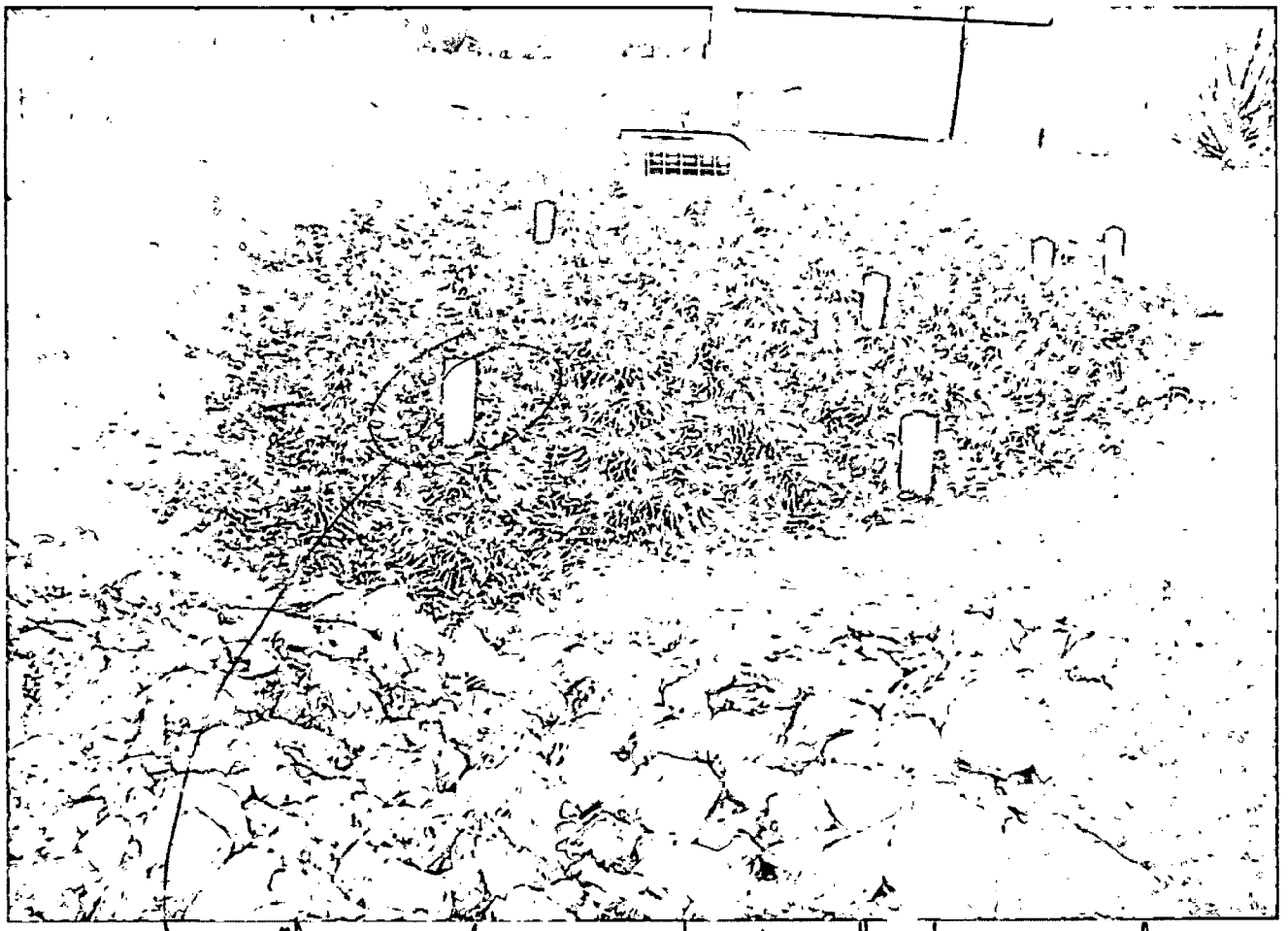
FROM: TANIA TULLY

DATE: 3/14/06

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 2

NOTE:

Re: Hammerhill + Forest Conservation


These only need to be 6" above ground.

ENGINEERING
A Division of CAS Enterprises, Inc.

civil engineering • surveying • land planning

108 West Ridgeville Boulevard, Suite 101 • Mount Airy, Maryland 21771
phone 301/607-8031 • fax 301/607-8045 • www.casengineering.com

March 7, 2006

Back for HAWP
Minimize visual impact
l. s. plan included
Concern w/ berm & view from road
- perhaps only 1 or go with grad - ok

The M-NCP&PC
Historic Preservation
1109 Spring Street
Suite 801
Silver Spring, MD 20910

Attn: Tania Tully

Re: 23310 Frederick Road
Hammerhill

Dear Ms. Tully,

Pursuant to our meeting earlier today, please find attached (2) full-sized and (10) reduced copies of the above referenced Stormwater Management Concept Plan. Also attached are (10) copies of a photo of a similar facility located at the Falls Road Public Golf Course. If you have any questions or need any additional information please call.

Sincerely,

Thank

Curt S.

Curt A. Schreffler, PE
Project Manager

cc: Victor Peeke (1) (1) (1)

GENERAL NOTES

1) WATER CATEGORY - 1 SEWER CATEGORY - 3

2) BOUNDARY INFORMATION SHOWN HEREON BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED MARCH, 2004.

3) 2-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED MARCH, 2004.

4) TOTAL LOT AREA: PARCEL 311 = 3.06 AC, PARCEL N366 = 43,560 S.F.

5) PROPERTY SHOWN ON TAX MAP EW, PARCEL 311 & N366, CLARKSBURG HIGHLANDS.

6) PROPERTY SHOWN ON WSSC 200' SHEET 232 NW 13.

7) PROPERTY SHOWN ON MONTGOMERY COUNTY SOILS SURVEY MAP No. 7.
SOIL TYPE(S): 16B.

8) FLOOD ZONE "C" PER H.U.D. FIRM MAPS, COMMUNITY PANEL No. 240049 0050 B.

9) SITE IS LOCATED IN THE LITTLE SENECA CREEK WATERSHED.

10) LOCAL UTILITIES INCLUDE:
WATER & SEWER - WASHINGTON SUBURBAN SANITARY COMMISSION
ELECTRIC - ALLEGHENY ELECTRIC
TELEPHONE - VERIZON
GAS - WASHINGTON GAS

ZONING DATA

1) ZONING: R-200

MIN. LOT AREA = 20,000 SF	FRONT B.R.L. = 40.0 FT
LOT WIDTH AT R/W = 25 FT	REAR B.R.L. = 30 FT
LOT WIDTH AT B.R.L. = 100 FT	SIDE B.R.L. = 12 FT MIN. EACH SIDE, 25 FT MIN. TOTAL

STORM DRAIN NOTES

1) STORM DRAIN PIPING TO BE 6" PVC SCHEDULE 40. DOWNSPOUT LEADERS TO BE 4" PVC SCHEDULE 40 (OR APPROVED EQUIVALENT) UNLESS NOTED OTHERWISE.

2) PROVIDE CLEANOUTS AS SHOWN ON PLAN AT A MINIMUM, OR PER PLUMBING CODE.

3) MAINTAIN MINIMUM 12" COVER OVER ALL PIPE.

4) ALL STORM DRAIN UNDER DRIVEWAY OR PAVED AREAS TO BE BEDDED IN GRAVEL AND TO HAVE A MINIMUM OF 12" OF COVER, OR BE CAST IRON.

SEQUENCE OF CONSTRUCTION

FOR SITES EXEMPT FROM THE FOREST CONSERVATION LAW

1) PRIOR TO CLEARING OF TREES, INSTALLING SEDIMENT CONTROL MEASURES, OR GRADING, A PRE-CONSTRUCTION MEETING MUST BE CONDUCTED ON-SITE WITH THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES (MCDPS) SEDIMENT CONTROL INSPECTOR, 240-777-6210 (48 HOURS NOTICE).

2) THE LIMITS OF DISTURBANCE MUST BE FIELD MARKED PRIOR TO CLEARING OF TREES, INSTALLATION OF SEDIMENT CONTROL MEASURES, CONSTRUCTION, OR OTHER LAND DISTURBING ACTIVITIES.

3) CLEAR AND GRADE FOR INSTALLATION OF SEDIMENT CONTROL DEVICES.

4) INSTALL SEDIMENT CONTROL DEVICES.

5) ONCE THE SEDIMENT CONTROL DEVICES ARE INSTALLED, THE PERMITTEE MUST OBTAIN WRITTEN APPROVAL FROM THE MCDPS INSPECTOR BEFORE PROCEEDING WITH ANY ADDITIONAL CLEARING, GRUBBING, OR GRADING.

6) INSTALL BASE COURSES FOR DRIVEWAY AND CONSTRUCT HOUSE, ETC.

7) PAVE DRIVEWAY, PERMANENTLY STABILIZE ALL REMAINING AREAS.

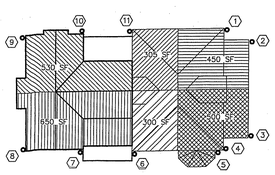
8) OBTAIN WRITTEN APPROVAL FROM MCDPS INSPECTOR, PRIOR TO THE REMOVAL OF ANY AND ALL REMAINING SEDIMENT CONTROL DEVICES.

LEGEND

EXISTING CONTOUR ——— 405 ———
PROPOSED CONTOUR ——— 08 ———
SILT FENCE ——— SF ———
DOWNSPOUT DISCONNECT
PROPOSED DOWNSPOUT PIPING (SIZE VARIES)
LIMITS OF DISTURBANCE . . . . . .
GRASS SWALE
PROPOSED DRYWELL

ROOF DRAINAGE/DISCONNECT ANALYSIS

DOWN SPOUT	ROOF AREA (SQ. FT.)	ROOF RUNOFF (CU. FT.)	RUNOFF TO DISCONNECT (CU. FT.)	LENGTH OF DISCONNECT (FEET)	RUNOFF TO DRYWELL (CU. FT.)	DRYWELL STRUCTURE	DRYWELL DIMENSIONS (LxWxD)	DRYWELL CAPACITY (CU. FT.)
1,2	450	35.7	---	---	35.7	A	6x5x5	60.0
3,4,5	500	39.6	---	---	39.6	B	5x5x4.5	45.0
6	300	23.8	23.8	75.0	---	---	---	---
7,8	650	51.5	---	---	51.5	C	6x5x5	60.0
9,10	530	42.0	---	---	42.0	D	5x5x5	50.0
11	305	24.2	---	---	24.2	A	6x5x5	60.0

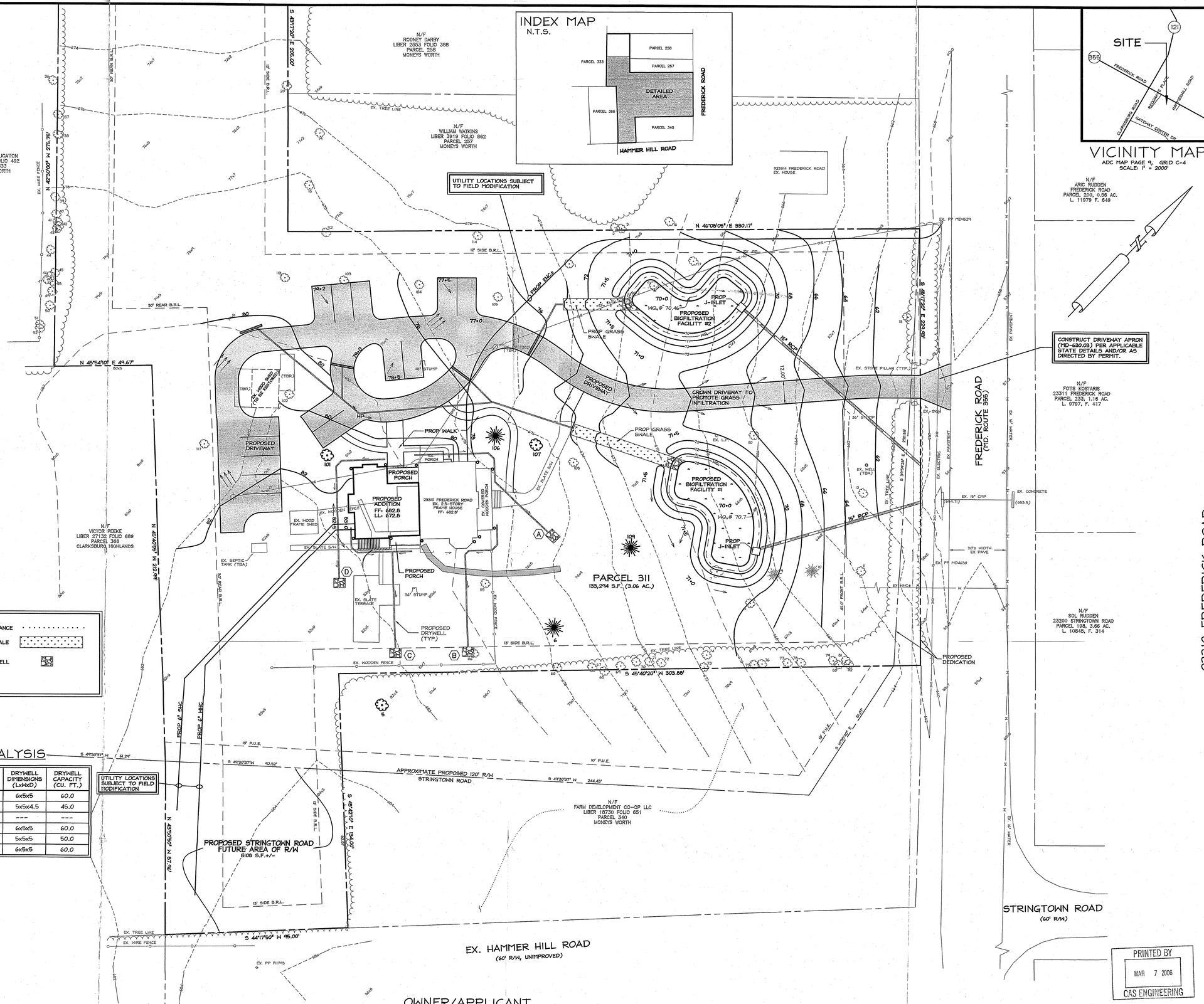


NOTE

ALL DISTURBED AREAS MUST BE TOPSOILED PER THE MONTGOMERY COUNTY "STANDARDS AND SPECIFICATIONS FOR TOPSOIL", PRIOR TO FINAL VEGETATIVE STABILIZATION.

MISS UTILITY

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/ITICS 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.



OWNER/APPLICANT

VICTOR PEEKE
P.O. BOX 489
CLARKSBURG, MD 20871
(301) 258-1000 PHONE
(301) 258-1001 FAX

23310 FREDERICK ROAD HAMMERHILL P311, TAX MAP EW31 STORMWATER MANAGEMENT CONCEPT PLAN #3

DATE	BY	REVISION
11/28/05	EBT	TO HAINES LAND DESIGN FOR SUBMITTAL TO MNCPPC
11/30/05	EBT	TO MCDPS
03/07/06	EBT	MISC MINOR CHANGES

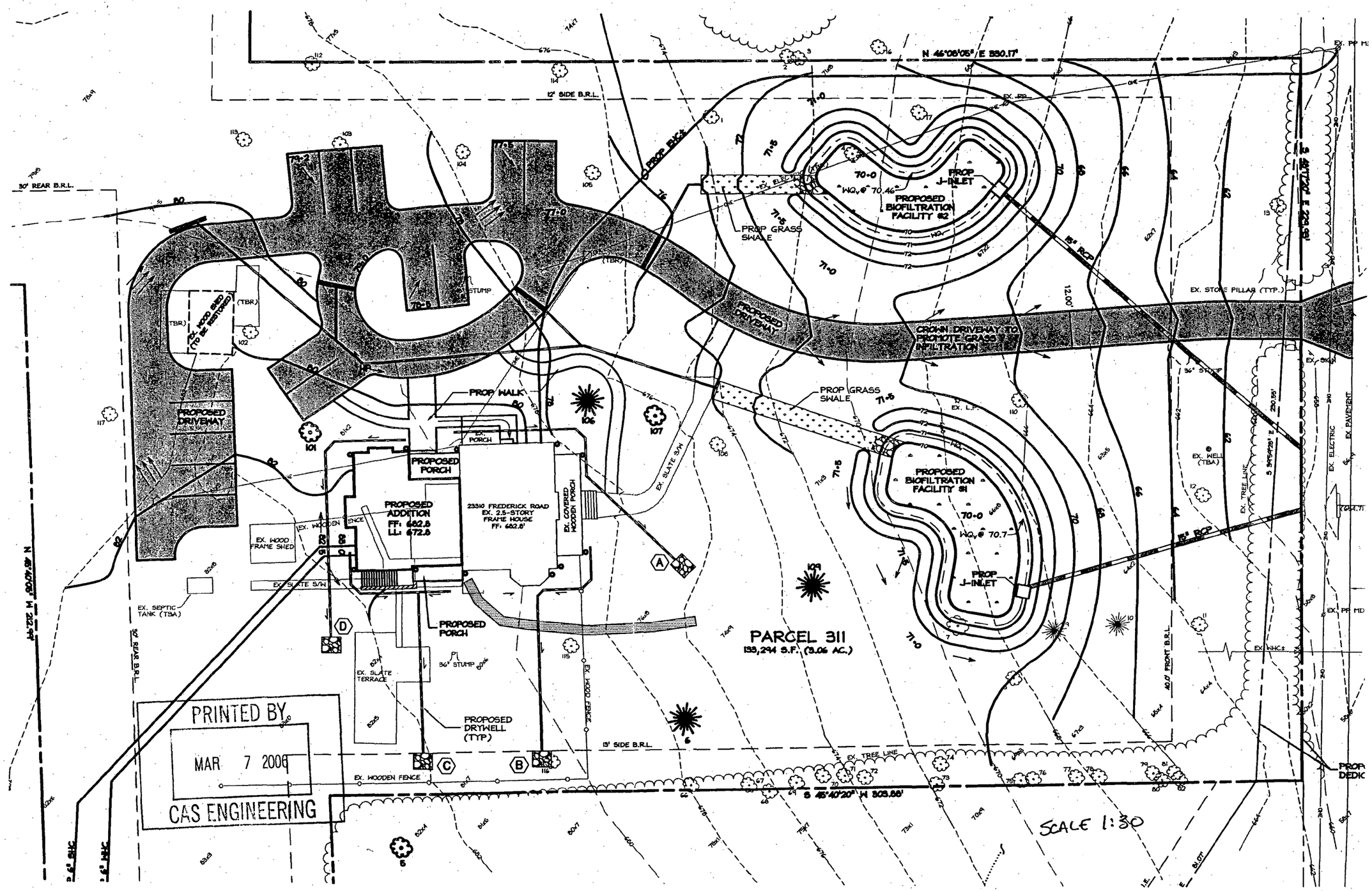
DATE	10/2005
PROJECT	04-063
ILLUSTRATION	EBT
ENGINEERING	EBT
SCALE	1"=20'
APPROVAL	CAS

LIBER 27132 AT F. 681
23310 FREDERICK ROAD
HAMMERHILL
P311, TAX MAP EW31
CLARKSBURG (2ND) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
STORMWATER MANAGEMENT CONCEPT

CAS ENGINEERING
CIVIL · SURVEYING · LAND PLANNING
A DIVISION OF CAS ENTERPRISES, INC.
108 West Ridgeville Blvd., Suite 101, Mount Airy, Maryland 21771
DC Metro (301) 607-8031 FAX (301) 607-8045

N:\cyear 2004\04063_CP3a.dwg 3/7/2006 11:14:44 AM EST

STAFF ITEM


N 46°08'05" E 550.17'
12' SIDE B.R.L.
30' REAR B.R.L.
PROP. BIKE
EX. PP
EX. ELECTRIC
PROP GRASS SWALE
PROPOSED BIOFILTRATION FACILITY #2
PROP J-INLET
WQv@ 70.46'
18" RCP
EX. STONE PILLAR (TYP.)
PROPOSED DRIVEWAY
CROWN DRIVEWAY TO PROMOTE GRASS STRIP INFILTRATION
12.00'
PROP WALK
EX. PORCH
PROPOSED PORCH
PROPOSED ADDITION
FF: 682.8
LL: 672.8
23310 FREDERICK ROAD
EX. 2.5-STORY FRAME HOUSE
FF: 682.8'
EX. COVERED WOODEN PORCH
EX. WOOD FRAME SHED
EX. WOODEN FENCE
EX. SLATE S/W
EX. SEPTIC TANK (TBA)
PROPOSED PORCH
EX. SLATE TERRACE
PROPOSED DRYWELL (TYP)
EX. WOOD FENCE
PROPOSED BIOFILTRATION FACILITY #1
WQv@ 70.7'
PARCEL 311
139,294 S.F. (3.06 AC.)
13' SIDE B.R.L.
EX. TREE LINE
S 45°40'20" W 303.88'
EX. WELL (TBA)
EX. TREE LINE
EX. ELECTRIC
EX. PAVEMENT
EX. PP #1
EX. WHC±
40.0' FRONT B.R.L.
PROPOSED DEDIC
N 46°08'05" W 212.49'
2.5' WHC
PRINTED BY
MAR 7 2006
CAS ENGINEERING
SCALE 1:30

Tully, Tania

From: Tully, Tania
Sent: Tuesday, March 07, 2006 10:57 AM
To: 'Vic008l@aol.com'
Cc: Tom Taltavall (E-mail)
Subject: Roofing Selections for Hammer Hill

Victor-

Here are the links I promised.
http://accelroofing.com/castletopaccel/
http://www.authentic-roof.com/products.htm
http://www.metalroofing.com/
http://www.metalshingle.com/Pages/terne_red_shingle.htm
http://www.slatedirect.net/

Tania Georgiou Tully
Historic Preservation Planner
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910
301-563-3400
301-563-3412 (fax)
www.mc-mncppc.org

> -----Original Message-----
> **From:** Vic008l@aol.com [mailto:Vic008l@aol.com]
> **Sent:** Monday, March 06, 2006 6:50 PM
> **To:** Tully, Tania
> **Cc:** curt@casengineering.com
> **Subject:** Confirming Appointment
>
> Hello Tania:
>
> Just confirming our appointment with you at your office tomorrow (Tuesday) at 10:00.
>
> Thanks
>
> Victor

Tully, Tania

From: Eric Tidd [eric@casengineering.com]
Sent: Tuesday, March 07, 2006 10:33 AM
To: Tully, Tania
Subject: Biofiltration Facility Picture

FALLS RD GC 2.JPG

Tania,

Per your request, please find the attached picture showing a representative picture of what the biofiltration facilities for 23310 Frederick Road may look like.

Feel free to call with any questions.

Thanks,

Eric Tidd
Project Engineer
CAS Engineering
108 W. Ridgeville Blvd, Suite 101
Mt. Airy, MD 21771
p-(301) 607-8031
f-(301) 607-8045

Send Victor & Tom Roofing Links

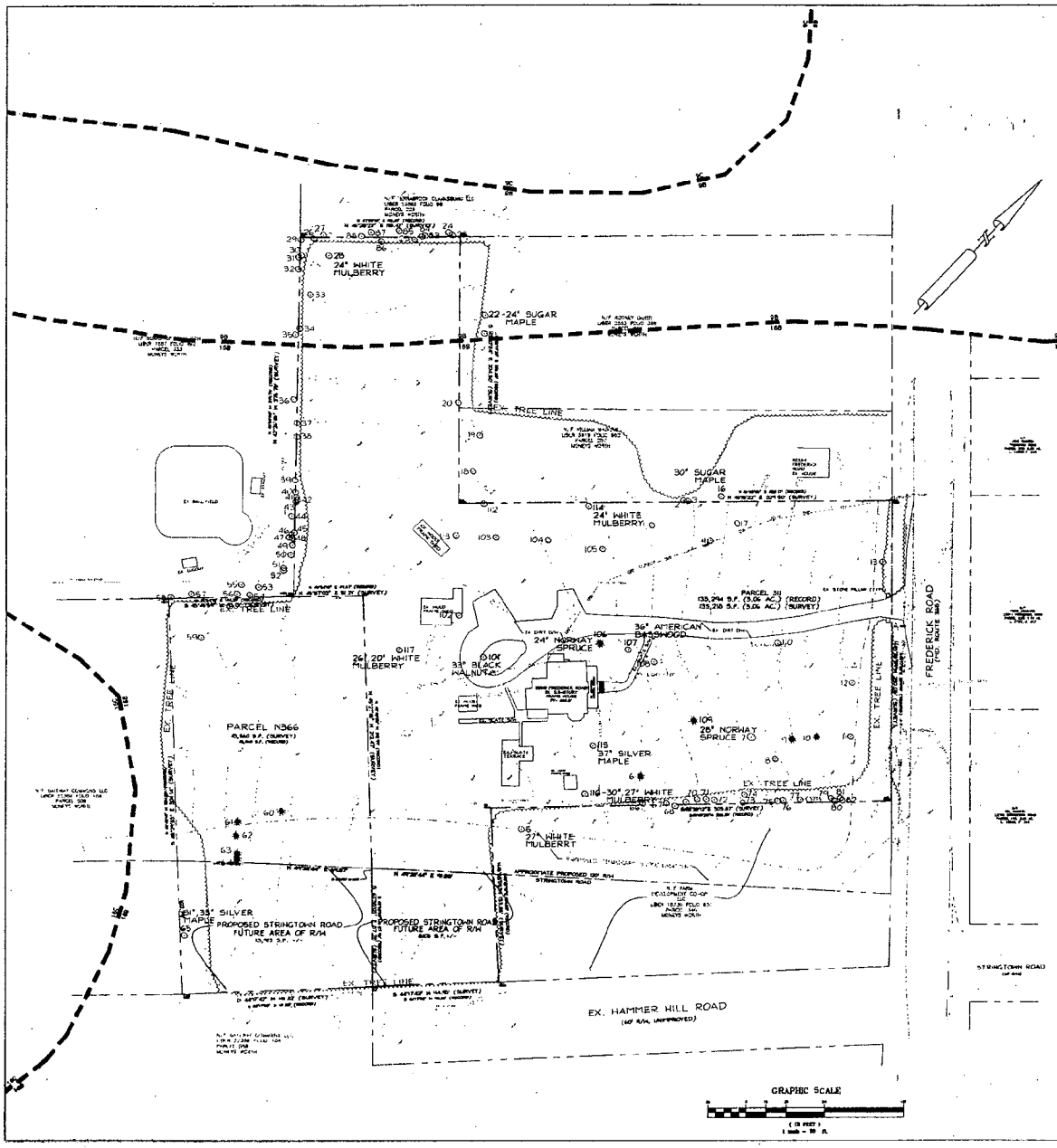
SWM Plan

Concept Approval
Final Design

adding 2' fill to help complete the basins
basin is 2' deep

DPS requires a L.S. plan as part of SWM plan.

Staff items
- SWM plans



Significant/Specimen Tree Summary

Tree #	Species	D.B.H. (inches)	Critical Root Zone (Sq. Ft.)	Tree Condition	Root Condition	Comments
6	WHITE MULBERRY	27	5153	GOOD	GOOD	OFFSITE
16	SUGAR MAPLE	30	6362	GOOD	GOOD	OFFSITE
22	SILVER MAPLE	24	4072	GOOD	GOOD	OFFSITE
28	WHITE MULBERRY	24	4072	GOOD	GOOD	
86	SILVER MAPLE	31, 33	28863	GOOD	GOOD	OFFSITE
101	BLACK WALNUT	33	7698	GOOD	GOOD	
105	NORWAY SPRUCE	24	4072	GOOD	GOOD	
107	AMERICAN BASSWOOD	36	9161	GOOD	GOOD	
109	NORWAY SPRUCE	26	5542	GOOD	GOOD	
114	WHITE MULBERRY	24	4072	POOR	POOR	
115	SILVER MAPLE	37	9677	FAIR/POOR	FAIR	
116	WHITE MULBERRY	30, 27	11515	POOR	POOR	
117	WHITE MULBERRY	20, 29	7065	POOR	POOR	

EXISTING TREE DATA

Tree No.	Species	D.B.H. (Inches)	Comments
1	SILVER MAPLE	15	
2	TREE OF HEAVEN	10	
3	SILVER MAPLE	6	
4	BLACK LOCUST	14	
5	WHITE MULBERRY	27	
6	DOUGLAS FIR	12	
7	DOGWOOD	8	
8	DOGWOOD	4	
9	EASTERN WHITE PINE	14	
10	EASTERN WHITE PINE	16	
11	JAPANESE MAPLE (MULTI)	10	
12	JAPANESE MAPLE (MULTI)	12	
13	MAGNOLIA	8	
14	SILVER MAPLE	30	
15	NORWAY MAPLE	13	
16	SILVER MAPLE	18	
17	SILVER MAPLE	23	
18	BLACK LOCUST	18	
19	BLACK CHERRY	21	
20	SILVER MAPLE	24	
21	BLACK CHERRY	13	
22	SILVER MAPLE	17	
23	TREE OF HEAVEN	7	
24	TREE OF HEAVEN	11	
25	SILVER MAPLE	8	
26	WHITE MULBERRY	24	
27	TREE OF HEAVEN (DOG.)	13	
28	WHITE MULBERRY	16	
29	TREE OF HEAVEN	12	
30	TREE OF HEAVEN	13	
31	BLACK CHERRY	23	
32	TREE OF HEAVEN	19	
33	BLACK CHERRY	8	
34	BLACK LOCUST	19	
35	SILVER MAPLE	11	
36	TREE OF HEAVEN	12	
37	TREE OF HEAVEN	8	
38	TREE OF HEAVEN	8	
39	TREE OF HEAVEN	7	
40	TREE OF HEAVEN	3	
41	BLACK CHERRY	8	
42	TREE OF HEAVEN	8	
43	BLACK LOCUST	12	
44	BLACK LOCUST	15	
45	BLACK CHERRY	11	
46	BLACK CHERRY	10	
47	WHITE MULBERRY	10	
48	WHITE MULBERRY	13	
49	BLACK LOCUST	19	
50	TREE OF HEAVEN	8	
51	BLACK CHERRY	14	
52	BLACK CHERRY	5	
53	BLACK LOCUST	14	
54	TREE OF HEAVEN	11	
55	TREE OF HEAVEN	10	
56	BLACK CHERRY	16	
57	NORWAY MAPLE	14	
58	LOBLOLLY PINE	17	
59	NORWAY SPRUCE	17	
60	NORWAY SPRUCE	13	
61	EASTERN WHITE PINE	18	
62	EASTERN WHITE PINE	17	
63	SILVER MAPLE (TWIN)	31,33	
64	NORWAY MAPLE (TWIN)	7,12	
65	NORWAY MAPLE	10	
66	BLACK CHERRY	19	
67	NORWAY MAPLE	7	
68	BLACK CHERRY	12	
69	NORWAY MAPLE	8	
70	TREE OF HEAVEN	18	
71	SILVER MAPLE	8	
72	BLACK CHERRY	7	
73	NORWAY MAPLE	16	
74	NORWAY MAPLE	10	
75	NORWAY MAPLE	19	
76	NORWAY MAPLE	9	
77	NORWAY MAPLE	13,11	
78	NORWAY MAPLE	12	
79	NORWAY MAPLE	8	
80	BLACK LOCUST	12	
81	TREE OF HEAVEN	10	
82	TREE OF HEAVEN	13	
83	BLACK LOCUST	7	
84	BLACK CHERRY	14	
85	SILVER MAPLE	7	
86	SILVER MAPLE	18	
101	BLACK WALNUT	33	
102	PEAR	18	
103	BUTTERNUT	18	
104	BUTTERNUT	17	
105	BUTTERNUT	13	
106	NORWAY SPRUCE	24	
107	AMERICAN BASSWOOD	36	
108	NORWAY SPRUCE	20	
109	NORWAY SPRUCE	26	
110	EASTERN HEMLOCK	18	
112	TREE OF HEAVEN	21	
113	SILVER MAPLE	22	
114	WHITE MULBERRY (TRIP.)	24	
115	SILVER MAPLE	37	
116	WHITE MULBERRY (TWIN)	31,27	
117	WHITE MULBERRY	28,20	

LEGEND

- EXISTING CONTOUR
- EXISTING PROPERTY LINE
- EXISTING TREE W/TAG NUMBER
- SPECIMEN/SPECIMEN TREE W/ TAG NUMBER & CRZ
- HEDGEROW/TREELINE
- SOIL TYPE & BOUNDARY
- PROPOSED L.O.D.

TABULATION TABLE

ACREAGE OF TRACT:	3.06 AC
ACREAGE OF EX. FOREST:	0
ACREAGE OF EXISTING WETLANDS	0
ACREAGE OF FORESTED WETLANDS	0
ACREAGE OF WETLAND BUFFERS	0
ACREAGE OF STREAM BUFFERS	0
ACREAGE OF FORESTED STREAM BUFFER	0
LENGTH OF FORESTED STREAM BUFFER	0
AVERAGE WIDTH OF STREAM BUFFER	0

CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH MARYLAND STATE AND PRINCE GEORGE'S COUNTY FOREST CONSERVATION LAWS, AND M-NCPPC GUIDELINES.

DATE

MICHAEL V. MORTON
QUALIFIED PROFESSIONAL

TITLE: TREE SURVEY/ EXISTING CONDITIONS PLAN

PROJECT: HAMMERHILL FREDERICK ROAD CLARKSBURG, MD

PREPARED FOR: VICTOR PEEKE, P.O. BOX 404, CLARKSBURG, MD 20871, (301) 256-1000 PHONE, (301) 256-1009 FAX

HAINES LAND DESIGN LLC
811 RUSSELL AVENUE
SUITE 203
GAITHERSBURG, MD 20879
301-216-9630 FAX 301-216-9649

VICINITY MAP, SCALE 1" = 2000', SITE, 121, 355

WATER CLASS: IV-W-P	WATERSHED: LITTLE SENECA CREEK	8-DIGIT 20700106 SUBSHED: 2430	
ZONE: UNIAMLO			
TAX MAP: EX	GRID: 332NW13	PARCEL: N366, P311	TAX ID: 01-0280, C-4
SCALE: 1"=50'	DATE: OCT., 2005	PROJ. NO.: 04-036	SHEET NO.: 1 of 1

SHRUB AND HERBACEOUS MATERIALS (GROUND COVER) OUTSIDE OF THE BIOFILTRATION PLANTING MEDIA:

LAYOUT: Herbaceous planting beds and shrub pit locations shall be designated by the Landscape Architect in accordance with the plant list and the tentative locations shown on the planting plan. The general form of the planting bed shall be staked out and excavations performed within the stakes.

PREPARATION OF HERBACEOUS PLANTING BEDS: The ground shall be thoroughly broken to a depth of 12 inches. The top 4 inches shall be worked by the Contractor until the soil is completely fined and in a mellow condition to finish grade. All organic material shall either be worked into the soil or removed from the site. Clumps shall be removed from the site. All work shall be performed perpendicular to the direction of surface drainage. All holes, depressions and rivulets shall be filled and brought to a smooth grade.

SHRUB PLANTING PITS: Shall have vertical sides. The diameter of the pits shall be one (1) foot greater than the diameter of the ball of the shrub. The depth of the pit shall be enough to accommodate the ball or roots of the shrub when the shrub is set to finish grade compacted allowing for six inches topsoil below the roots of the plant. Prior to installing the 6" of topsoil to the pit, 3" of existing soil shall be mixed with the topsoil at a 1:1 ratio to reduce puddling beneath plantings.

SHRUB PLANTING SOIL: Mix 5 lbs. 10-6-4 slow release fertilizer per cubic yard of topsoil and then one part peat moss with five parts topsoil. Mix all components thoroughly before backfilling.

SETTING OF SHRUBS: All materials shall be planted 2" higher in relation to the finish grade as they had before transplanting. The depth of the holes, as hereafter specified, shall be understood to be the depth below finish grade. Balled and burlapped plants shall have topsoil tamped under the balls. All burlap, ropes, staves, etc., shall be taken off the tops of the balls and removed from the ball before backfilling. Roots of bare root plants shall not be left matted together, but shall be arranged in natural positions and shall have topsoil worked in among them. All broken and frayed roots shall be properly removed by trimming.

THE BACKFILL OF TOPSOIL: Shall be tamped in successive 6" layers. When the hole has been 2/3 backfilled, water shall be poured in filling the hole, and allowed to soak away so that all voids or air pockets under or around the roots are eliminated. After the water has soaked away, the hole shall be completely backfilled with "topsoil". After the backfill settles, additional soil shall be filled in, to the level of the finish grade. A shallow saucer of soil shall be formed around the edge of each hole to hold additional water.

ALL PLANTING AREAS

PRUNING: All shrubs shall be neatly pruned or thinned immediately after planting in accordance with best standard practices and as directed by the Landscape Architect. Broken or bruised branches shall be removed with a clean cut. Each shrub shall be pruned to preserve its natural form or character and in a manner appropriate to its particular requirements. All pruning and thinning shall be done with sharp, clean tools.

MULCH: Shall be applied to all shrub beds and pits to a depth of 3" and to all herbaceous planting beds to a depth of 2".

SOD: Shall be in conformance with Maryland Department of Transportation, State Highway Administration, Standards and Specifications for Materials and Construction – Sections 708 & 920. Sod shall be well established cultured sod consisting of densely rooted tall fescue or other approved permanent and desirable grasses. The sod shall be free of noxious weeds, undesirable grasses and foreign matter.

LAWN AND STABILIZATION (GRASS SEEDING: Shall be in conformance with Maryland Department of Transportation, State Highway Administration, Standards and Specifications for Materials and Construction – Sections 705 & 920. Seed shall conform with SHA Mixture No. 1 and be applied to all areas indicated on the plan and at a rate appropriate to develop a full, well established cover. Seed mixture shall a mixture of turf type tall fescues and bluegrass or other approved permanent and desirable grasses as specified. Reseed areas within 21 days that are bare or sparse in cover.

BIOFILTRATION AREA CONSERVATION SEEDING: Shall conform with seeding schedules and rates as indicated on planting schedule as shown on the plans. Seed shall be applied to all areas indicated on the plan and at a rate appropriate to develop a full, well established cover. Seed mixture shall a mixture of native grasses of plant diversity and wildlife benifit or other approved permanent and desirable grasses as specified. Reseed areas within 21 days that are bare or sparse in cover.

STAKING: Staking shall be completed by the end of the day for all materials planted during the dayeee 1" to 4.5" in diameter shall be staked with three stakes placed evenly around the sides of the tree, outside of the ball. All stakes shall be oriented to a line parallel with the normal prevailing winds, or as directed by the Landscape Architect. See planting details for staking locations.

TEMPORARY STORAGE AND HEELING-IN: No heel-in plant material will be accepted, nor will any temporary heeling-in storage be permitted. Plant material unloaded and accepted by the inspector shall be immediately transported to the planting site and planted. Material left out of ground overnight or left with its roots bare to the sun, or otherwise unprotected during transit, unloading or storage shall be rejected by the Landscape Architect. If in his judgment such lack of protection has caused damage to the roots of the plant or in any other way injured the plant material.

MAINTENANCE: The planting contractor shall be required to make periodic checks on the total project to make certain that the materials are properly cared for and that the sum of all conditions are contributing to the satisfactory progress of the materials, until such time as the work is approved by the Landscape Architect.

The Contractor shall conduct monthly inspections of the site during the 18 month warranty period after planting on a quarterly basis: During these quarterly inspections, the Contractor shall:

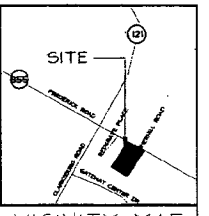
1. Remove all litter and debris throughout the site.
2. Replant failed materials and/or reseed all erosion control stabilizing grasses, rushes, sedges or ground covers, as required to prevent erosion.
3. Conduct fertilizations as may be required or requeste
4. Take appropriate measures to exclude wildlife, if destructive depredation occurs.
5. Conduct soils tests for pH, substrate salinity and moisture content, and notify Landscape Architect of conditions that may cause plant mortality. Correct conditions that are unsatisfactory, to insure plant success. Note: salinity may fluctuate, especially in early Spring, due to uphill runoff from driveway or road treated with de-icing salts.
6. Maintain planted and seeded areas by watering, mowing, weeding, or replanting and implementing erosion controls as required to establish vegetation, free of bare or eroded areas.
7. Contractor shall furnish and install temporary irrigation hose & sprinkler system for warranty period. The owner shall provide water.

CLEANUP AND PROTECTION:

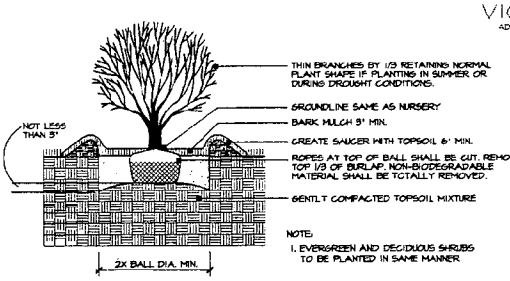
1. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.
2. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by landscape architect.

INSPECTION AND ACCEPTANCE: Inspection of this work will be made by the Landscape Architect at the conclusion of the planting period upon written notice by the Contractor at least five (5) days prior to anticipated date. Condition of all plant materials will be noted and recorded for reference. After inspection, the planting contractor will be notified in writing by the Landscape Architect if there are any deficiencies of the requirements for acceptance of the work.

1. The Landscape Architect reserves the right to inspect seeds and plant materials, either at place of growth or at site before planting, for compliance with requirements for name, variety, size, quantity, quality and mix proportion.
2. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.
3. Notify the Landscape Architect within 5 days after completing initial and/or supplemental plantings in wetland areas.
4. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance of watering plants.
5. The Contractor shall be responsible for the satisfactory growth of trees, shrubs grasses, forbs and sedge species on all areas seeded and/or planted under the contract until final acceptance of the work. Acceptance of the work will be determined using a time meander search. The Landscape Architect shall conduct a time meander search at the site. The search shall be conducted at the end of the warrantee period (not to exceed 18 months). The search will randomly sample 20% of the area for each area that was seeded and/or planted. If 85% of the species seeded and/or planted are alive and apparent, and the sample area has 85% ground cover of acceptable species, the work will be accepted.
6. Where inspected landscape work does not comply with the requirements, replace rejected work and continue specified maintenance until reinspected by the Landscape Architect and found to be acceptable. Remove rejected plants and materials promptly from the project site. Re-sow or replant deficient areas.

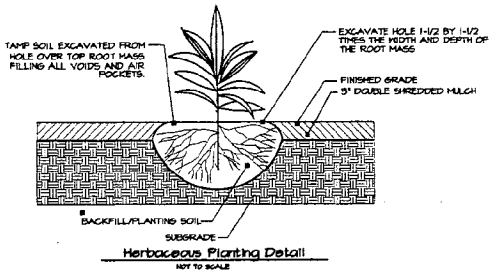


VICINITY MAP
ADC MAP PAGE 9, GRID C-4
SCALE 1" = 2000'

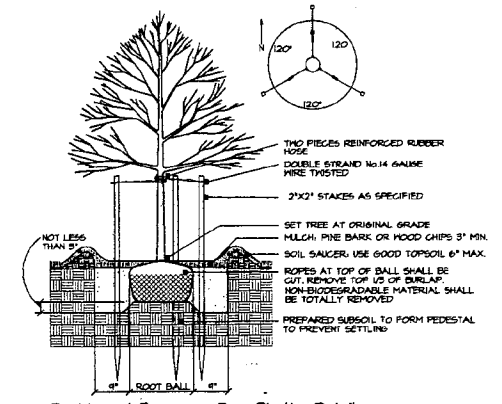


NOTE:
1. EVERGREEN AND DECIDUOUS SHRUBS TO BE PLANTED IN SAME MANNER

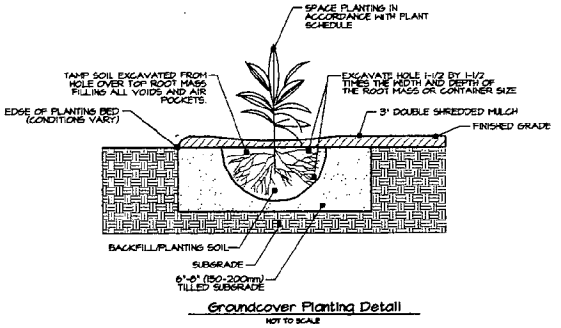
Shrub Planting Detail
NOT TO SCALE



Herbaceous Planting Detail
NOT TO SCALE



Deciduous & Evergreen Tree Planting Detail
NOT TO SCALE



Groundcover Planting Detail
NOT TO SCALE

NOTE

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MISS UTILITY

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HAINES LAND DESIGN LLC
811 RUSSELL AVENUE
SUITE 303
GAITHERSBURG, MD 20879
301-216-9650 FAX 301-216-9649

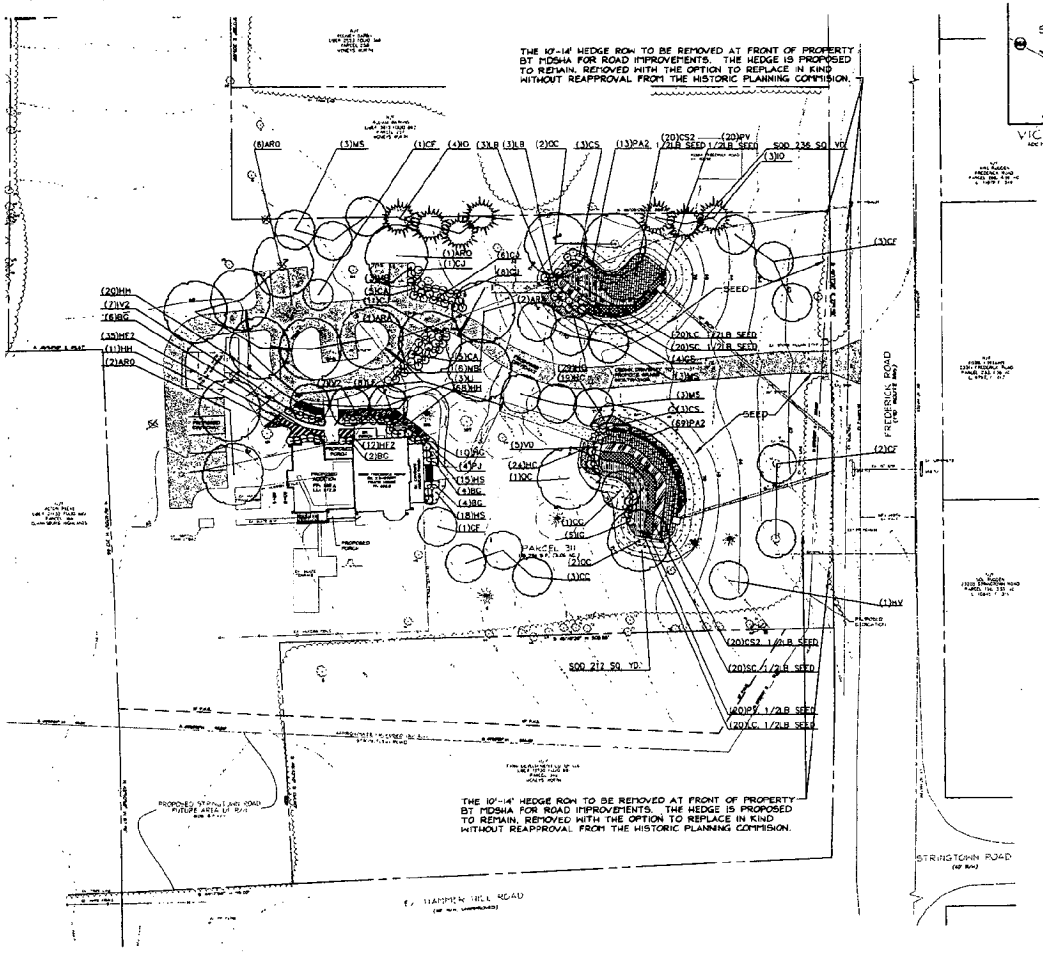
DATE	BY	REVISION

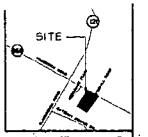
PROJECT	04-038
ILLUSTRATION	DCL
SCALE	1"=20'
DATE	3/2006
CORRECTIONS	CAS
APPROVAL	CAS

23310 FREDERICK ROAD
LIBER 6179 AT F. 775, LIBER 17568 AT F. 866
POOLE PROPERTY
P311 AND N366) TAX MAP EW31
CLARKSBURG (2ND) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

LANDSCAPE PLAN NOTES AND DETAILS

CAS ENGINEERING
CIVIL - SURVEYING - LAND PLANNING
A DIVISION OF CAS ENTERPRISES, INC.
100 West Ridgeville Blvd. Mount Airy, MD 21771
DC Metro (301) 607-8031 FAX (301) 607-8045





SITE LANOSCAPE & BIORETENTION PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	FORM	SPACING	QUANTITY	COMMENTS
ARA	ACER RUBRUM 'AUTUMN FLAME'	'AUTUMN FLAME' RED MAPLE	3" CAL	B&B	SHOWN	3	
ARO	ACER RUBRUM 'OCTOBER GLORY'	'OCTOBER GLORY' RED MAPLE	2.5" CAL	B&B	SHOWN	9	
BG	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	18"-24"	#3 CONT.	SHOWN	18	
CA	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	18"-24"	#3 CONT.	SHOWN	10	FRAGRANT WHITE FLOWER SPIKES, BIG SHRUB SEMI SHADE
CC	CERCIS CANADENSIS	EASTERN REDBUD	6'-8'	B&B	SHOWN	4	ROSE PINK FLOWERS IN SPRING
CF	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD	6'-8'	B&B	SHOWN	7	ROSE PINK FLOWERS IN SPRING
CJ	CAMELLIA JAPONICA	JAPANESE CAMELLIA	5 GAL	CONT.	SHOWN	20	
CS	CORNUS SERICEA	REDOSIER DOGWOOD	3' HEIGHT	B&B	SHOWN	10	ARCHING, SPREADING SHRUB
CS2	CAREX STRICTA	TUSSOCK SEDGE	#2	CONT.	18" O.C.	40	SEED AREA ON PLAN AND PLACE CONTAINER PLANTS AT RIPRAP AND AROUND J-INLET #2 EACH FACILITY
				SEED	1/2LB EACH FACILITY	1	
HC	HEMEROCALLIS 'CHRISTMAS IS'	CHRISTMAS IS DAYLILY	#1 CONT.	CONT.	18" O.C.	72	
HF2	HOSTA FORTUNE 'FRANCEE'	FRANCEE HOSTA	1 GAL	CONT	18" O.C.	47	
HG	HOSTA 'GREEN FOUNTAIN'	GREEN HOSTA FOUNTAIN	1 GAL	CONT.	SHOWN	10	
HH	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	#1 CONT.	CONT.	18" O.C.	99	
HS	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	#1	CONT.	3' O.C.	33	GOLDEN FLOWERS
HV	HAMAMELIS VIRGINIANA	VIRGINIA WITCHAZEL	4'-6'	B&B	SHOWN	1	
IG	ILEX GLABRA	INKBERRY	18"-24"	CONT.	SHOWN	5	
IO	ILEX OPACA	AMERICAN HOLLY	6'-8'	# CONT	SHOWN	7	SINGLE STEM
IV2	ILEX VERTICILLATA 'SPRICH'	WINTERBERRY	18"-24"	CONT.	SHOWN	14	
LB	LINDERA BENZOIN	SPICEBUSH	3' HEIGHT	B&B	SHOWN	6	UPRIGHT SHRUB
LC	LOBELIA CARDINALIS	CARDINAL FLOWER	#2	CONT.	24" O.C.	40	SEED AREA ON PLAN AND PLACE CONTAINER PLANTS AT RIPRAP AND AROUND J-INLET OF EACH FACILITY
				SEED	1/2LB EACH FACILITY	1	
LF	LEUCOTHOE FONTANESIANA	DROOPING LEUCOTHOE	18"-24"	CONT	SHOWN	6	
LI	LAGERSTROEMIA 'SIOUX'	'SIOUX' CRAPEMYRTLE	2'-3'	B&B	SHOWN	3	
MB	MAHONIA BEALEI	LEATHERLEAF MAHONIA	#3 CONT	CONT	SHOWN	6	LARGE COMPOUND LEAVES
MS	MAGNOLIA x SOULANGIANA	SAUCER MAGNOLIA	3.5" CAL	B&B	SHOWN	9	
PA2	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	#1 CONT	CONT.	2' O.C	82	
PJ	PIERIS JAPONICA 'MOUNTAIN FIRE'	MOUNTAIN FIRE PIERIS	18"-24"	#3 CONT	SHOWN	4	
PV	PANICUM VIRGATUM	SWITCHGRASS	#2	CONT.	24" O.C.	40	SEED AREA ON PLAN AND PLACE CONTAINER PLANTS AT RIPRAP AND AROUND J-INLET OF EACH FACILITY
				SEED	1/2LB EACH FACILITY	1	
QC	QUERCUS COCCINEA	SCARLET OAK	2.5 CAL	B&B	SHOWN	5	SCARLET FOLIAGE IN AUTUMN, FULL SUN
SC	SCIRPUS CYPERINUS	WOOLGRASS	#2	CONT	18" O.C.	40	SEED AREA ON PLAN AND PLACE CONTAINER PLANTS AT RIPRAP AND AROUND J-INLET OF EACH FACILITY
				SEED	1/2LB EACH FACILITY	1	
VD	VIBURNUM DENTATUM	ARROW-WOOD	3' HEIGHT	B&B	SHOWN	5	UPRIGHT SHRUBS
SOD	SOD-MDSHA MIX NO 1		SQUARE YARD	SOD	SOD	448	
	BIO RETENTION SEED - ERNST CONSERVATION SEEDS OR COMPARABLE RETENTION BASIN FLOOR SEEDING + FOR WILDLIFE & PLANT DIVERSITY		SEED	SEED	25LBS/ACRE	1 LBS.	FACILITY BASIN UP TO MAX WATER LEVEL
	LAWN SEED - MD CERTIFIED TALL FESCUE (85%) PERENNIAL RYEGRASS (10%) KENTUCKY BLUEGRASS (5%)		SEED	SEED	150LBS/ACRE	300 LBS	ALL DISTURBED AREAS
COMPANION SEED	ANNUAL RYEGRASS COMPANION CROP FOR MDLS AS REQUIRED		SEED	SEED	30LBS/ACRE	1 LBS.	STABILIZATION

LAWN SEED MIX
85% MD CERTIFIED TALL FESCUE
10% PERENNIAL RYEGRASS
5% KENTUCKY BLUEGRASS
* FERTILIZER (10-10-20) AT RATE OF 200LBS.ACRE; LIME RATE AT 2 TONS/ACRE.

RETENTION BASIN FLOOR SEEDING - FOR WILDLIFE AND PLANT DIVERSITY

25% ALOPECURUS ARUNDINACEUS	CREEPING FOXTAIL
25% ELYMUS VIRGINICUS	VIRGINIA WILD RYE
20% CAREX VULPINOIDEA	FOX SEDGE
5% AGROSTIS SCABRA	TICKLEGRASS / ROUGH BENTGRASS
5% POA PALUSTRIS	FOWL BLUEGRASS
4% BIDENS CERNUA	NODDING BUR MARIGOLD
3% SPARGANIUM EURYCARPUM	GIANT BUR REED
3% VERBENA HASTATA	BLUE VERVAIN
2% JUNCUS EFFUSUS	SOFT RUSH
2% SCIRPUS ATROVIRENS	GREEN BULRUSH
2% SCIRPUS CYPERINUS	WOOL GRASS
2% SCIRPUS POLYPHYLLUS	MANY LEAVED BULRUSH
1% MIMULUS RINGENS	SQUARE STEMMED MONKEY FLOWER
1% SOLIDAGO PATULA	ROUGH-LEAVED GOLDENROD

* OVERSEED WITH ANNUAL RYEGRASS AS A COMPANION CROP AND EROSION CONTROL

THE 10'-14' HEDGE ROW TO BE REMOVED AT FRONT OF PROPERTY BT MDSHA FOR ROAD IMPROVEMENTS. THE HEDGE IS PROPOSED TO REMAIN. REMOVED WITH THE OPTION TO REPLACE IN KIND WITHOUT REAPPROVAL FROM THE HISTORIC PLANNING COMMISION.

THE 10'-14' HEDGE ROW TO BE REMOVED AT FRONT OF PROPERTY BT MDSHA FOR ROAD IMPROVEMENTS. THE HEDGE IS PROPOSED TO REMAIN. REMOVED WITH THE OPTION TO REPLACE IN KIND WITHOUT REAPPROVAL FROM THE HISTORIC PLANNING COMMISION.

VICINITY MAP

ZONING DATA

1) ZONING. R-200
MIN LOT AREA = 20,000 SF
LOT WIDTH AT R/W = 25 FT
LOT WIDTH AT B.R.L. = 100 FT
FRONT B.R.L. = 40.0 FT
REAR B.R.L. = 30 FT
SIDE B.R.L. = 12 FT MIN. EACH SIDE, 25 FT MIN. TOTAL

LANDSCAPE NOTES

1) THE 10'-14' HEDGE ROW TO BE REMOVED AT THE FRONT OF THE PROPERTY BY MDSHA FOR ROAD IMPROVEMENTS. THE HEDGE IS PROPOSED TO REMAIN. REMOVED WITH THE OPTION TO REPLACE IN KIND WITHOUT REAPPROVAL FROM THE HISTORIC PLANNING COMMISION

NOTE

ALL DISTURBED AREAS MUST BE TOPSOILED PER THE MONTGOMERY COUNTY "STANDARDS AND SPECIFICATIONS FOR TOPSOIL", PRIOR TO FINAL VEGETATIVE STABILIZATION.

MISS UTILITY

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO [illegible] 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

GENERAL NOTES

1) WATER CATEGORY - 1 SEWER CATEGORY - 3
2) BOUNDARY INFORMATION SHOWN HEREON BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED MARCH, 2004.
3) 2-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED MARCH, 2004.
4) TOTAL LOT AREA: PARCEL 311 = 3.06 AC. PARCEL N366 = 43,560 S.F
5) PROPERTY SHOWN ON TAX MAP EW, PARCEL 311 & N366, CLARKSBURG HIGHLANDS.
6) PROPERTY SHOWN ON WSSC 200' SHEET 232 NW 13.
7) PROPERTY SHOWN ON MONTGOMERY COUNTY SOILS SURVEY MAP No. 7. SOIL TYPE(S): 16B.
8) FLOOD ZONE "C" PER H.U.D. FIRM MAPS, COMMUNITY PANEL No. 240049 0050 B.
9) SITE IS LOCATED IN THE LITTLE SENECA CREEK WATERSHED.
10) LOCAL UTILITIES INCLUDE:
WATER & SEWER - WASHINGTON SUBURBAN SANITARY COMMISSION
ELECTRIC - ALLEGHENY ELECTRIC
TELEPHONE - VERIZON
GAS - WASHINGTON GAS

LEGEND

○	PROPOSED CANOPY TREE
○	PROPOSED ORNAMENTAL TREE
✹	PROPOSED EVERGREEN TREE
•	PROPOSED SHRUB
(1)QC	PLANT TYPE & QUANTITY
✕	TREE TO BE REMOVED
◌	EXISTING TREE TO REMAIN
▦	CAREX STRICTA 'TUSSOCK SEDGE'
▨	HEMEROCALLIS 'CHRISTMAS IS' 'CHRISTMAS IS' DAYLILY
▨	HOSTA FORTUNE 'FRANCEE' FRANCEE HOSTA
▨	HEMORCALLIS 'HAPPY RETURNS' HAPPY RETURNS DAYLILY
▤	HOSTA 'GREEN FOUNTAIN' GREEN HOSTA FOUNTAIN
⬚	HEMORCALLIS STELLA D'ORO STELLA D'ORO DAYLILY
▥	LOBELIA CARDINALS "CARDINAL FLOWER"
■	PENNISETUM ALOPECUROIDES 'HAMELN' DWARF FOUNTAIN GRASS
▩	PANICUM VIRGATUM SWITCH GRASS
▧	SCIRPUS CYPERINUS WOOLGRASS
⬚	SOD

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

HAINES LAND DESIGN LLC
811 RUSSELL AVENUE
SUITE 300
GAITHERSBURG, MD 20879
301-216-9650 FAX 301-216-9649

04-038	3/2006	DCL	CAS
1"=30'			CAS

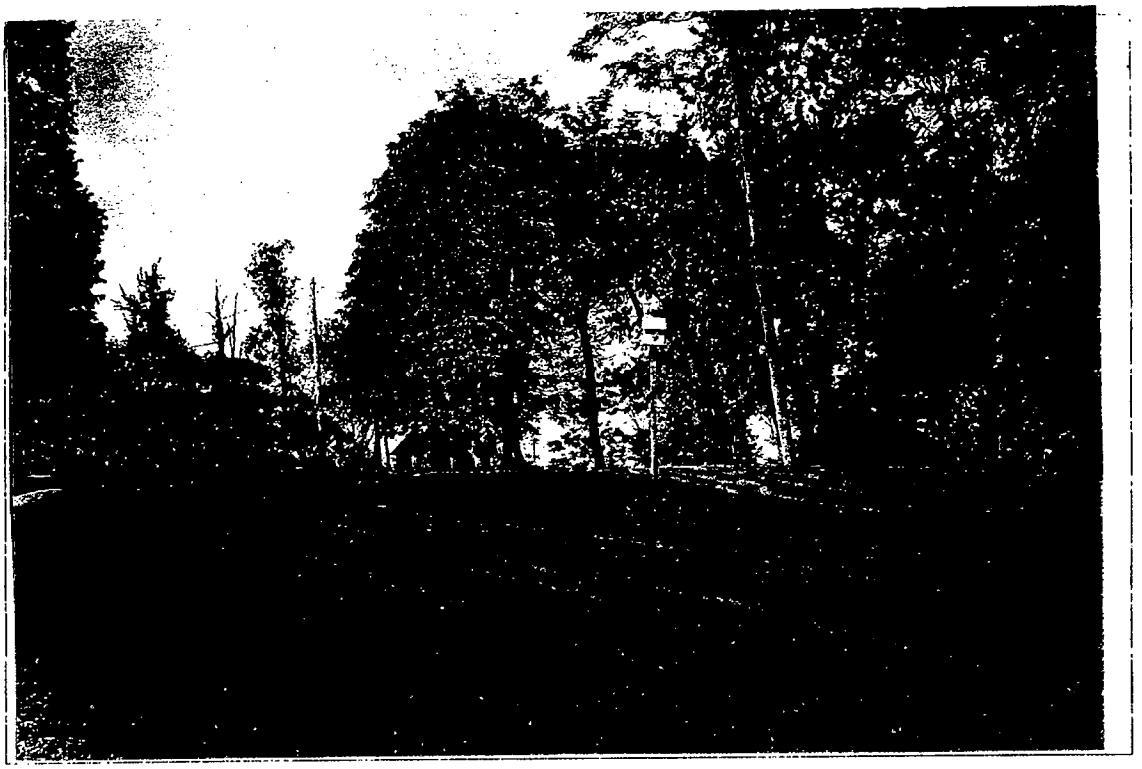
DATE	BY	REVISION

23310 FREDERICK ROAD
LIBER [illegible] AT F. 776, LIBER [illegible] AT F. [illegible]
POOLE PROPERTY
P311 AND N366, TAX MAP EW31
CLARKSBURG (2ND) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
LANDSCAPE PLAN

CAS ENGINEERING
CIVIL • SURVEYING • LAND PLANNING
A DIVISION OF CAS ENTERPRISES, INC
[illegible]

1 of 2

Existing Property Condition Photographs (duplicate as needed)



Detail: View from driveway at where Bioretention Facility #1 would be located

Detail: View toward house and barn from halfway down driveway

Existing Property Condition Photographs (duplicate as needed)

Detail: View half way down drive looking toward where biofiltration facility #2 would be located

Detail: Panoramic of front yard from inside of hedgerow @ Frederick Road
Limited views are existing toward the house

Applicant:_____

RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Victor Peeke

Daytime Phone No.: 301.349.0001

Tax Account No.: 00021673

Name of Property Owner: Victor Peeke Daytime Phone No.: 301.349.0001

Address: P.O. Box 439 (Street Number) Clarksburg (City) MD (State) 20871 (Zip Code)

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Michael Norton, Landscape Architect Daytime Phone No.: 301.216.9650

LOCATION OF BUILDING/PREMISE

House Number: 23310 Street: Frederick Road

Town/City: Clarksburg Nearest Cross Street: Stringtown Road

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: 311

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☐ Alter/Renovate

☐ Move ☐ Install ☐ Wreck/Raze

☒ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed

☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family

☐ Fence/Wall (complete Section 4) ☒ Other: Addition of Stormwater Management

1B. Construction cost estimate: $ 250,000

1C. If this is a revision of a previously approved active permit, see Permit # 383930

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: _____

2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Michael A. Norton
Signature of owner or authorized agent

3.16.06
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 383930 (Revision) Date Filed: 3/20/06 WCA Date Issued: _____

Edit 6.21.99

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

The property at 23310 Frederick Road, more commonly called Hamsterhill is a 2.5 story frame Queen Anne style home. The house was built for Dr. James Deets between 1891-1900. The house has a presence sitting approximately 20 feet above Frederick Road. The views of the grounds in front of the house all the way to Frederick Road is blocked by a 10'-14' hedge along Frederick Road. Once past the hedge, the landscape opens to an open manicured lawn with trees and shrubs scattered throughout and views of the house.

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

The revision of the existing permit is to include two stormwater management bio filtration areas - one in front of the house and one to the right looking up the driveway. The grading has been done so that from Frederick Road a gradual slope builds up and allows uninterupted views looking over the biofiltration area toward the house. A comprehensive landscape plan incorporates the bio filtration areas into the landscape of the site. All vegetation around the biofiltration is low growing or, in the case of the trees, will provide a canopy that will grow up and allow views toward the house. The trees that are to be removed in the front yard are being replaced with similar veg.

2. **SITE PLAN** (Landscape Plan)

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

a. the scale, north arrow, and date;

b. dimensions of all existing and proposed structures; and

c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

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

a. ***Schematic construction plans***, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.

b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.

b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

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

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

SITE LANDSCAPE & BIORETENTION PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	FORM	SPACING	QUANTITY	COMMENTS
AR6	ACER RUBRUM 'AUTUMN FLAME'	'AUTUMN FLAME' RED MAPLE	3" CAL	B&B	SHOWN	2	
AR2	ACER RUBRUM 'OCTOBER GLORY'	'OCTOBER GLORY' RED MAPLE	3.5" CAL	B&B	SHOWN	8	
AG	BETULA x 'GREEN MOUNTAIN'	GREEN MOUNTAIN BIRCH/RIVER	10'-12"	3 CONT	SHOWN	10	
CA	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	18"-24"	#3 CONT	SHOWN	10	FRAGRANT WHITE FLOWER SPIKES, BR SHRUB SUN SHADE
CC	CERCIS CANADENSIS	EASTERN REDBUD	6'-8'	B&B	SHOWN	1	ROSE PINK FLOWERS IN SPRING
CJ	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD	6'-8'	B&B	SHOWN	7	ROSE PINK FLOWERS IN SPRING
CJ	CAMELLIA JAPONICA	JAPANESE CAMELLIA	5 GAL	CONT.	SHOWN	39	
CS	CORNUS SERICEA	REDTWIG DOGWOOD	7' HIGH	B&B	SHOWN	48	ARCHING, SPREADING SHRUB
CSS	CAREX STRICTA	TUSSOCK SEDGE	#2	CONT.	18" O.C.	48	SEED AREA ON PLAN AND PLACE CONTAINER PLANTS AT INFRONT AND AROUND 2-INLET OF EACH FACILITY
				SEED	1/2LB EACH FACILITY	1	
HC	HEMEROCALLIS 'CHRISTMAS IS'	CHRISTMAS IS DAYLILY	#1 CONT	CONT.	15" O.C.	72	
HF2	HOSTA FORTUNE 'FRANCEE'	FRANCEE HOSTA	1 GAL	CONT.	18" O.C.	43	
HG	HOSTA 'GREEN FOUNTAIN'	GREEN HOSTA FOUNTAIN	1 GAL	CONT.	SHOWN	19	
HH	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	#1 CONT	CONT.	15" O.C.	88	
HS	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	#1	CONT.	1' O.C.	33	GOLDEN FLOWERS
HV	HAMAMELIS VIRGINIANA	VIRGINIA WITCHHAZEL	6'-8'	B&B	SHOWN	1	
IG	ILEX GLABRA	INKBERRY	18"-24"	CONT.	SHOWN	9	
IO	ILEX OPACA	OAK RIDGE HOLLY	6'-8'	6 CONT	SHOWN	3	SINGLE STEM
IVS	ILEX VERTICILLATA 'SPRITE'	WINTERBERRY	18"-24"	CONT	SHOWN	14	
LB	LINDERA BENZOIN	SPICEBUSH	5' HIGH	B&B	SHOWN	6	UPRIGHT SHRUB
LC	LOBELIA CARDINALIS	CARDINAL FLOWER	#2	CONT.	24" O.C.	90	SEED AREA ON PLAN AND PLACE CONTAINER PLANTS AT INFRONT AND AROUND 2-INLET OF EACH FACILITY
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LI	LAGERSTROEMIA 'INDIA'	'INDIA' CRAPE MYRTLE	6'-8'	B&B	SHOWN	3	
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PAZ	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	#1 GLASS	CONT.	3' O.C.	82	
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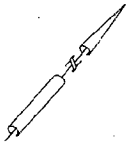
VB	VIBURNUM DENTATUM	ARROW-WOOD	3' HEIGHT	B&B	SHOWN	5	UPRIGHT SHRUB
SOD	SOD-MESHA 441 MIX		SQUARE YARD	SOD	SOD	446	
	HYDROSEED - GRASS COMBINATION, SEED OR COMPARABLE MIX FOR MARKET & PLANT DIVERSITY		SEED	SEED	25LBS/ACRE	1 LBS	FACILITY BASIN UP TO MAX WATER LEVEL
	HYDROSEED - 50 PERCENT TALL FESCUE (SEED MIXTURE SHALL CONTAIN NO MORE THAN 10 PERCENT BLUEGRASS TYPE		SEED	SEED	150LBS/ACRE	SOD LES	ALL DISTURBED AREAS
			SEED	SEED	2LBS/ACRE	1 LBS	STABILIZATION

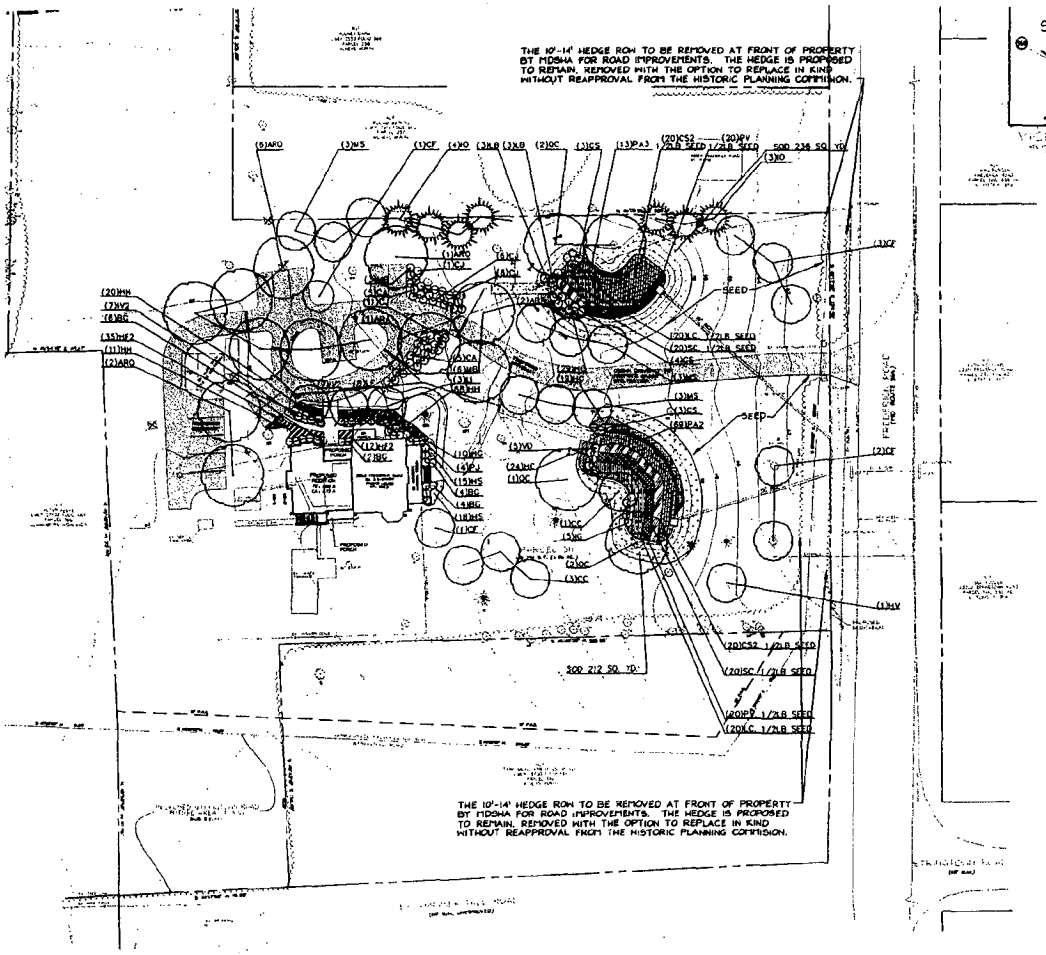
LAWN SEED MIX
KENTUCKY 31 TALL FESCUE
OR EQUIVALENT BY WEIGHT
* FERTILIZER (10-10-20) AT RATE OF 200LBS/ACRE, LIME RATE AT 2 TONS/ACRE.

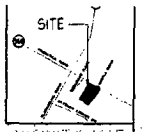
BIORETENTION SEEDING MIXTURE FOR MARKET AND PLANT DIVERSITY

25% ASCLEPIAS INCARNATA	SWAMP MILKWEED
25% CAREX VULPINOIDEA	BROWN FOX SEDGE
5% ECHINACEA PURPUREA	PURPLE CONEFLOWER
5% ELYMUS VIRGINICUS	VIRGINIA WILD RYE
5% IRIS VERSICOLOR	BLUE FLAG IRIS
5% LOBELIA SIPHILITICA	GREAT BLUE LOBELIA
5% PENSTEMON DIGITALIS	FOXGLOVE BEARDTONGUE
5% SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM
5% SCIRPUS CYPERINUS	WOOL GRASS
5% SCIRPUS VALIDUS	SOFT STEM BULRUSH
5% SORGHASTRUM NUTANS	INDIAN GRASS
5% VERBESINA ALTERNIFOLIA	WINGSTEM
5% VERNONIA NOVEBORACENSIS	NEW YORK IRONWEED
5% ZIZIA AUREA	GOLDEN ALEXANDERS

* OVERSEED WITH ANNUAL RYEGRASS AS A COMPANION CROP AND EROSION CONTROL







ZONING DATA

1) ZONING R-200
MIN. LOT AREA = 20,000 SF
LOT WIDTH AT R/W = 25 FT
LOT WIDTH AT B.R.L. = 100 FT

FRONT B.R.L. = 60.0 FT
REAR B.R.L. = 30 FT
SIDE B.R.L. = 12 FT MIN. EACH SIDE, 25 FT MIN. TOTAL

LANDSCAPE NOTES

1.) THE 10'-14' HEDGE ROW TO BE REMOVED AT THE FRONT OF THE PROPERTY BY MDSHA FOR ROAD IMPROVEMENTS. THE HEDGE IS PROPOSED TO REMAIN. REMOVED WITH THE OPTION TO REPLACE IN KIND WITHOUT REAPPROVAL FROM THE HISTORIC PLANNING COMMISION.

NOTE

ALL DISTURBED AREAS THAT ARE TEMPORARILY OR PERMANENTLY GRADED, EXCEPT IMPERVIOUS SURFACES, SHALL BE STABILIZED WITH TOPSOIL, SEED AND MULCH IN ACCORDANCE WITH THE MONTGOMERY COUNTY SEDIMENT CONTROL ORDINANCE AND THE MARYLAND STANDARDS AND SPECIFICATIONS FOR TOPSOIL. PRIOR TO FINAL SENSITIVITY STABILIZATION.

MISS UTILITY

THE LOCATIONS OF UTILITIES SHOWN ON THIS PLAN ARE BASED ON INFORMATION OBTAINED BY THE ENGINEER FROM THE RESPECTIVE UTILITY COMPANIES AND/OR FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES BEFORE BEGINNING ANY CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

GENERAL NOTES

1) WATER CATEGORY = 1 SEWER CATEGORY = 3
2) BOUNDARY INFORMATION SHOWN HEREON BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED MARCH, 2004.
3) 2'-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED MARCH, 2004.
4) TOTAL LOT AREA: PARCEL 311 = 3.08 AC, PARCEL N388 = 43,560 S.F.
5) PROPERTY SHOWN ON TAX MAP LX, PARCEL 211 & N388, CLARKSBURG HIGHLANDS
6) PROPERTY SHOWN ON WSSC 200' SHEET 232 NW 13.
7) PROPERTY SHOWN ON MONTGOMERY COUNTY SOILS SURVEY MAP No 7. SOIL TYPE(S): 16B.
8) FLOOD ZONE "C" PER H.U.D. FIRM MAPS. COMMUNITY PANEL No. 240049 0050 B.
9) SITE IS LOCATED IN THE LITTLE SENECA CREEK WATERSHED.
10) LOCAL UTILITIES INCLUDE:
WATER & SEWER - WASHINGTON SUBURBAN SANITARY COMMISION
ELECTRIC - ALLEGHENY ELECTRIC
TELEPHONE - VERIZON
GAS - WASHINGTON GAS

LEGEND

- PROPOSED CANOPY TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB
- (1)OC PLANT TYPE & QUANTITY
- TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

- CAREX STRICTA 'TUSSOCK SEDGE'
- HEMEROCALLIS 'CHRISTMAS IS' 'CHRISTMAS IS' DAYLILY
- HOSTA FORTUNE 'FRANCEE' FRANCEE HOSTA
- HEMEROCALLIS 'HAPPY RETURNS' HAPPY RETURNS DAYLILY
- HOSTA 'GREEN FOUNTAIN' GREEN HOSTA FOUNTAIN
- HEMEROCALLIS 'STELLA D'ORO' STELLA D'ORO DAYLILY
- LOBELIA CARDINALIS 'CARDINAL FLOWER'
- PENNISETUM ALOPECUROIDES 'HAMELN' DWARF FOUNTAIN GRASS
- PANICUM VIRGATUM SWITCH GRASS
- SCIRPUS CYPERINUS WOOLGRASS
- SOD

GRAPHIC SCALE
1 IN. = 30 FT.

HAINES LAND DESIGN LLC
611 RUSSELL AVENUE
SUITE 300
GAITHERSBURG, MD 20877
301 216 0167 FAX 301 216 0401

CAS ENGINEERING
CIVIL · SURVEYING · LAND PLANNING
A DIVISION OF CAS ENTERPRISES, INC.

ZONING REFERENCE PLAN
PEPCO PROPERTY
FOR
CLARKSBURG SUBSTATION EXPANSION
PARTMENT OF PARKS, PLANNING
AND HOUSING
MONTGOMERY COUNTY, MARYLAND

1 - 2

SHRUB AND HERBACEOUS MATERIALS (GROUND COVER) OUTSIDE OF THE BIOFILTRATION PLANTING MEDIA:

LAYOUT: Herbaceous planting beds and shrub pit locations shall be designated by the Landscape Architect in accordance with the plant list and the tentative locations shown on the planting plan. The general form of the planting bed shall be staked out and excavations performed within the stakes.

PREPARATION OF HERBACEOUS PLANTING BEDS: The ground shall be thoroughly broken to a depth of 12 inches. The top 4 inches shall be worked by the Contractor until the soil is completely fined and in a mellow condition to finish grade. All organic material shall either be worked into the soil or removed from the site. Clumps shall be removed from the site. All work shall be performed perpendicular to the direction of surface drainage. All holes, depressions and rivulets shall be filled and brought to a smooth grade.

SHRUB PLANTING PITS: Shall have vertical sides. The diameter of the pits shall be one (1) foot greater than the diameter of the ball of the shrub. The depth of the pit shall be enough to accommodate the ball or roots of the shrub when the shrub is set to finish grade compacted allowing for six inches topsoil below the roots of the plant. Prior to installing the 6" of topsoil to the pit, 3" of existing soil shall be mixed with the topsoil at a 1:1 ratio to reduce puddling beneath plantings.

SHRUB PLANTING SOIL: Mix 5 lbs. 10-6-4 slow release fertilizer per cubic yard of topsoil and then one part peat moss with five parts topsoil. Mix all components thoroughly before backfilling.

SETTING OF SHRUBS: All materials shall be planted 2" higher in relation to the finish grade as they had before transplanting. The depth of the holes, as hereafter specified, shall be understood to be the depth below finish grade. Balled and burlapped plants shall have topsoil tamped under the balls. All burlap, ropes, sleeves, etc., shall be taken off the tops of the balls and removed from the ball before backfilling. Roots of bare root plants shall not be left matted together, but shall be arranged in natural positions and shall have topsoil worked in among them. All broken and frayed roots shall be properly removed by trimming.

THE BACKFILL OF TOPSOIL: Shall be tamped in successive 6" layers. When the hole has been 2/3 backfilled, water shall be poured in filling the hole, and allowed to soak away so that all voids or air pockets under or around the roots are eliminated. After the water has soaked away, the hole shall be completely backfilled with "topsoil". After the backfill settles, additional soil shall be filled in, to the level of the finish grade. A shallow saucer of soil shall be formed around the edge of each hole to hold additional water.

ALL PLANTING AREAS

PRUNING: All shrubs shall be neatly pruned or thinned immediately after planting in accordance with best standard practices and as directed by the Landscape Architect. Broken or bruised branches shall be removed with a clean cut. Each shrub shall be pruned to preserve its natural form or character and in a manner appropriate to its particular requirements. All pruning and thinning shall be done with sharp, clean tools.

MULCH: Shall be applied to all shrub beds and pits to a depth of 3" and to all herbaceous planting beds to a depth of 2".

SOD: Shall be in conformance with Maryland Department of Transportation, State Highway Administration, Standards and Specifications for Materials and Construction - Sections 705 & 920. Sod shall be well established cultured sod consisting of densely rooted tall fescue or other approved permanent and desirable grasses. The sod shall be free of noxious weeds, undesirable grasses and foreign matter.

LAWN AND STABILIZATION GRASS SEEDING: Shall be in conformance with Maryland Department of Transportation, State Highway Administration, Standards and Specifications for Materials and Construction - Sections 705 & 920. Seed shall conform with SHA Mixture No. 1 and be applied to all areas indicated on the plan and at a rate appropriate to develop a full, well established cover. Seed mixture shall a mixture of turf type tall fescues and bluegrass or other approved permanent and desirable grasses as specified. Reseed areas within 21 days that are bare or sparse in cover.

BIOFILTRATION AREA CONSERVATION SEEDING: Shall conform with seeding schedules and rates as indicated on planting schedule as shown on the plans. Seed shall be applied to all areas indicated on the plan and at a rate appropriate to develop a full, well established cover. Seed mixture shall a mixture of native grasses of plant diversity and wildlife benifit or other approved permanent and desirable grasses as specified. Reseed areas within 21 days that are bare or sparse in cover.

STAKING: Staking shall be completed by the end of the day for all materials planted during the ofpeas 1" to 4.5" in diameter shall be staked with three stakes placed evenly around the sides of the tree, outside of the ball. All stakes shall be oriented to a line parallel with the normal prevailing winds, or as directed by the Landscape Architect. See planting details for staking locations.

TEMPORARY STORAGE AND HEELING-IN: No heel-in plant material will be accepted, nor will any temporary heeling-in storage be permitted. Plant material unloaded and accepted by the inspector shall be immediatey transported to the planting site and planted. Material left out of ground overnight or left with its roots bare to the sun, or otherwise unprotected during transit, unloading or storage shall be rejected by the Landscape Architect, if in his judgment such lack of protection has caused damage to the roots of the plant or in any other way injured the plant material.

MAINTENANCE: The planting contractor shall be required to make periodic checks on the total project to make certain that the materials are properly cared for and that the sum of all conditions are contributing to the satisfactory progress of the materials, until such time as the work is approved by the Landscape Architect.

The Contractor shall conduct monthly inspections of the site during the 18 month warranty period after planting on a quarterly basis: During these quarterly inspections, the Contractor shall:

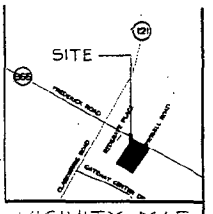
1. Remove all litter and debris throughout the site.
2. Replant failed materials and/or reseed all erosion control stabilizing grasses, rushes, sedges or ground covers, as required to prevent erosion.
3. Conduct fertilizations as may be required or requeste
4. Take appropriate measures to exclude wildlife, if destructive depredation occurs.
5. Conduct soils tests for pH, substrate salinity and moisture content, and notify Landscape Architect of conditions that may cause plant mortality. Correct conditions that are unsatisfactory, to insure plant success. Note: salinity may fluctuate, especially in early Spring, due to uphill runoff from driveway or road treated with de-icing salts.
6. Maintain planted and seeded areas by watering, reapplying, or replanting and implementing erosion controls as required to establish vegetation, free of bare or eroded areas.
7. Contractor shall furnish and install temporary irrigation hose & sprinkler system for warranty period. The owner shall provide water.

CLEANUP AND PROTECTION:

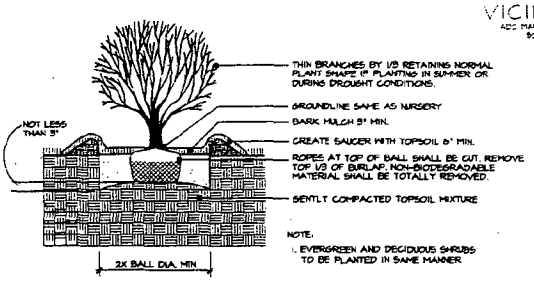
1. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.
2. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by landscape architect.

INSPECTION AND ACCEPTANCE: Inspection of this work will be made by the Landscape Architect at the conclusion of the planting period upon written notice by the Contractor at least (5) days prior to anticipated date. Condition of all plant materials will be noted and recorded for reference. After inspection, the planting contractor will be notified in writing by the Landscape Architect if there are any deficiencies of the requirements for acceptance of the work.

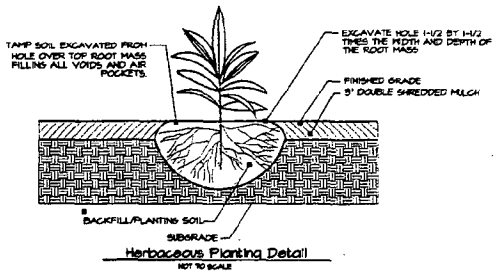
1. The Landscape Architect reserves the right to inspect seeds and plant materials, either at place of growth or at site before planting, for compliance with requirements for name, variety, size, quantity, quality and mix proportion.
2. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.
3. Notify the Landscape Architect within 5 days after completing initial and/or supplemental plantings in wetland areas.
4. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance of watering plants.
5. The Contractor shall be responsible for the satisfactory growth of trees, shrubs grasses, forbs and sedge species or all areas seeded and/or planted under the contract until final acceptance of the work. Acceptance of the work will be determined using a time meander search. The Landscape Architect shall conduct a time meander search at the site. The search shall be conducted at the end of the warrantee period (not to exceed 18 months). The search will randomly sample 20% of the area for each area that was seeded and/or planted. If 85% of the species seeded and/or planted are alive and apparent, and the sample area has 85% ground cover of acceptable species, the work will be accepted.
6. Where inspected landscape work does not comply with the requirements, replace rejected work and continue specified maintenance until reinspected by the Landscape Architect and found to be acceptable. Remove rejected plants and materials promptly from the project site. Re-sow or replant deficient areas.



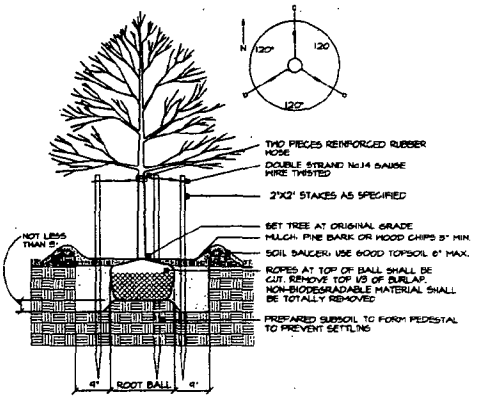
VICINITY MAP
ADC MAP PAGE 9, GRID C-4
SCALE 1" = 2000'



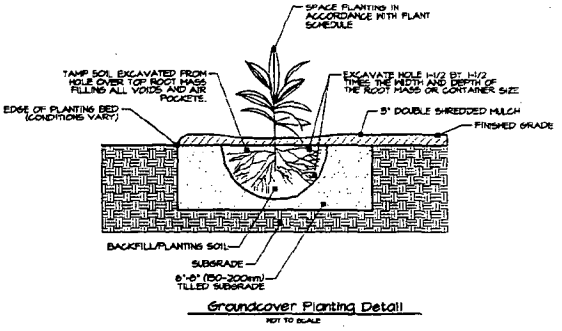
Shrub Planting Detail
NOT TO SCALE



Herbaceous Planting Detail
NOT TO SCALE



Deciduous & Evergreen Tree Planting Detail
NOT TO SCALE



Groundcover Planting Detail
NOT TO SCALE

NOTE

ALL DISTURBED AREAS MUST BE TOPSOILED PER THE MONTGOMERY COUNTY "STANDARDS AND SPECIFICATIONS FOR TOPSOIL", PRIOR TO FINAL VEGETATIVE STABILIZATION.

MISS UTILITY

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.PRESSUTILITY.NET/TICKET 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE

DATE	BY	REVISION

DATE	3/2006
PROJECT	04-038
DRAWN	DCL
SCALE	1"=20'
CHECKED	CAS
APPROVED	CAS

23310 FREDERICK ROAD
LIBER 6177 AT F. 775, LIBER 17566 AT F. 866
POOLE PROPERTY
P311 AND N366, TAX MAP EW31
CLARKSBURG (2ND) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

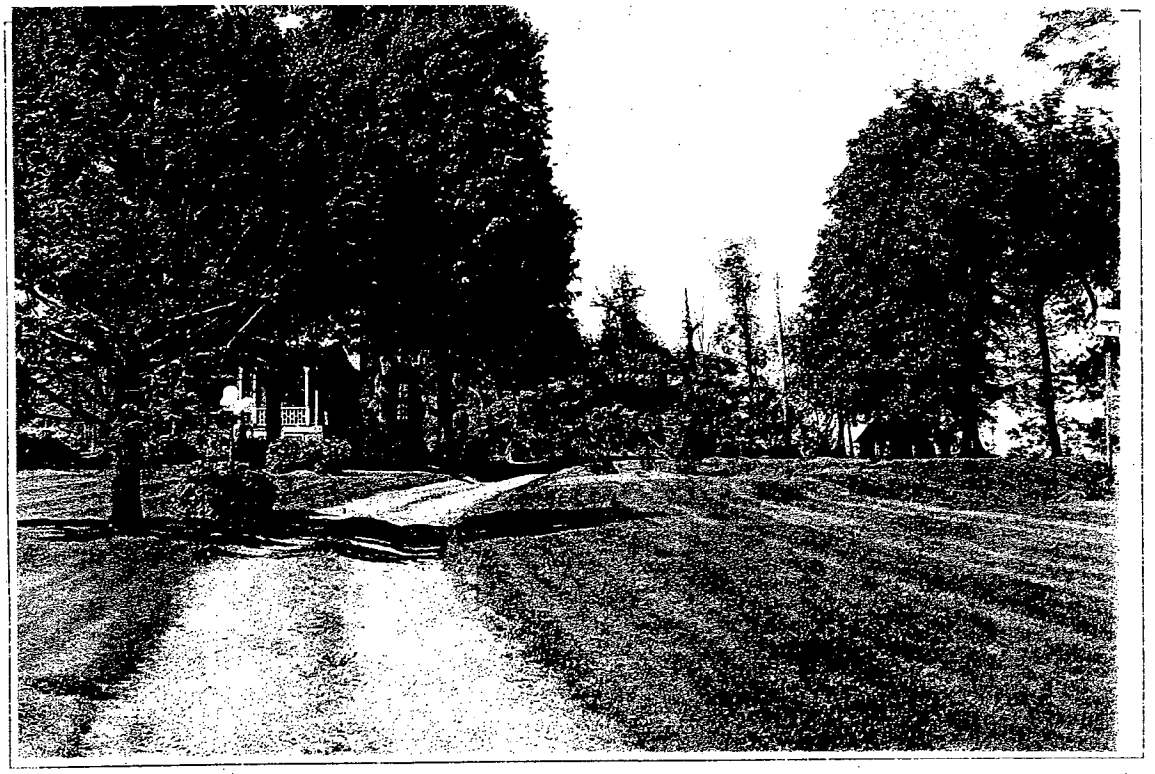
LANDSCAPE PLAN NOTES AND DETAILS

CAS ENGINEERING
CIVIL · SURVEYING · LAND PLANNING
A DIVISION OF CAS ENTERPRISES, INC.
108 West Ridgeville Blvd. Mount Airy, MD. 21771
DC Metro (301) 607-8031 FAX (301) 607-8045

HAINES LAND DESIGN LLC
811 RUSSELL AVENUE
SUITE 303
GAITHERSBURG, MD 20879
301-216-9650 FAX 301-216-9649

Existing Property Condition Photographs (duplicate as needed)

Detail: View from driveway of where Bioretention Facility #1 would be located



Detail: View toward house and barn from halfway down driveway

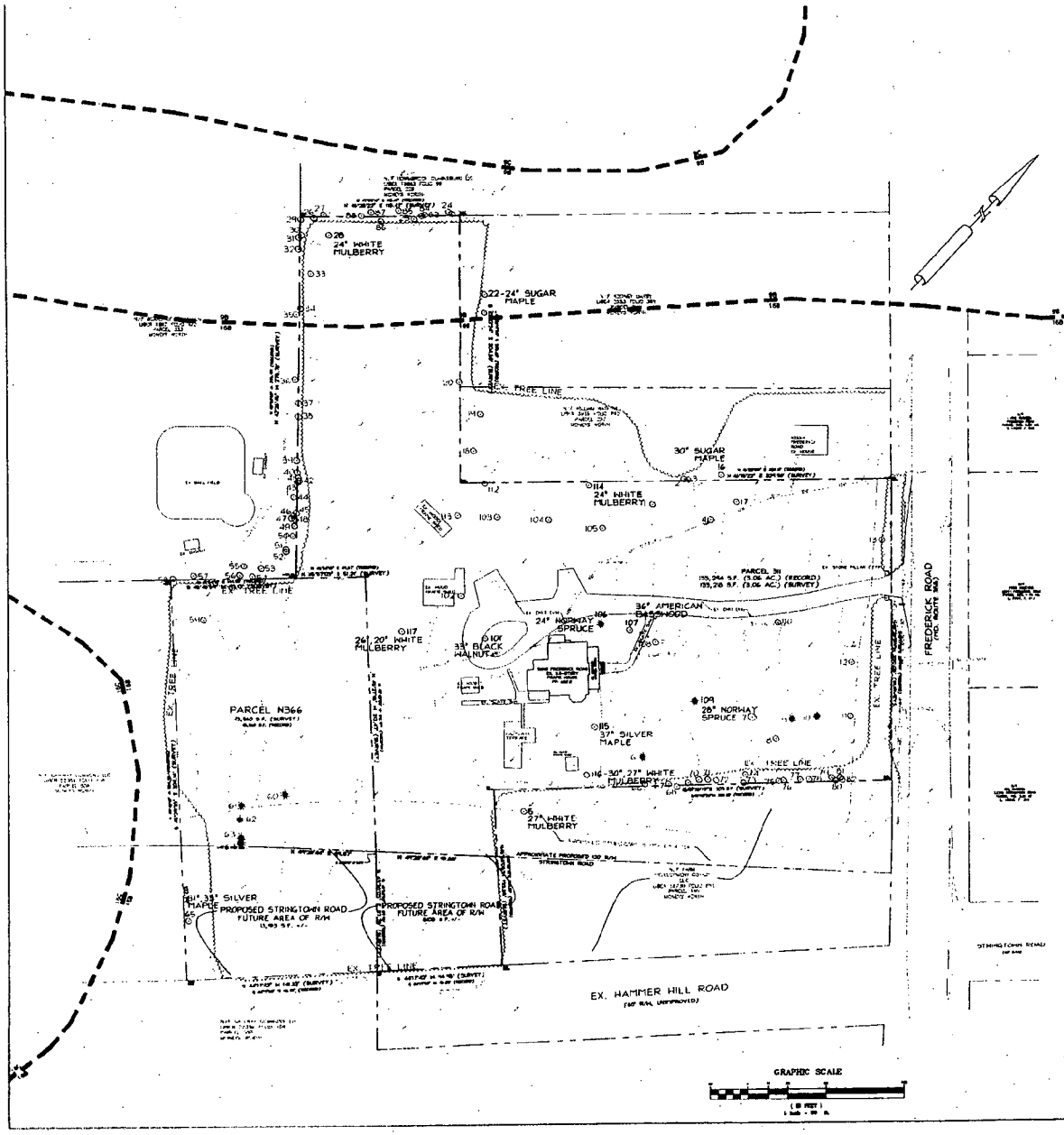
Applicant:_____

Existing Property Condition Photographs (duplicate as needed)

Detail: View half way down drive looking toward where biofiltration facility #2 would be located

Detail: Panoramic of front yard from inside of hedgerow @ Frederick Road
Limited views are existing toward the house

Applicant:_____



Tree #	Species	D.B.H. (inches)	Critical Root Zone (Sq. Ft.)	Tree Condition	Root Condition	Comments
6	WHITE MULBERRY	27	5183	GOOD	GOOD	OFFSITE
16	SUGAR MAPLE	30	6362	GOOD	GOOD	OFFSITE
22	SILVER MAPLE	24	4072	GOOD	GOOD	OFFSITE
26	WHITE MULBERRY	24	4072	GOOD	GOOD	
88	SILVER MAPLE	31,33	23853	GOOD	GOOD	OFFSITE
101	BLACK WALNUT	33	7888	GOOD	GOOD	
106	NORWAY SPRUCE	24	4072	GOOD	GOOD	
107	AMERICAN BASSWOOD	36	8181	GOOD	GOOD	
108	NORWAY SPRUCE	28	5842	GOOD	GOOD	
114	WHITE MULBERRY	24	4072	POOR	POOR	
115	SILVER MAPLE	37	9577	FAIR/POOR	FAIR	
116	WHITE MULBERRY	30, 27	11313	POOR	POOR	
117	WHITE MULBERRY	20, 26	7805	POOR	POOR	

EXISTING TREE DATA

Tree No.	Species	D.B.H. (inches)	Comments
1	SILVER MAPLE	15	
2	TREE OF HEAVEN	10	
3	SILVER MAPLE	8	
4	BLACK LOCUST	16	
5	WHITE MULBERRY	27	
6	DOUGLAS FIR	12	
7	DOGWOOD	5	
8	DOGWOOD	5	
9	EASTERN WHITE PINE	14	
10	EASTERN WHITE PINE	14	
11	JAPANESE MAPLE (MULTI)	10	
12	JAPANESE MAPLE (MULTI)	12	
13	MAGNOLIA	6	
16	SILVER MAPLE	30	
17	NORWAY MAPLE	13	
18	SILVER MAPLE	18	
19	SILVER MAPLE	33	
20	BLACK LOCUST	18	
21	BLACK CHERRY	21	
22	SILVER MAPLE	24	
23	BLACK CHERRY	13	
24	SILVER MAPLE	17	
25	TREE OF HEAVEN	7	
26	TREE OF HEAVEN	11	
27	SILVER MAPLE	8	
28	WHITE MULBERRY	24	
29	TREE OF HEAVEN (DOUBLE)	15	
30	WHITE MULBERRY	24	
31	TREE OF HEAVEN	12	
32	TREE OF HEAVEN	13	
33	BLACK CHERRY	23	
34	TREE OF HEAVEN	18	
35	BLACK CHERRY	8	
36	BLACK LOCUST	19	
37	SILVER MAPLE	11	
38	TREE OF HEAVEN	12	
39	TREE OF HEAVEN	8	
40	TREE OF HEAVEN	6	
41	TREE OF HEAVEN	7	
42	TREE OF HEAVEN	8	
43	BLACK CHERRY	8	
44	TREE OF HEAVEN	5	
45	BLACK LOCUST	12	
46	BLACK LOCUST	13	
47	BLACK CHERRY	11	
48	BLACK CHERRY	10	
49	WHITE MULBERRY	20	
50	WHITE MULBERRY	13	
51	BLACK LOCUST	18	
52	TREE OF HEAVEN	8	
53	BLACK CHERRY	14	
54	BLACK CHERRY	5	
55	BLACK LOCUST	14	
56	TREE OF HEAVEN	14	
57	TREE OF HEAVEN	10	
58	BLACK CHERRY	19	
59	NORWAY MAPLE	14	
60	RED (OLLY PINE	12	
61	NORWAY SPRUCE	12	
62	NORWAY SPRUCE	13	
63	EASTERN WHITE PINE	18	
64	EASTERN WHITE PINE	17	
65	SILVER MAPLE (TWIN)	31,33	
66	NORWAY MAPLE (TWIN)	7,12	
67	NORWAY MAPLE	10	
68	BLACK CHERRY	16	
69	NORWAY MAPLE	7	
70	BLACK CHERRY	12	
71	NORWAY MAPLE	8	
72	TREE OF HEAVEN	16	
73	SILVER MAPLE	8	
74	BLACK CHERRY	7	
75	NORWAY MAPLE	18	
76	NORWAY MAPLE	10	
77	NORWAY MAPLE	15	
78	NORWAY MAPLE	8	
79	NORWAY MAPLE	13,11	
80	NORWAY MAPLE	13	
81	NORWAY MAPLE	8	
82	BLACK LOCUST	12	
83	TREE OF HEAVEN	10	
84	TREE OF HEAVEN	13	
85	BLACK LOCUST	7	
86	BLACK CHERRY	14	
87	SILVER MAPLE	7	
88	SILVER MAPLE	18	
100	BLACK WALNUT	33	
102	PECAN	18	
103	BUTTERNUT	28	
104	BUTTERNUT	17	
105	BUTTERNUT	33	
106	NORWAY SPRUCE	24	
107	AMERICAN BASSWOOD	36	
108	NORWAY SPRUCE	28	
109	NORWAY SPRUCE	28	
110	EASTERN REDBUD	16	
112	TREE OF HEAVEN	21	
113	SILVER MAPLE	22	
114	WHITE MULBERRY (TWIN)	24	
115	SILVER MAPLE	37	
116	WHITE MULBERRY (TWIN)	31,27	
117	WHITE MULBERRY	28,26	

LEGEND

- EXISTING CONTOUR
- EXISTING PROPERTY LINE
- EXISTING TREE W/TAG NUMBER
- SPECIMEN/SPECIMEN TREE W/ TAG NUMBER & CRZ
- HEDGEROW/TREELINE
- SOIL TYPE & BOUNDARY
- PROPOSED L.O.D.

TABULATION TABLE

ACREAGE OF TRACT:	3.06 AC
ACREAGE OF EX. FOREST:	0
ACREAGE OF EXISTING WETLANDS	0
ACREAGE OF FORESTED WETLANDS	0
ACREAGE OF WETLAND BUFFERS	0
ACREAGE OF STREAM BUFFERS	0
ACREAGE OF FORESTED STREAM BUFFER	0
LENGTH OF FORESTED STREAM BUFFER	0
AVERAGE WIDTH OF STREAM BUFFER	0

CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN WAS PREPARED AND DESIGNED IN ACCORDANCE WITH MARYLAND STATE AND PRINCE GEORGE'S COUNTY FOREST CONSERVATION LAWS, AND IN AGREEMENT WITH GUIDELINES.

DATE

MICHAEL A. MORTON
MD. CERT. NO. 000181
QUALIFIED PROFESSIONAL

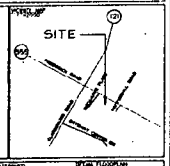
TREE SURVEY/ EXISTING CONDITIONS PLAN

PROJECT
HAMMERHILL
FREDERICK ROAD
CLARKSBURG, MD

PREPARED FOR
VICTOR PEEKE
P.O. BOX 1004
CLARKSBURG, MD 20871
(301) 258-1000 PHONE
(301) 258-1001 FAX

HAINES LAND DESIGN LLC
811 RUSSELL AVENUE
SUITE 301
GAITHERSBURG, MD 20879
301-216-9650 FAX 301-216-9649

REVISIONS



WATER CLASS NI/III-P	WATERSHED LITTLE SENECA CREEK	MAP FLOODPLAIN MAP PANEL # 240049 0034 B	
REGION UNNAMED			
TAX MAP EX	GRID 25NW-11	ZONE	TAX/ZONE MAP 4, GRID C-4
SCALE 1"=30'	DATE OCT, 2005	PROJ. NO. 04-036	SHEET NO. 1 of 1

HAWP APPLICATION: MAILING ADDRESS FOR NOTIFYING
(Owner, Owner's Agent, Adjacent and Confronting Property Owners)

Owner's mailing address	**Owner's Agent's mailing address**
Victor J. Peeke P.O. Box 489 Clarksburg, MD 20871	Miller, Miller & Canby Attn: James L. Thompson, Esq. 200-B Monroe Street Rockville, MD 20850

Adjacent and confronting Property Owners mailing addresses

Rudden, Aric L. 22329 Frederick Road Clarksburg, MD 20871	Carby, Rodney H & AT 6125 Tuckerman Lane Rockville, MD 20852
Terrabrook Clarksburg LLC c/o Newland Communities 13777 John J. Delaney Dr. #526 Charlotte, NC 26277	Watkins, William K & BL 11610 Piedmont Rd. Clarksburg, MD 20871
Kostaris, Otis & E ET AL 8800 Darnestwon Road Rockville, MD 20850	Gateway Commons LLC 10230 New Hampshire Ave. Silver Spring, MD 20903-1400
Farm Development Coop. LLC 21032 Cog Wheel Way Germantown, MD 20876-4271	Montgomery Co. Board of Education 850 Hungerford Dr. Rockville, MD 20850

SITE LANDSCAPE & BIORETENTION PLANT LIST

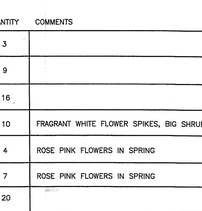
KEY	BOTANICAL NAME	COMMON NAME	SIZE	FORM	SPACING	QUANTITY	COMMENTS
ARA	ACER RUBRUM 'AUTUMN FLAME'	'AUTUMN FLAME' RED MAPLE	4" CAL	B&B	SHOWN	3	
ARO	ACER RUBRUM 'OCTOBER GLORY'	'OCTOBER GLORY' RED MAPLE	2.5" CAL	B&B	SHOWN	9	
BG	BUXUS X "GREEN MOUNTAIN"	GREEN MOUNTAIN BOXWOOD	18"-24"	#3 CONT.	SHOWN	16	
CA	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	18"-24"	#3 CONT.	SHOWN	10	FRAGRANT WHITE FLOWER SPIKES, BIG SHRUB SEMI SHADE
CC	CERCIS CANADENSIS	EASTERN REDBUD	6'-8'	B&B	SHOWN	4	ROSE PINK FLOWERS IN SPRING
CF	CORNUS FLORIDA "CHEROKEE PRINCESS"	CHEROKEE PRINCESS DOGWOOD	6'-8'	B&B	SHOWN	7	ROSE PINK FLOWERS IN SPRING
CJ	CAMELIA JAPONICA	JAPANESE CAMELIA	5 GAL	CONT.	SHOWN	20	
CS	CORNUS SERICEA	REDOSIER DOGWOOD	3' HEIGHT	B&B	SHOWN	10	ARCHING, SPREADING SHRUB
CS2	CAREX STRICTA	TUSSOCK SEDGE	#2	CONT.	18" O.C.	40	SEED AREA ON PLAN AND PLACE CONTAINER PLANTS AT RIPRAP AND AROUND J-INLET OF EACH FACILITY
				SEED	1/2LB EACH FACILITY	1	
HC	HEMEROCALLIS "CHRISTMAS IS"	CHRISTMAS IS DAYLILLY	#1 CONT.	CONT.	18" O.C.	72	
HF2	HOSTA FORTUNE "FRANCEE"	FRANCEE HOSTA	1 GAL	CONT.	18" O.C.	47	
HG	HOSTA "GREEN FOUNTAIN"	GREEN HOSTA FOUNTAIN	1 GAL	CONT.	SHOWN	10	
HH	HEMORCALLIS "HAPPY RETURNS"	HAPPY RETURNS DAYLILLY	#1 CONT.	CONT.	18" O.C.	99	
HS	HEMEROCALLIS "STELLA D'ORO"	STELLA D'ORO DAYLILLY	#1	CONT.	2' O.C.	33	GOLDEN FLOWERS
HV	HAMAMELIS VIRGINANA	VIRGINIA WITCHAZEL	4'-5'	B&B	SHOWN	1	
IG	ILEX GLABRA	INKBERRY	18"-24"	CONT.	SHOWN	5	
IO	ILEX OPACA	AMERICAN HOLLY	6'-8'	# CONT	SHOWN	7	SINGLE STEM
IV2	ILEX VERTICILLATA 'SPRICH'	WINTERBERRY	18"-24"	CONT.	SHOWN	14	
LB	LINDERA BENZOIN	SPICEBUSH	3' HEIGHT	B&B	SHOWN	6	UPRIGHT SHRUB
LC	LOBELIA CARDINALIS	CARDINAL FLOWER	#2	CONT.	24" O.C.	40	SEED AREA ON PLAN AND PLACE CONTAINER PLANTS AT RIPRAP AND AROUND J-INLET OF EACH FACILITY
				SEED	1/2LB EACH FACILITY	1	
LF	LEUCOTHOE FONTANESIANA	DROOPING LEUCOTHOE	18"-24"	CONT.	SHOWN	8	
LI	LAGERSTROEMIA 'SIOUX'	'SIOUX' CRAPEMYRTLE	5'-6'	B&B	SHOWN	3	
MB	MAHONIA BEALEI	LEATHERLEAF MAHONIA	#3 CONT	CONT	SHOWN	9	LARGE COMPOUND LEAVES
MS	MAGNOLIA x SOULANGIANA	SAUCER MAGNOLIA	2.5" CAL	B&B	SHOWN	9	
PA2	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	#1 CONT	CONT.	2' O.C.	82	
PJ	PIERIS JAPONICA "MOUNTAIN FIRE"	MOUNTAIN FIRE PIERIS	18"-24"	#3 CONT	SHOWN	4	
PV	PANICUM VIRGATUM	SWITCHGRASS	#2	CONT.	24" O.C.	40	SEED AREA ON PLAN AND PLACE CONTAINER PLANTS AT RIPRAP AND AROUND J-INLET OF EACH FACILITY
				SEED	1/2LB EACH FACILITY	1	
QC	QUERCUS COCCINEA	SCARLET OAK	2.5 CAL	B&B	SHOWN	5	SCARLET FOLIAGE IN AUTUMN, FULL SUN
SC	SCIRPUS CYPERINUS	WOOLGRASS	#2	CONT.	18" O.C.	40	SEED AREA ON PLAN AND PLACE CONTAINER PLANTS AT RIPRAP AND AROUND J-INLET OF EACH FACILITY
				SEED	1/2LB EACH FACILITY	1	
VD	VIBURNUM DENTATUM	ARROW-WOOD	3' HEIGHT	B&B	SHOWN	5	UPRIGHT SHRUB
SOD	SOD-MDSHA MIX NO.1		SQUARE YARD	SOD	SOD	448	
	**RETENTION SEED	ERNST CONSERVATION SEEDS OR COMPARABLE RETENTION BASIN FLOOR SEEDING - FOR WILDLIFE & PLANT DIVERSITY	SEED	SEED	25LBS/ACRE	1 LBS.	FACILITY BASIN UP TO MAX WATER LEVEL
	*LAWN-SEED	MD CERTIFIED TALL FESCUE (85%) PERENNIAL RYEGRASS (10%) KENTUCKY BLUEGRASS (5%)	SEED	SEED	150LBS/ACRE	300 LBS.	ALL DISTURBED AREAS
COMPANION SEED	ANNUAL RYEGRASS COMPANION CROP FOR MIXES AS REQUIRED		SEED	SEED	30LBS/ACRE	1 LBS.	STABILIZATION

LAWN SEED MIX
85% MD CERTIFIED TALL FESCUE
10% PERENNIAL RYEGRASS
5% KENTUCKY BLUEGRASS
* FERTILIZER (10-10-20) AT RATE OF 200LBS.ACRE; LIME RATE AT 2 TONS/ACRE.

RETENTION BASIN FLOOR SEEDING - FOR WILDLIFE AND PLANT DIVERSITY

25%	ALOPECURUS ARUNDINACEUS CREEPING FOXTAIL
25%	ELYMUS VIRGINICUS VIRGINIA WILD RYE
20%	CAREX VULPINOIDEA FOX SEDGE
5%	AGROSTIS SCABRA TICKLEGRASS / ROUGH BENTGRASS
5%	POA PALUSTRIS FOWL BLUEGRASS
4%	BIDENS CERNUA NODDING BUR MRIGOLD
3%	SPARGANIUM EURYCARPUM GIANT BUR REED
3%	VERBENA HASTATA BLUE VERVAIN
2%	JUNCUS EFFUSUS SOFT RUSH
2%	SCIRPUS ATROVIRENS GREEN BULRUSH
2%	SCIRPUS CYPERINUS WOOL GRASS
2%	SCIRPUS POLYPHYLLUS MANY LEAVED BULRUSH
1%	MIMULUS RINGENS ALTERNATE STEMMED MONKEY FLOWER
1%	SOLIDAGO PATULA ROUGH-LEAVED GOLDENROD

* OVERSEED WITH ANNUAL RYEGRASS AS A COMPANION CROP AND EROSION CONTROL



ZONING DATA

1) ZONING: R-200

MIN. LOT AREA = 20,000 SF	FRONT B.R.L. = 40.0 FT
LOT WIDTH AT R/W = 25 FT	REAR B.R.L. = 30 FT
LOT WIDTH AT B.R.L. = 100 FT	SIDE B.R.L. = 12 FT MIN. EACH SIDE, 25 FT MIN. TOTAL

LANDSCAPE NOTES

1.) THE 10'-14' HEDGE ROW TO BE REMOVED AT THE FRONT OF THE PROPERTY BY MDSHA FOR ROAD IMPROVEMENTS. THE HEDGE IS PROPOSED TO REMAIN. REMOVED WITH THE OPTION TO REPLACE IN KIND WITHOUT REAPPROVAL FROM THE HISTORIC PLANNING COMMISION.

NOTE

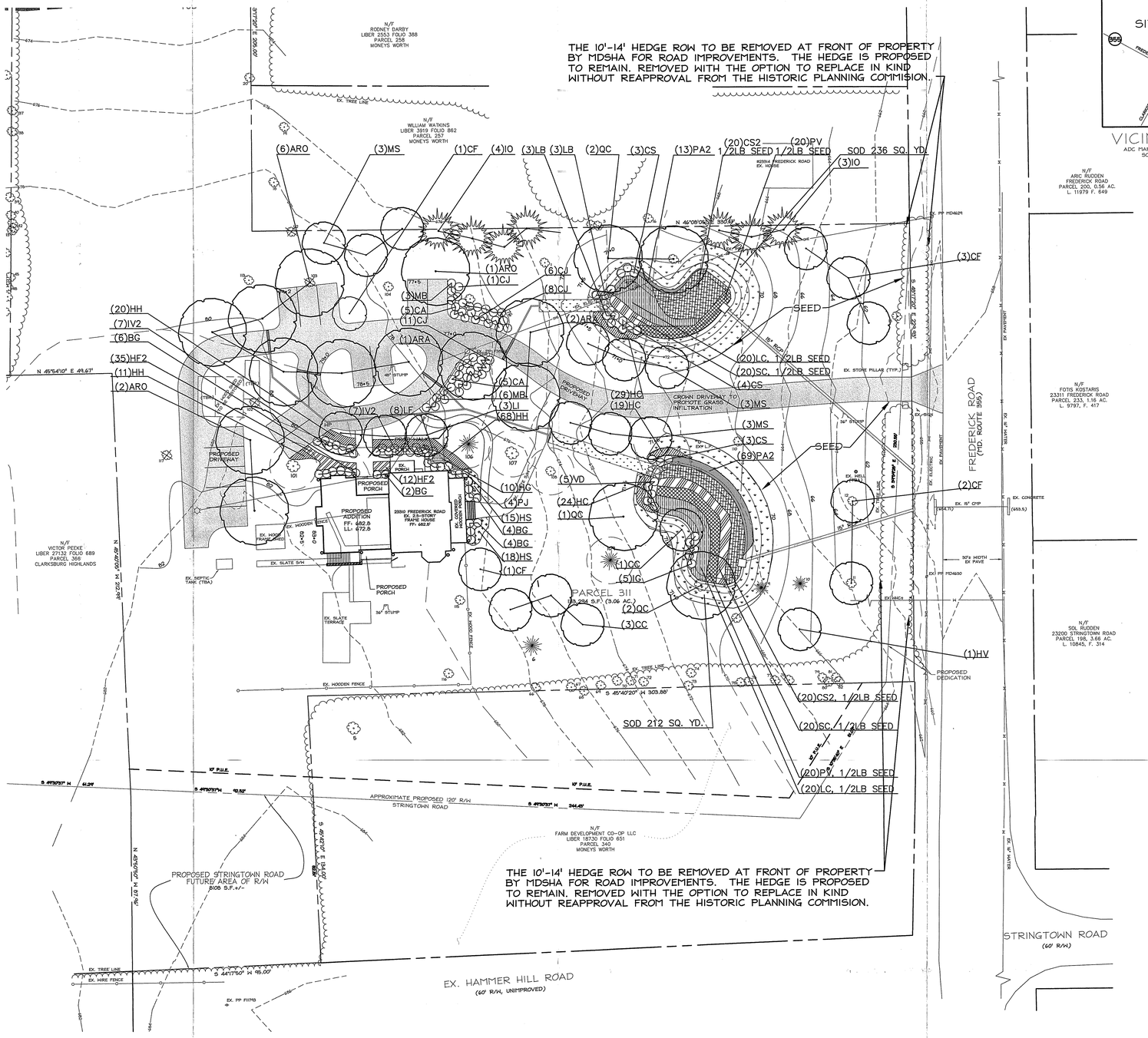
ALL DISTURBED AREAS MUST BE TOPSOILED PER THE MONTGOMERY COUNTY *STANDARDS AND SPECIFICATIONS FOR TOPSOIL*, PRIOR TO FINAL VEGETATIVE STABILIZATION.

MISS UTILITY

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/ITICS 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

GENERAL NOTES

1) WATER CATEGORY - 1 SEWER CATEGORY - 3
2) BOUNDARY INFORMATION SHOWN HEREON BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED MARCH, 2004.
3) 2-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED MARCH, 2004.
4) TOTAL LOT AREA: PARCEL 311 = 3.06 AC, PARCEL N366 = 43,560 S.F.
5) PROPERTY SHOWN ON TAX MAP EW, PARCEL 311 & N366, CLARKSBURG HIGHLANDS.
6) PROPERTY SHOWN ON WSSC 200' SHEET 232 NW 13.
7) PROPERTY SHOWN ON MONTGOMERY COUNTY SOILS SURVEY MAP No. 7. SOIL TYPE(S): 16B.
8) FLOOD ZONE "C" PER H.U.D. FIRM MAPS, COMMUNITY PANEL No. 240049 0050 B.
9) SITE IS LOCATED IN THE LITTLE SENECA CREEK WATERSHED.
10) LOCAL UTILITIES INCLUDE:
WATER & SEWER - WASHINGTON SUBURBAN SANITARY COMMISSION
ELECTRIC - ALLEGHENY ELECTRIC
TELEPHONE - VERIZON
GAS - WASHINGTON GAS



LEGEND

- PROPOSED CANOPY TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB
- (1)QC PLANT TYPE & QUANTITY
- TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- CAREX STRICTA 'TUSSOCK SEDGE'
- HEMEROCALLIS 'CHRISTMAS IS' 'CHRISTMAS IS' DAYLILLY
- HOSTA FORTUNE 'FRANCEE' FRANCEE HOSTA
- HEMORCALLIS 'HAPPY RETURNS' HAPPY RETURNS DAYLILLY
- HOSTA 'GREEN FOUNTAIN' GREEN HOSTA FOUNTAIN
- HEMORCALLIS STELLA D'ORO STELLA D'ORO DAYLILLY
- LOBELIA CARDINALS "CARDINAL FLOWER"
- PENNISETUM ALOPECUROIDES 'HAMELN' DWARF FOUNTAIN GRASS
- PANICUM VIRGATUM SWITCH GRASS
- SCIRPUS CYPERINUS WOOLGRASS
- SOD

GRAPHIC SCALE
30 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PROJECT	DATE
04-038	3/2006
ILLUSTRATION	DRAWING
DCL	CAS
SCALE	APPROVAL
1" = 20'	CAS

DATE	BY	REVISION

ENGINEERING
CIVIL - SURVEYING - LAND PLANNING
A DIVISION OF CAS ENTERPRISES, INC.
108 West Ridgeville Blvd., Mount Airy, MD. 21771
DC Metro (301) 607-8031 FAX (301) 607-8045

HAINES LAND DESIGN LLC
811 RUSSELL AVENUE
SUITE 303
GAITHERSBURG, MD 20879
301-216-9650 FAX 301-216-9649

EXISTING TREE DATA

Tree No.	Species	D.B.H. (inches)	Comments
1	SILVER MAPLE	15	
2	TREE OF HEAVEN	10	
3	SILVER MAPLE	8	
4	BLACK LOCUST	14	
5	WHITE MULBERRY	27	
6	DOUGLAS FUR	12	
7	DOGWOOD	8	
8	DOGWOOD	4	
9	EASTEN WHITE PINE	14	
10	EASTERN WHITE PINE	14	
11	JAPANESE MAPLE (MULTI)	10	
12	JAPANESE MAPLE (MULTI)	12	
13	MAGNOLIA	6	
16	SILVER MAPLE	30	
17	NORWAY MAPLE	13	
18	SILVER MAPLE	16	
19	SILVER MAPLE	23	
20	BLACK LOCUST	16	
21	BLACK CHERRY	21	
22	SILVER MAPLE	24	
23	BLACK CHERRY	13	
24	SILVER MAPLE	17	
25	TREE OF HEAVEN	7	
26	TREE OF HEAVEN	11	
27	SILVER MAPLE	8	
28	WHITE MULBERRY	24	
29	TREE OF HEAVEN (DOU.)	15	
30	WHITE MULBERRY	14	
31	TREE OF HEAVEN	12	
32	TREE OF HEAVEN	13	
33	BLACK CHERRY	23	
34	TREE OF HEAVEN	18	
35	BLACK CHERRY	8	
36	BLACK LOCUST	19	
37	SILVER MAPLE	11	
38	TREE OF HEAVEN	12	
39	TREE OF HEAVEN	6	
40	TREE OF HEAVEN	8	
41	TREE OF HEAVEN	7	
42	TREE OF HEAVEN	9	
43	BLACK CHERRY	6	
44	TREE OF HEAVEN	8	
45	BLACK LOCUST	12	
46	BLACK LOCUST	15	
47	BLACK CHERRY	11	
48	BLACK CHERRY	10	
49	WHITE MULBERRY	10	
50	WHITE MULBERRY	13	
51	BLACK LOCUST	19	
52	TREE OF HEAVEN	8	
53	BLACK CHERRY	14	
54	BLACK CHERRY	8	
55	BLACK LOCUST	14	
56	TREE OF HEAVEN	14	
57	TREE OF HEAVEN	10	
58	BLACK CHERRY	16	
59	NORWAY MAPLE	14	
60	LOBLOLLY PINE	17	
61	NORWAY SPRUCE	17	
62	NORWAY SPRUCE	13	
63	EASTERN WHITE PINE	18	
64	EASTERN WHITE PINE	17	
65	SILVER MAPLE (TWIN)	31,33	
66	NORWAY MAPLE (TWIN)	7,12	
67	NORWAY MAPLE	10	
68	BLACK CHERRY	18	
69	NORWAY MAPLE	7	
70	BLACK CHERRY	12	
71	NORWAY MAPLE	9	
72	TREE OF HEAVEN	16	
73	SILVER MAPLE	8	
74	BLACK CHERRY	7	
75	NORWAY MAPLE	16	
76	NORWAY MAPLE	10	
77	NORWAY MAPLE	14	
78	NORWAY MAPLE	9	
79	NORWAY MAPLE	13,11	
80	NORWAY MAPLE	12	
81	NORWAY MAPLE	8	
82	BLACK LOCUST	12	
83	TREE OF HEAVEN	10	
84	TREE OF HEAVEN	13	
85	BLACK LOCUST	7	
86	BLACK CHERRY	14	
87	SILVER MAPLE	7	
88	SILVER MAPLE	18	
101	BLACK WALNUT	33	
102	PEAR	18	
103	BUTTERNUT	16	
104	BUTTERNUT	17	
105	BUTTERNUT	13	
106	NORWAY SPRUCE	24	
107	AMERICAN BASSWOOD	36	
108	HORSE CHESTNUT	20	
109	NORWAY SPRUCE	28	
110	EASTERN HEMLOCK	18	
112	TREE OF HEAVEN	21	
113	SILVER MAPLE	22	
114	WHITE MULBERRY (TRIP.)	24	
115	SILVER MAPLE	37	
116	WHITE MULBERRY (TWIN)	31,27	
117	WHITE MULBERRY	26,20	

Significant/Specimen Tree Summary

Tree #	Species	D.B.H (inches)	Critical Root Zone (Sq. Ft.)	Tree Condition	Root Condition	Comments
5	WHITE MULBERRY	27	5153	GOOD	GOOD	OFFSITE
16	SUGAR MAPLE	30	6362	GOOD	GOOD	OFFSITE
22	SILVER MAPLE	24	4072	GOOD	GOOD	OFFSITE
28	WHITE MULBERRY	24	4072	GOOD	GOOD	
65	SILVER MAPLE	31,33	28953	GOOD	GOOD	OFFSITE
101	BLACK WALNUT	33	7698	GOOD	GOOD	
106	NORWAY SPRUCE	24	4072	GOOD	GOOD	
107	AMERICAN BASSWOOD	36	9161	GOOD	GOOD	
109	NORWAY SPRUCE	28	5542	GOOD	GOOD	
114	WHITE MULBERRY	24	4072	POOR	POOR	
115	SILVER MAPLE	37	9677	FAIR/POOR	FAIR	
116	WHITE MULBERRY	30, 27	11515	POOR	POOR	
117	WHITE MULBERRY	20, 26	7605	POOR	POOR	

PLANTING SPECIFICATIONS

SCOPE: Consists of supplying the planting trees, shrubs and herbaceous materials (groundcovers) including the staking of trees as specified herein and the supplying of materials, labor, equipment and work related services necessary for same as specified herein.

The work of this section includes, but is not limited to:

mulching	fertilizing
watering	wrapping
soil preparation	staking
planting	plant materials
maintenance	replacement

MATERIALS: Wherever the following items appear in the specifications, they shall be as follows:

Topsoil The Contractor shall provide required natural, friable, fertile, fine sandy loam possessing the characteristics of representative topsoil in the vicinity which produce heavy growths of vegetation. The topsoil shall be free from subsoil, noxious weeds, stones, lime, cement, ashes, slag or other deleterious matter. Topsoil shall be well drained in its original condition and free of toxic quantities of acid or alkaline elements. It shall contain sand and clay in approximately equal proportions, and shall have an organic content by weight of not less than 2% nor more than 20% as determined by laboratory tests. The pH shall be between 6 and 7.

Fertilizer Commercial slow release fertilizer for additional plant application shall be standard formula 10-6-4, nitrogen 10%, phosphoric acid 6%, potash 4%, and shall contain minor trace elements. The formula shall be in conformity to applicable state fertilizer laws. Fertilizer shall be uniform in composition, dry and free flowing, and shall be delivered to the project site in the original unopened containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer which becomes wet, caked, or otherwise damaged will not be accepted.

Water Shall be furnished by the Contractor for the execution of all work specified in this contract. The Contractor shall verify that the water available is suitable for irrigation and free from ingredients harmful to plant life.

Peat Shall be only moss (sphagnum) peat; brown acid reaction approximately 4 to 5 pH; of standard commercial quality delivered to the site in bags or other convenient containers, in air dry condition. Peat shall be fully warranted by the producer.

Brace StakesWood brace stakes shall be common lumber or the sizes in the following table:

Tree Size	Brace Stakes
1"-12" or < 8' tall	2"x2"x96"
12"-3" or > 8' tall	2"x2"x24",2"x2"x30" for conifers

Wire shall be good commercial quality of galvanized wire. Wire used to stake trees shall be No. 11 gauge minimum.

Hose Collars: Hose collars shall be new two ply fabric bearing garden hose not less than 2 inch inside diameter.

PLANT MATERIAL STANDARDS:

Association of Nurserymen, Inc., as published in the "American Standard for Nursery Stocks", latest edition. No substitutions of size or grade shall be permitted without written permission from the Landscape Designer. Each bundle of plants and all separate plants shall be properly identified with the legible waterproof tags securely fastened to each plant or bundle of plants. They shall remain on the plants until final inspection.

Health All plants including their roots shall be free from disease, insects, or other injurious qualities. All local, state, and federal laws pertaining to the inspection, sale, and shipment of plant materials shall be complied with. The trunk bark of all trees shall be sound, trees shall have no large wounds, and any small wounds shall have a satisfactory callus roll formed or forming over them. Plants shall show good annual growth. Buds shall be plump and well filled for the species. Evergreen foliage shall be of good intense color.

Quality: All plants shall be true to type; they shall have normal, well-developed branch systems, and a vigorous fibrous root system; they shall be sound, healthy, vigorous plants free from defects, disfiguring knots, sunscald injuries, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All new plants shall be nursery grown.

Ball and Burlap: All balled and burlapped plants shall conform to the "American Standard for Nursery Stock", latest edition. All balls shall be of natural earth in which the plant has been growing. No manufactured or artificially produced or mudded-balls shall be accepted. Balls shall be firm and unbroken, and of large enough size to adequately enclose the plant's fibrous root system.

Plant List The list of plants furnished with the specifications is for the information of the Contractor. The height and caliper of trees, the height or spread of shrubs, the diameter of the balls of roots are the minimum dimensions required. Plants indicated "B&B" are to be dug with a ball of earth and wrapped in burlap.

Measurements : Shall conform to those specified on the plant list except as follows:

Oversize plants may be used only after approval by the designer.

Use of such plants shall not increase the contract price.

Height and spread dimensions indicated refer to the main body of the plant and not from branch tip to branch tip. All trees and shrubs shall be measured when their branches are in normal position. Trees shall have straight trunks with the leader intact, undamaged and uncut.

Inspection The Planting Contractor shall be responsible for all inspection and approval of the plant material that may be required by state, federal and other authorities, and he shall secure any permits and certificates that may be required.

All plants shall be subject to inspection, and approval at place of growth before digging, or upon delivery, for quality, size and variety; such approval shall not impair the right of rejection at the project site during progress of the work, for size, condition of balls, roots, latent defects or injuries. Rejected plants shall be removed immediately from the project site

DIGGING AND HANDLING:

Protection from extremes in exposure and rough handling shall be provided all plant materials during transport and storage.

All plant materials shall be assembled in one location on the job site to permit inspection and approval by the designer. The Contractor shall notify the designer five (5) working days prior to planting so that a mutually agreeable time may be arranged for inspection. Stock with broken root balls or loose containers, and stock which shows evidence of being root-bound, over-grown, or recently canned, or in the opinion of the designer is damaged or improperly cared for, shall be removed from the site immediately and replaced at the Contractor's expense with another plant meeting the original specifications. Plants shall not be pruned prior to approval by the designer.

PROCEDURE:

Tree Planting

Layout All trees shall be located as designated in the field by the planting plan. Where below ground or overhead obstructions are encountered, the trees shall be relocated by the designer.

Planting Pits: Shall be a diameter two (2) feet greater than the diameter of the ball of the tree. The depth of the pit shall be enough to accommodate the ball or roots of the tree when the tree is set to finish grade, allowing for six inches of compacted topsoil below the roots of the plant. Prior to installing the 6" of topsoil to the pit, 3" of existing soil shall be mixed with the topsoil at a 1:1 ratio to reduce puddling beneath plantings. Planting islands within the parking lot shall be brought to final grade with 6" of planting soil.

Planting Soil Preparation: Mix 5 lbs. od 10-6-4 slow release fertilizer per cubic yard of topsoil and then one part peat moss with five parts topsoil. Mix all components thoroughly before backfilling.

Setting of Trees: Before setting the trees, pits shall be backfilled with topsoil to a depth of 6", thoroughly tamped and watered. All plants shall be placed at such a level that, after settlement, the natural relationship between the original grade at which the plant grew, the ball shall be 1/8 higher than the finish grading. Trees shall be planted plumb, oriented for desired effect as directed by the designer. Topsoil shall be tamped under and around the base of each ball to fill all voids and shall be placed in 6 to 8 inch layers, each thoroughly tamped and puddled. Burlap shall be removed from the sides and top of balls and from under the balls. When planting bare root trees, care shall be taken to work topsoil in around the roots and to spread them in a natural position before backfilling. Shallow basin or saucers a little larger than the diameter of the ball shall be formed around all trees to hold additional water.

Mulch Shall be applied to all tree pits to a depth of 2-3".

Pruning All trees shall be neatly pruned after planting in accordance with the best standard practices and as directed by the designer. The tree shall be pruned to preserve its natural form and character and in a manner appropriate to its particular requirements. In general, at least one third of the deciduous trees shall be removed by thinning or shortening of branches but no leaders shall be cut. All pruning shall be done with clean, sharp tools.

Shrub and Herbaceous Materials: (groundcover)

Layout Herbaceous planting beds and shrub pit locations shall be designated by the designer in accordance with the plant list and the tentative locations shown on the planting plan. The general form of the planting bed shall be staked out and excavations performed within the stakes.

Preparation of Herbaceous Planting Beds: The ground shall be thoroughly broken to a depth of 12 inches. The top 4 inches shall be worked by the contractor until the soil is completely fined and in a mellow condition to finish grade. All organic material shall either be worked into the soil or removed from the site. Clumps shall be removed from the site. All shall be performed perpendicular to the direction of surface drainage. All holes, depressions and rivulets shall be filled and brought to a smooth grade.

Shrub Planting Pits : Shall have vertical sides. The diameter of the pits shall be one (1) foot greater than the diameter of the ball of the shrub. The depth of the pit shall be enough to accommodate the ball or roots of the shrub when the shrub is set to finish grade compacted allowing for six inches topsoil below the roots of the plant. Prior to installing the 6" of topsoil to the pit, 3" of existing soil shall be mixed with the topsoil at a 1:1 ratio to reduce puddling beneath plantings.

Shrub Planting Soil: Mix 5 lbs. 10-6-4 slow release fertilizer per cubic yard of topsoil and then one part peat moss with five parts topsoil. Mix all components thoroughly before backfilling.

Setting of Shrubs: All materials shall be planted 2" higher in relation to the finish grade as they had before transplanting. The depth of the holes, as hereafter specified, shall be understood to be the depth below finish grade. Balled and burlapped plants shall have topsoil tamped under the balls. All burlap, ropes, staves, etc., shall be taken off the tops of the balls and removed from the ball before backfilling. Roots of bare root plants shall not be left matted together, but shall be arranged in natural positions and shall have topsoil worked in among them. All broken and frayed roots shall be properly removed by trimming.

The Backfill of TopsShall be tamped in successive 8" layers. When the hole has been 2/3 backfilled, water shall be poured in filling the hole, and allowed to soak away so that all voids or air pockets under or around the roots are eliminated. After the water has soaked away, the hole shall be completely backfilled with "topsoil". After the backfill settles, additional soil shall be filled in, to the level of the finish grade. A shallow saucer of soil shall be formed around the edge of each hole to hold additional water.

Pruning: All shrubs shall be neatly pruned or thinned immediately after planting in accordance with best standard practices and as directed by the designer. Broken or bruised branches shall be removed with a clean cut. Each shrub shall be pruned to preserve its natural form or character and in a manner appropriate to its particular requirements. All pruning and thinning shall be done with sharp, clean tools.

Mulch : Shall be applied to all shrub beds and pits to a depth of 3" and to all herbaceous planting beds to a depth of 2" & evenly around the sides of the tree, outside of the ball.
All stakes shall be oriented to a line parallel with the normal prevailing winds, or as directed by the designer. See planting details for staking locations.

BIOFILTRATION PLANTING BED

A. SITE PREPARATION

1. Construct sediment control sequence of construction and features as shown on sediment control plan. Contractor is to conform to sediment control plan and notes, until site is stabilized and has been approved by Montgomery County MCDPS. Notify Montgomery County MCDPS inspector, Owner and Landscape Architect prior to commencement of planting work.
2. Excavate site to grades shown on plan. Care should be taken to preclude sediments, or sediment-laden runoff from entering planting area.
3. Remove and dispose of excess soil in approved on-site spoil area. Contractor is to obtain approval from Owner of haul route on site. Following the biofiltration construction plans and grading, the Contractor shall install Soil Filter/Planting Media for the Biofiltration area as designated on the plans. Construction rubble, rocks, trash and sediments coarser than sand are excluded by this specification.
4. If boulders or a rock outcropping are encountered during excavation or substrate preparation, the Contractor shall notify the Landscape Architect for possible incorporate on site.
5. After excavation and use of heavy equipment, the graded planting area shall be tilled/plowed to a depth of one foot for a loose, friable planting soil condition.

B. PLANTING

1. During planting operations and excavations for planting pits, exercise care to maintain level grading across site, as shown on grading plan. Avoid depressions or mounding as a result of planting.
2. Planting will be done between April 1 and November 30. Exception: Oaks must be planted in Spring.
3. Exact location of plants shall be determined in the field by the planting Contractor based on hydraulic tolerances. Any major changes to the planting scheme are to be approved by the landscape architect.
4. Fertilizer shall be placed in each planting pit and consist of Osmocote 19-6-12, 12-14 month release, at a rate of 1 oz. per herbaceous plant; 4 oz. per shrub. Trees use Agriform 20-10-5, two-year release, 10 gram tablets at the manufacturer's recommended rate. Seeded areas use standard 10-10-10 fertilizer at a rate of 60 lb./acre. Also see Note 10.
5. All container grown plants are to be planted with crown or top of soil ball approximately 1" above grade of planting substrate.
6. Backfill in planting pits is to be of same material as planting substrate and is to be firmed around root system, not excessively compacted.
7. Root stock of the plant material shall be kept moist during transport from the source to the job site and until planted. Substitutions of balled and burlapped for container grown stock must be approved by landscape architect.
8. Wetland plants must be wet cultured for a minimum of 3 months and supplied by a recognized wetland nursery which will provide certification of the culture process. Upland plants can be supplied from standard upland grown nursery operations. See list for wetland planting sources.
9. Upland seed mixes shall be broadcast or hydroseeded in upper areas. Mulch shall consist of straw and be anchored by a fibertack. Asphalt emulsion will not be acceptable. The seed mix shall be a blend of 90% Rebel II Tall Fescue and 10% Red Top.

10. Lowland (flood prone) seed mixes shall be cultivated to a depth of 0 to ¼-inch, followed by dragging, then packing or rolling. In graded areas, fertilizing of these areas shall be deferred until seedlings are 2 inches tall.

TREE PLANTING WITHIN THE BIOFILTRATION PLANTING MEDIA

PLANTING PITS: Shall be a diameter one (1) foot greater than the diameter of the ball of the tree. The depth of the pit shall be enough to accommodate the ball or roots of the tree when the tree is set to finish grade, allowing for six inches of compacted planting media soil below the roots of the plant.

LAYOUT: All trees shall be located as designated in the field by the planting plan. Where below ground or overhead obstructions are encountered, the trees shall be relocated by the Landscape Architect.

SETTING OF TREES: Before setting the trees, pits shall thoroughly tamped and watered. All plants shall be placed at such a level that, after settlement, the natural relationship between the original grade at which the plant grew, the ball shall be 2" higher than the finish grading. Trees shall be planted plumb, oriented for desired effect or as directed by the Landscape Architect. Planting soil shall be tamped under and around the base of each ball to fill all voids and shall be placed in 6 to 8 inch layers, each thoroughly tamped and puddled. Burlap shall be removed from the sides and top of balls and from under the balls. When planting bare root trees, care shall be taken to work topsoil in around the roots and to spread them in a natural position before backfilling.

TREE PLANTING OUTSIDE OF PLANTING MEDIA

PLANTING PITS: Shall be a diameter two (2) feet greater than the diameter of the ball of the tree. The depth of the pit shall be enough to accommodate the ball or roots of the tree when the tree is set to finish grade, allowing for six inches of compacted topsoil below the roots of the plant. Prior to installing the 6" of topsoil to the pit, 3" of existing soil shall be broken up and mixed with the topsoil at a 1:1 ratio to reduce puddling beneath plantings.

PLANTING SOIL PREPARATION: Mix 5 lbs. of 10-6-4 slow release fertilizer per cubic yard of topsoil and then one part peat moss with five parts topsoil. Mix all components thoroughly before backfilling.

SETTING OF TREES: Before setting the trees, pits shall be backfilled with topsoil to a depth of 6", thoroughly tamped and watered. All plants shall be placed at such a level that, after settlement, the natural relationship between the original grade at which the plant grew, the ball shall be 1/8 higher than the finish grading. Trees shall be planted plumb, oriented for desired effect as directed by the Landscape Architect. Topsoil shall be tamped under and around the base of each ball to fill all voids and shall be placed in 6 to 8 inch layers, each thoroughly tamped and puddled. Burlap shall be removed from the sides and top of balls and from under the balls. When planting bare root trees, care shall be taken to work topsoil in around the roots and to spread them in a natural position before backfilling. Shallow basin or saucers a little larger than the diameter of the ball shall be formed around all trees to hold additional water.

ALL PLANTING AREAS

MULCH: Shall be applied to all tree pits to a depth of 2-3".

PRUNING: All trees shall be neatly pruned after planting in accordance with the best standard practices and as directed by the Landscape Architect. The tree shall be pruned to preserve its natural form and character and in a manner appropriate to its particular requirements. In general, at least one third of the deciduous trees shall be removed by thinning or shortening of branches but no leaders shall be cut. All pruning shall be done with clean, sharp tools.

SHRUB AND HERBACEOUS MATERIALS (GROUND COVER) PLANTING WITHIN THE BIOFILTRATION PLANTING MEDIA:

LAYOUT: Herbaceous planting beds and shrub pit locations shall be in accordance with the plant list and the tentative locations shown on the planting plan.

PREPARATION OF HERBACEOUS PLANTING BEDS: All holes, depressions and rivulets shall be filled and brought to a smooth grade.

SHRUB PLANTING PITS: Shall have vertical sides. The diameter of the pits shall be six (6) inches greater than the diameter of the ball of the shrub. The depth of the pit shall be enough to accommodate the ball or roots of the shrub when the shrub is set to finish grade.

SHRUB BACKFILL SOIL: Mix 5 lbs. 10-6-4 slow release fertilizer per cubic yard of topsoil and then one part peat moss with five parts topsoil. Mix all components thoroughly before backfilling.

SETTING OF SHRUBS: All materials shall be planted 2" higher in relation to the finish grade as they had before transplanting. The depth of the holes, as hereafter specified, shall be understood to be the depth below finish grade. Balled and burlapped plants shall have topsoil tamped under the balls. All burlap, ropes, staves, etc., shall be taken off the tops of the balls and removed from the ball before backfilling. Roots of bare root plants shall not be left matted together, but shall be arranged in natural positions and shall have topsoil worked in among them. All broken and frayed roots shall be properly removed by trimming.

THE BACKFILL OF PLANTING MEDIA SOIL: Shall be tamped in successive 4" layers. When the hole has been 2/3 backfilled, water shall be poured in filling the hole, and allowed to soak away so that all voids or air pockets under or around the roots are eliminated. After the water has soaked away, the hole shall be completely backfilled with "planting media soil". After the backfill settles, additional soil shall be filled in, to the level of the finish grade.

SHRUB AND HERBACEOUS MATERIALS (GROUND COVER) OUTSIDE OF THE BIOFILTRATION PLANTING MEDIA:

LAYOUT: Herbaceous planting beds and shrub pit locations shall be designated by the Landscape Architect in accordance with the plant list and the tentative locations shown on the planting plan. The general form of the planting bed shall be staked out and excavations performed within the stakes.

PREPARATION OF HERBACEOUS PLANTING BEDS: The ground shall be thoroughly broken to a depth of 12 inches. The top 4 inches shall be worked by the Contractor until the soil is completely fined and in a mellow condition to finish grade. All organic material shall either be worked into the soil or removed from the site. Clumps shall be removed from the site. All work shall be performed perpendicular to the direction of surface drainage. All holes, depressions and rivulets shall be filled and brought to a smooth grade.

SHRUB PLANTING PITS: Shall have vertical sides. The diameter of the pits shall be one (1) foot greater than the diameter of the ball of the shrub. The depth of the pit shall be enough to accommodate the ball or roots of the shrub when the shrub is set to finish grade compacted allowing for six inches topsoil below the roots of the plant. Prior to installing the 6" of topsoil to the pit, 3" of existing soil shall be mixed with the topsoil at a 1:1 ratio to reduce puddling beneath plantings.

SHRUB PLANTING SOIL: Mix 5 lbs. 10-6-4 slow release fertilizer per cubic yard of topsoil and then one part peat moss with five parts topsoil. Mix all components thoroughly before backfilling.

SETTING OF SHRUBS: All materials shall be planted 2" higher in relation to the finish grade as they had before transplanting. The depth of the holes, as hereafter specified, shall be understood to be the depth below finish grade. Balled and burlapped plants shall have topsoil tamped under the balls. All burlap, ropes, staves, etc., shall be taken off the tops of the balls and removed from the ball before backfilling. Roots of bare root plants shall not be left matted together, but shall be arranged in natural positions and shall have topsoil worked in among them. All broken and frayed roots shall be properly removed by trimming.

THE BACKFILL OF TOPSOIL: Shall be tamped in successive 8" layers. When the hole has been 2/3 backfilled, water shall be poured in filling the hole, and allowed to soak away so that all voids or air pockets under or around the roots are eliminated. After the water has soaked away, the hole shall be completely backfilled with "topsoil". After the backfill settles, additional soil shall be filled in, to the level of the finish grade. A shallow saucer of soil shall be formed around the edge of each hole to hold additional water.

ALL PLANTING AREAS

PRUNING: All shrubs shall be neatly pruned or thinned immediately after planting in accordance with best standard practices and as directed by the Landscape Architect. Broken or bruised branches shall be removed with a clean cut. Each shrub shall be pruned to preserve its natural form or character and in a manner appropriate to its particular requirements. All pruning and thinning shall be done with sharp, clean tools.

MULCH: Shall be applied to all shrub beds and pits to a depth of 3" and to all herbaceous planting beds to a depth of 2".

SOD: Shall be in conformance with Maryland Department of Transportation, State Highway Administration, Standards and Specifications for Materials and Construction – Sections 708 & 920. Sod shall be well established cultured sod consisting of densely rooted tall fescue or other approved permanent and desirable grasses. The sod shall be free of noxious weeds, undesirable grasses and foreign matter.

LAWN AND STABILIZATION GRASS SEEDING: Shall be in conformance with Maryland Department of Transportation, State Highway Administration, Standards and Specifications for Materials and Construction – Sections 705 & 920. Seed shall conform with SHA Mixture No. 1 and be applied to all areas indicated on the plan and at a rate appropriate to develop a full, well established cover. Seed mixture shall a mixture of turf type tall fescues and bluegrass or other approved permanent and desirable grasses as specified. Reseed areas within 21 days that are bare or sparse in cover.

BIOFILTRATION AREA CONSERVATION SEEDING: Shall conform with seeding schedules and rates as indicated on planting schedule as shown on the plans. Seed shall be applied to all areas indicated on the plan and at a rate appropriate to develop a full, well established cover. Seed mixture shall a mixture of native grasses of plant diversity and wildlife benifit or other approved permanent and desirable grasses as specified. Reseed areas within 21 days that are bare or sparse in cover.

STAKING: Staking shall be completed by the end of the day for all materials planted during the ddyees 1" to 4.5" in diameter shall be staked with three stakes placed evenly around the sides of the tree, outside of the ball. All stakes shall be oriented to a line parallel with the normal prevailing winds, or as directed by the Landscape Architect. See planting details for staking locations.

TEMPORARY STORAGE AND HEELING-IN: No heel-in plant material will be accepted, nor will any temporary heeling-in storage be permitted. Plant material unloaded and accepted by the inspector shall be immediately transported to the planting site and planted. Material left out of ground overnight or left with its roots bare to the sun, or otherwise unprotected during transit, unloading or storage shall be rejected by the Landscape Architect, if in his judgment such lack of protection has caused damage to the roots of the plant or in any other way injured the plant material.

MAINTENANCE: The planting contractor shall be required to make periodic checks on the total project to make certain that the materials are properly cared for and that the sum of all conditions are contributing to the satisfactory progress of the materials, until such time as the work is approved by the Landscape Architect.

The Contractor shall conduct monthly inspections of the site during the 18 month warranty period after planting on a quarterly basis: During these quarterly inspections, the Contractor shall:

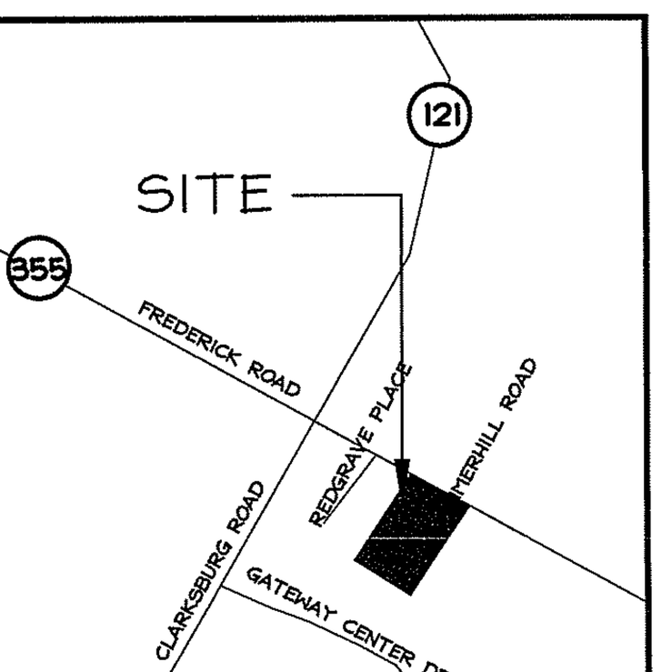
1. Remove all litter and debris throughout the site.
2. Replant failed materials and/or reseed all erosion control stabilizing grasses, rushes, sedges or ground covers, as required to prevent erosion.
3. Conduct fertilizations as may be required or requeste
4. Take appropriate measures to exclude wildlife, if destructive depredation occurs.
5. Conduct soils tests for pH, substrate salinity and moisture content, and notify Landscape Architect of conditions that may cause plant mortality. Correct conditions that are unsatisfactory, to insure plant success. Note: salinity may ~~fluctuate, especially in early Spring, due to~~ uphill runoff from driveway or road treated with de-icing salts.
6. Maintain planted and seeded areas by watering, mowing, edging, rolling, or replanting and implementing erosion controls as required to establish vegetation, free of bare or eroded areas.
7. Contractor shall furnish and install temporary irrigation hose & sprinkler system for warranty period. The owner shall provide water.

CLEANUP AND PROTECTION:

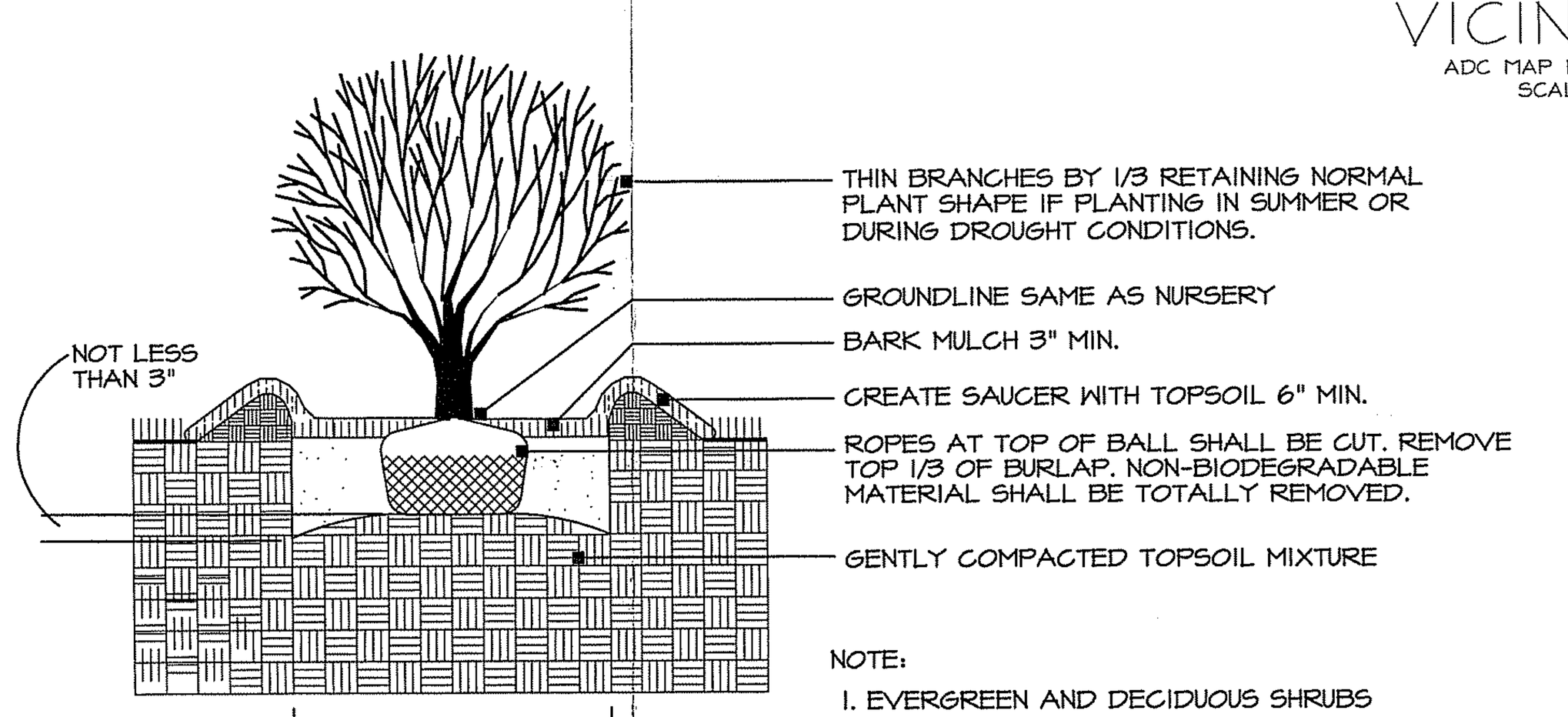
1. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.
2. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by landscape architect.

INSPECTION AND ACCEPTANCE: Inspection of this work will be made by the Landscape Architect at the conclusion of the planting period upon written notice by the Contractor at least five (5) days prior to anticipated date. Condition of all plant materials will be noted and recorded for reference. After inspection, the planting contractor will be notified in writing by the Landscape Architect if there are any deficiencies of the requirements for acceptance of the work.

1. The Landscape Architect reserves the right to inspect seeds and plant materials, either at place of growth or at site before planting, for compliance with requirements for name, variety, size, quantity, quality and mix proportion.
2. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.
3. Notify the Landscape Architect within 5 days after completing initial and/or supplemental plantings in wetland areas.
4. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance of watering plants.
5. The Contractor shall be responsible for the satisfactory growth of trees, shrubs grasses, forbs and sedge species on all areas seeded and/or planted under the contract until final acceptance of the work. Acceptance of the work will be determined using a time meander search. The Landscape Architect shall conduct a time meander search at the site. The search shall be conducted at the end of the warrantee period (not to exceed 18 months). The search will randomly sample 20% of the area for each area that was seeded and/or planted. If 85% of the species seeded and/or planted are alive and apparent, and the sample area has 85% ground cover of acceptable species, the work will be accepted.
6. Where inspected landscape work does not comply with the requirements, replace rejected work and continue specified maintenance until reinspected by the Landscape Architect and found to be acceptable. Remove rejected plants and materials promptly from the project site. Re-sow or replant deficient areas.

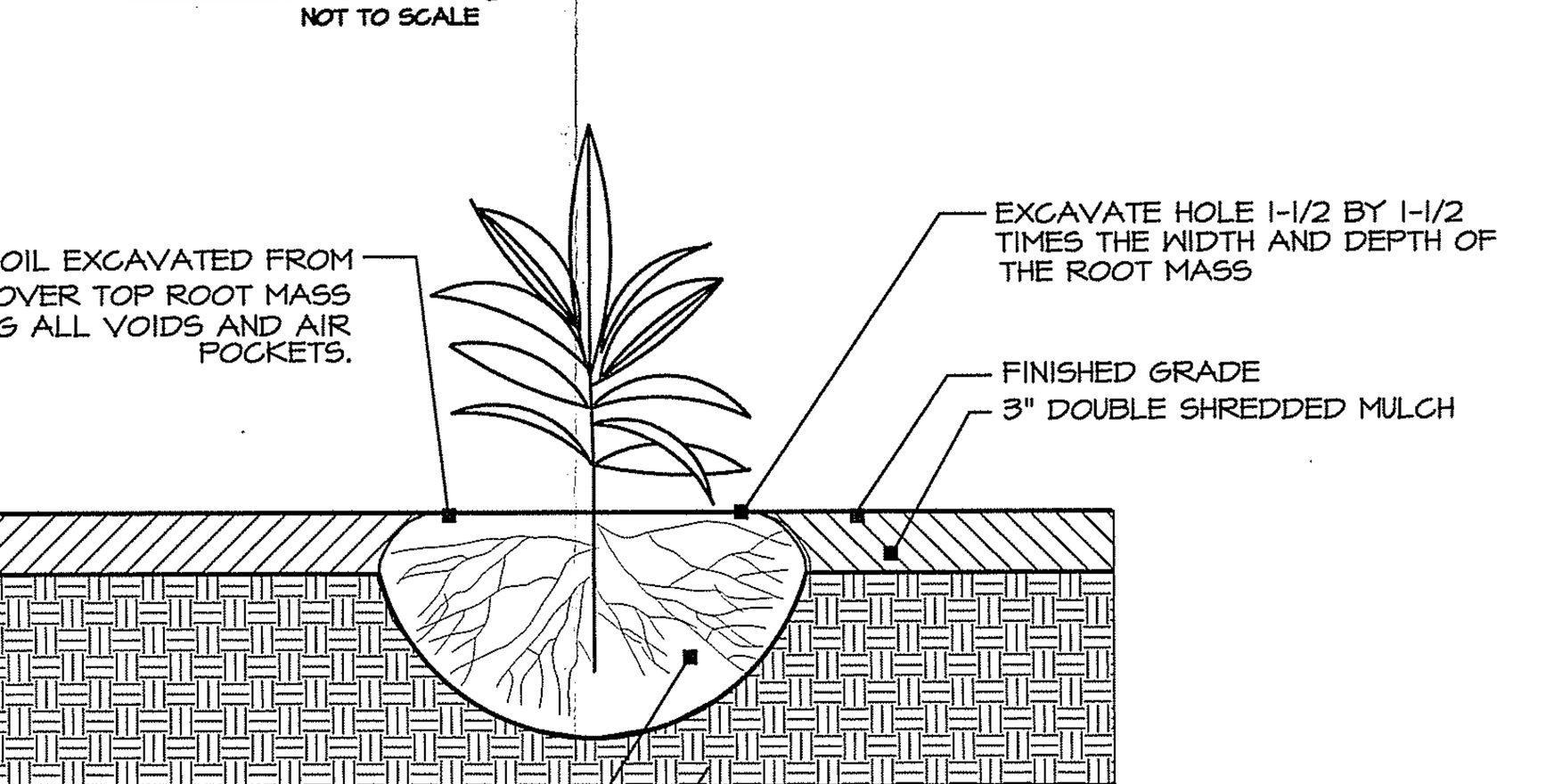


VICINITY MAP
ADC MAP PAGE 9, GRID C-4
SCALE: 1" = 2000'

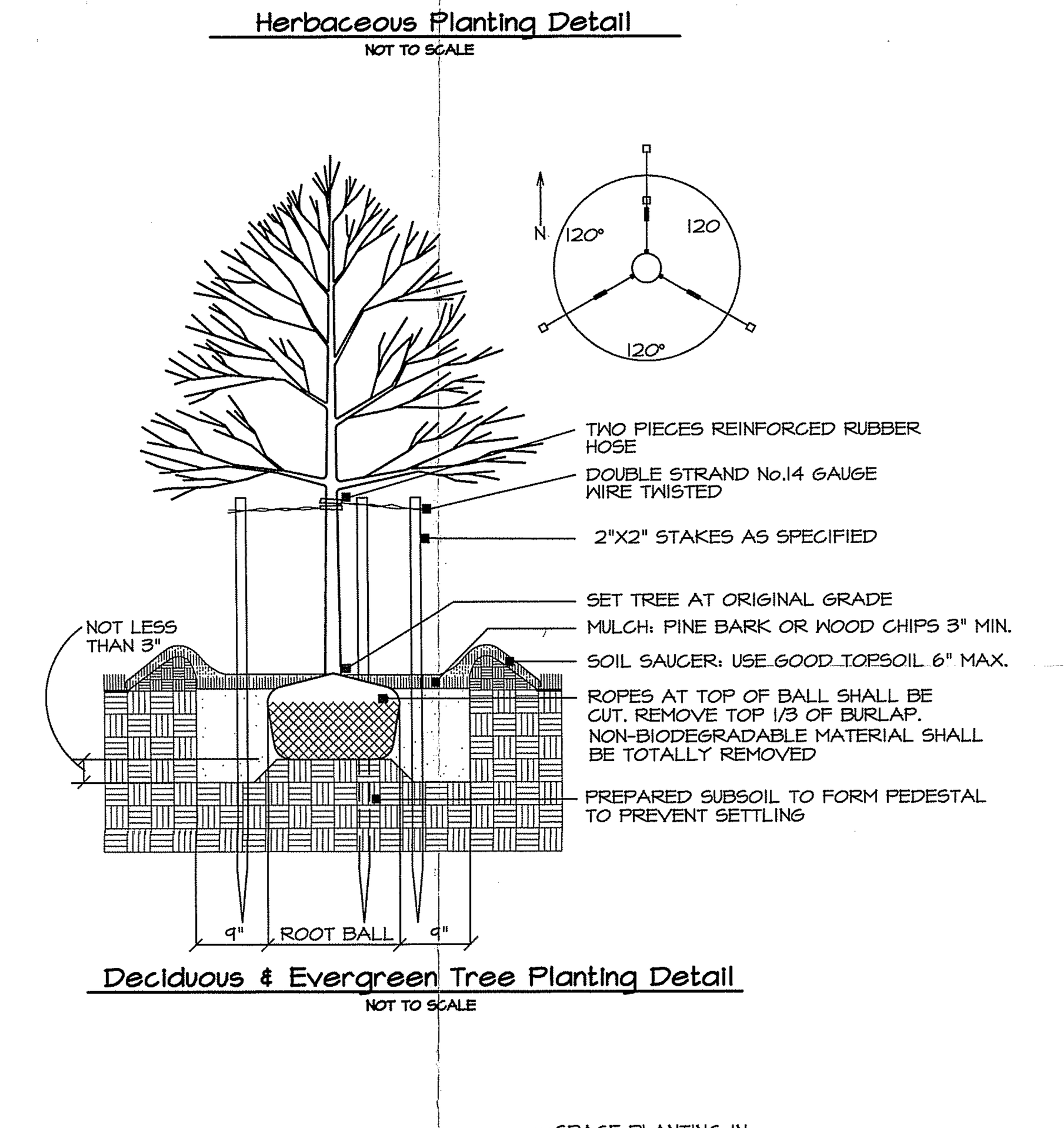


NOTE:
1. EVERGREEN AND DECIDUOUS SHRUBS TO BE PLANTED IN SAME MANNER

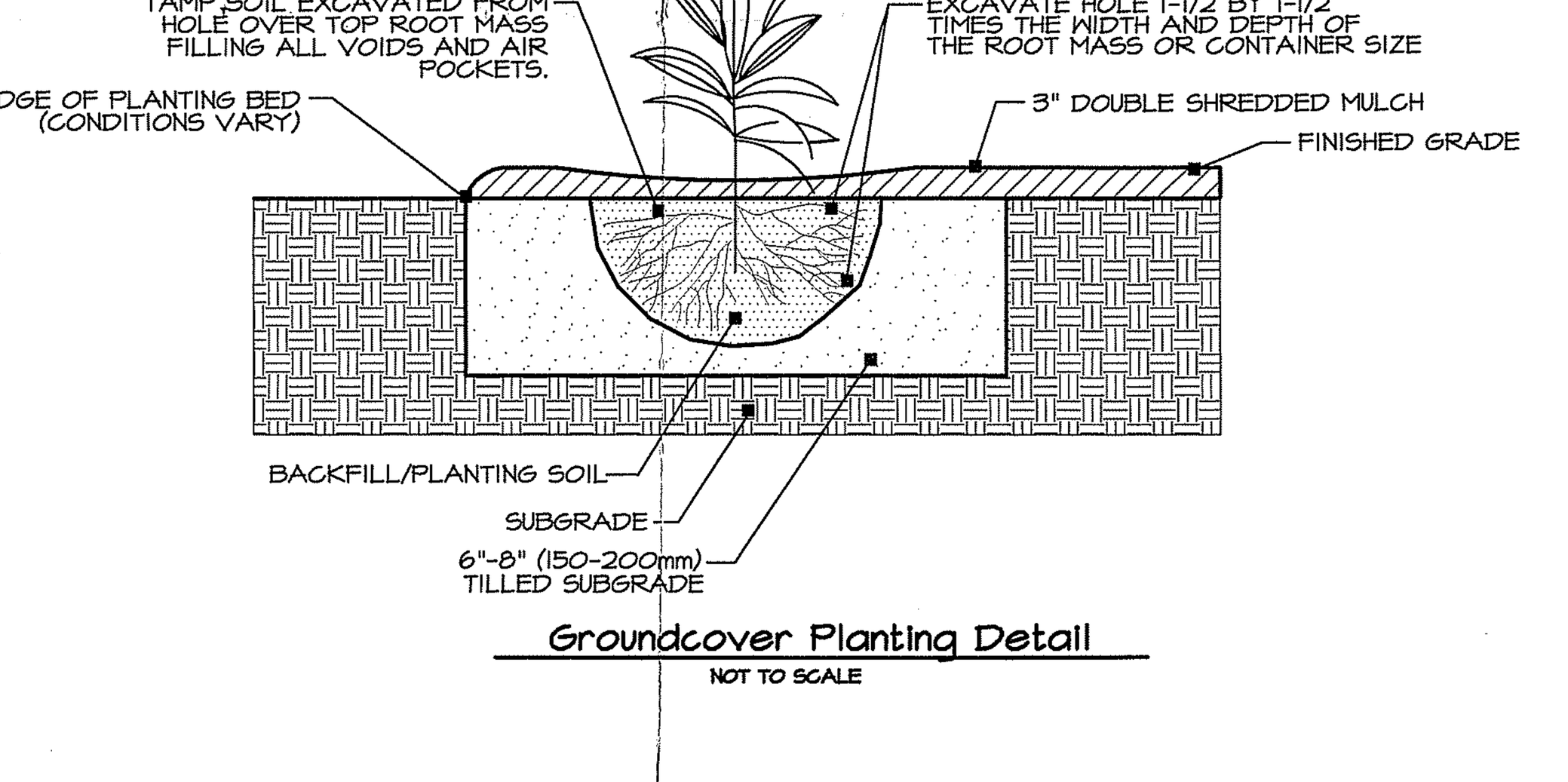
Shrub Planting Detail
NOT TO SCALE



Herbaceous Planting Detail
NOT TO SCALE



Deciduous & Evergreen Tree Planting Detail
NOT TO SCALE



Groundcover Planting Detail
NOT TO SCALE

NOTE

ALL DISTURBED AREAS MUST BE TOPSOILED PER THE MONTGOMERY COUNTY "STANDARDS AND SPECIFICATIONS FOR TOPSOIL", PRIOR TO FINAL VEGETATIVE STABILIZATION.

MISS UTILITY

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/ITICS 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

HAINES LAND DESIGN LLC
811 RUSSELL AVENUE
SUITE 303
GAITHERSBURG, MD 20879
301-216-9650 FAX 301-216-9649

PROJECT	DATE
04-038	3/2006
ILLUSTRATION	ENGINEERING
DCL	CAS
SCALE	APPROVAL
1"=20'	CAS

DATE	BY	REVISION

23310 FREDERICK ROAD
LIBER 6179 AT F. 775, LIBER 17568 AT F. 866
POOLE PROPERTY
P311 AND N366, TAX MAP EW31
CLARKSBURG (2ND) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

LANDSCAPE PLAN NOTES AND DETAILS

CAS ENGINEERING
CIVIL · SURVEYING · LAND PLANNING
A DIVISION OF CAS ENTERPRISES, INC.
108 West Ridgeville Blvd. Mount Airy, MD. 21771
DC Metro (301) 607-8031 FAX (301) 607-8045

HAINES LAND DESIGN LLC

DATE: March 20, 2006

TO: Dept. of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, MD 20850

RE: Hammerhill (Victor Peeke Property)
Revision to HAWP #383930
HLD #04-038

ATTENTION: Historic Preservation Commision

[X] WE ARE SUBMITTING [X] HEREWITH [ ] UNDER SEPARATE COVER
[ ] WE ARE FORWARDING
[ ] WE ARE RETURNING
[ ] WE REQUEST

NO.	DESCRIPTION
1	Application for Historic Area Work Permit (Revsion to HAWP #383930)
1	11"x17" Landscape Plan Drawing and Notes & Details Drawing
1	Full size 36"x 48" Landscape Plan Drawing and Notes & Details Drawing
2	Sheets of photographs of the front yard of Hammerhill
1	11"x17" Tree Survey/Existing Conditions Plan
1	Copy of Adjacent and confronting Landowners

REMARKS: This submittal is for the revision to HAWP # 383930 to include stormwater management biofiltration in the front yard of Hammerhill along with a comprehensive Landscape Plan to blend the SWM into the site and make it an amenity.

[ ] IN ACCORDANCE WITH YOUR REQUEST
[X] FOR YOUR REVIEW
[X] FOR PROCESSING
[ ] PLANS REVIEWED AND ACCEPTED
[ ] PLANS REVIEWED AND ACCEPTED AS NOTED
[ ] FOR REVISION BY YOU
[ ] FOR YOUR USE
[ ] PLEASE CALL WHEN READY
[ ] PLEASE RETURN TO THIS OFFICE
[ ] APPROVAL REQUESTED
[ ] CONFERENCE REQUESTED AT YOUR CONVENIENCE

FOR FURTHER INFORMATION, PLEASE CONTACT THE WRITER AT THIS OFFICE.

SINCERELY,

MICHAEL A. NORTON

811 Russell Avenue, Suite 303
Gaithersburg, MD 20879
301-216-9650 Fax: 301-216-9649

RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Victor Peeke

Daytime Phone No.: 301.349.0001

Tax Account No.: 00021673

Name of Property Owner: Victor Peeke Daytime Phone No.: 301.349.0001

Address: P.O. Box 439 (Street Number) Clarksburg (City) (Steet) MD 20871 (Zip Code)

Contractorr: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Michael Norton, Landscape Architect Daytime Phone No.: 301.216.9650

LOCATION OF BUILDING/PREMISE

House Number: 23310 Street: Frederick Road

Town/City: Clarksburg Nearest Cross Street: Stringtown Road

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: 311

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☐ Alter/Renovate

☐ Move ☐ Install ☐ Wreck/Raze

☒ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed

☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family

☐ Fence/Wall (complete Section 4) ☒ Other: Addition of Stormwater Management

1B. Construction cost estimate: $ 250,000

1C. If this is a revision of a previously approved active permit, see Permit # 383930

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: _____

2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Michael A. Norton
Signature of owner or (authorized agent)

3.16.06
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 383930 (REVISION) Date Filed: 3/20/06 WCR Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

   The property at 23310 Frederick Road, more commonly called Hammerhill is a 2.5 story frame Queen Anne style home. The house was built for Dr. James Deets between 1891-1900. The house has a presence sitting approximately 20 feet above Frederick Road. The view of the grounds in front of the house all the way to Frederick Road is blocked by a 10'-14' hedge along Frederick Road. Once past the hedge, the landscape opens to an open manicured lawn with trees and shrubs scattered throughout and views of the house.

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

   The revision of the existing permit is to include two stormwater management bio filtration areas - one in front of the house and one to the right looking up the driveway. The grading has been done so that from Frederick Road a gradual slope builds up and allows uninterupted views looking over the biofiltration area towards the house. A comprehensive landscape plan incorporates the bio filtration areas into the landscape of the site. All vegetation around the biofiltration is low growing or, in the case of the trees, will provide a canopy that will grow up and allow views toward the house. The trees that are to be removed in the front yard are being replaced with similar veg.

2. **SITE PLAN** (Landscape Plan)

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

   a. the scale, north arrow, and date;

   b. dimensions of all existing and proposed structures; and

   c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

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

   a. ***Schematic construction plans***, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.

   b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

   a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.

   b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

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

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

   For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.