

II J - Robin

#35/13-01L SHA sidewalk replacement & landscaping/Conn. Ave. from Newlands St. to Primrose

Sue - Please do
The first week
Noticing in all
These adj & conf!

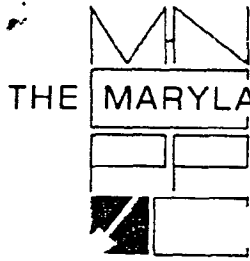
The file was a mess
& it didn't ^{it did happen!} happen
I think - R

The only thing that may
need a HAWP is
removal of street trees
over 6" in diameter &
replacement with
some but smaller -

7

Should we
be there?

R



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

Date: 5/23/01

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
GW Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

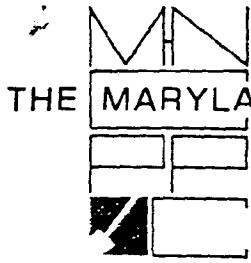
You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

✓ When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online @ permits.emontgomery.org of your anticipated work schedule.

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



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

Date: 5/24/01

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: *GW* Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

~~_____~~ Approved

Approved with Conditions: _____

REPLACEMENT TREES INSTALLED MUST BE AT LEAST
3" IN CALIPER

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

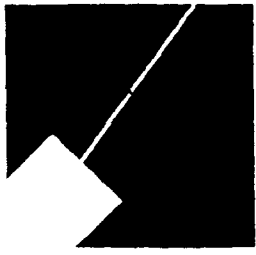
Applicant: State Highway Administration

Address: 707 ~~Beltsville~~ North Calvert St, Beltsville MD 21202

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.

Re. Cherry Chase Village H.D., Connecticut Avenue

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: 5/24/01

TO: Local Advisory Panel/Town Government *Cherry Chase Village*

FROM: Historic Preservation Section, M-NCPPC
RZ Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner
Michele Naru, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Application - HPC Decision

The Historic Preservation Commission reviewed this project on 5/23/01.
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.

**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:

As part of county funded storm drain improvements, approximately 80 l.f. of wrought iron fence, gates, and two brick columns will be removed and replaced in the identical locations. Two driveway entrance columns made of brick and pressure treated lumber, approximately 6'x3'x3' in size, a 3' ht. black wrought iron fence and gate, and a 6' ht. black wrought iron gate for access to the driveway will be removed and replaced. Three street trees (13", 10", and 10" maple) along the east side of MD355 and three street trees (10" mulberry, 16" pear, and 20" maple) along Primrose street will be removed and replaced in kind. A 4' wide brick sidewalk from Newlands St. to Primrose St. will be removed and replaced in kind.

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

Replacement of storm drain system along MD 355/Connecticut Avenue to prevent drainage onto existing properties. Removal and replacement in kind of items listed above (question 1a).

2. **SITE 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.

**EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address: Connecticut Avenue, from Meeting Date: 5/23/01
Newlands Street To Primrose Street

Applicant: State Highway Administration Report Date: 5/16/01

Resource: Chevy Chase Village Historic District Public Notice: 5/9/01

Review: HAWP Tax Credit: No

District Number: #35/13-01 L Staff: Robin D. Ziek

PROPOSAL: In conjunction with replacement of storm drain system, remove and replace brick sidewalk, iron fencing, gates, brick columns, street trees. Remove and replace in kind.

RECOMMEND: Approval

DATE OF CONSTRUCTION: Post 1935

SIGNIFICANCE: Individual *Master Plan* Site

Within a *Master Plan* Historic District
Primary Resource
Contributing Resource
Non-Contributing Resource

ARCHITECTURAL DESCRIPTION: N/A

PROPOSAL: The applicant is undertaking the replacement of an existing storm drain system along Connecticut Avenue, from Newlands Street to Primrose Street (see Circle). To accomplish this work, the existing sidewalk, some existing fencing, existing brick columns/posts, and existing street trees will all be removed and then subsequently replaced in kind.

RECOMMENDATION: Approval
Approval with conditions:

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

①

- X 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 an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

and subject to the general condition that **the applicant shall present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits (1 set for HPC files)** and that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.



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: Jon Hutchings

Daytime Phone No.: (240) 777-7224

Tax Account No.:

Name of Property Owner: State Highway Administration Daytime Phone No.:

Address: 707 Baltimore North Calvert 21202
Street Number City State Zip Code

Contractor: None Selected At This Time Phone No.:

Contractor Registration No.:

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: Newlands St. to Primrose St. Street: MD 355/Connecticut Avenue

Town/City: Chevy Chase Nearest Cross Street: Primrose Street

Lot: Block: Subdivision:

Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
Move Install Wreck/Raze
Replace Revision Repair Revocable

CHECK ALL APPLICABLE:

- AC Slab Room Addition Porch Deck Shed
Solar Fireplace Woodburning Stove Single Family
Fence/Wall (complete Section 4) Other: Sidewalk & Landscaping

1B. Construction cost estimate: \$ 570,000.00

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

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 Approximately 80 l.f. of 3'-6' wrought iron fence and gate with two 6' brick columns.

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.

Signature of Joel S. Magram, Sr. Engineer
Joel S. Magram
Signature of owner or authorized agent

Date: 5/01/01

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: 2177190 Date Filed: 5/11/01 Date Issued:

Handwritten note: 35/13-01L

Handwritten number: 3

**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:

As part of county funded storm drain improvements, approximately 80 l.f. of wrought iron fence, gates, and two brick columns will be removed and replaced in the identical locations. Two driveway entrance columns made of brick and pressure treated lumber, approximately 6'x3'x3' in size, a 3' ht. black wrought iron fence and gate, and a 6' ht. black wrought iron gate for access to the driveway will be removed and replaced. Three street trees (13", 10", and 10" maple) along the east side of MD355 and three street trees (10" mulberry, 16" pear, and 20" maple) along Primrose street will be removed and replaced in kind. A 4' wide brick sidewalk from Newlands St. to Primrose St. will be removed and replaced in kind.

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

Replacement of storm drain system along MD 355/Connecticut Avenue to prevent drainage onto existing properties. Removal and replacement in kind of items listed above (question 1a).

2. **SITE 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.

4

ADJACENT AND CONFRONTING PROPERTY OWNERS
TO
Connecticut Avenue Storm Drain Project

Ruesch Holding, Inc.
1 Primrose Street
Chevy Chase Village

Steven P. Dussek
2 Primrose Street

David von Endt
6403 Connecticut Avenue

Randy & Susan Denchfield
3 Oxford Street

Chevy Chase Club, Inc.
6100 Connecticut Avenue

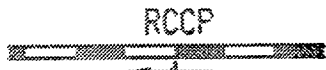
Marcus & Diane Montgomery
2 Oxford Street

Dane Butswinkas & Megan Rupp
3 Newlands Street

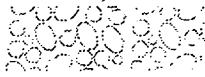
Christopher Gladstone
2 Quincy

5

LEGEND



PROPOSED STORM DRAIN



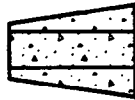
PROPOSED RIPRAP



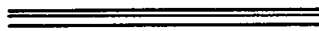
REPLACE EXISTING BRICK SIDEWALK WITH CONCRETE PAVERS



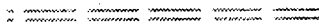
REPLACE EXISTING PAVEMENT WITH PROPOSED BITUMINOUS PAVEMENT



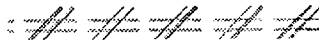
PROPOSED CONCRETE HANDICAPPED ACCESS RAMP



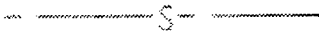
PROPOSED CONCRETE CURB AND GUTTER



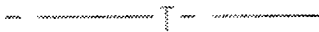
EXISTING STORM DRAIN



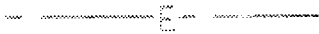
EXISTING STORM DRAIN (TO BE ABANDONED)



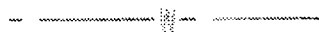
EXISTING SANITARY SEWER



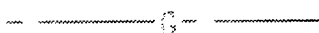
EXISTING UNDERGROUND TELEPHONE



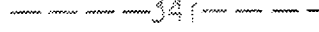
EXISTING UNDERGROUND ELECTRIC



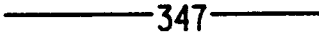
EXISTING WATER



EXISTING GAS



EXISTING CONTOUR



PROPOSED CONTOUR



LIMITS OF 100-YEAR FLOODPLAIN (FROM PREVIOUS STUDY - W.S. EL. = 324.05)



LIMITS OF DISTURBANCE

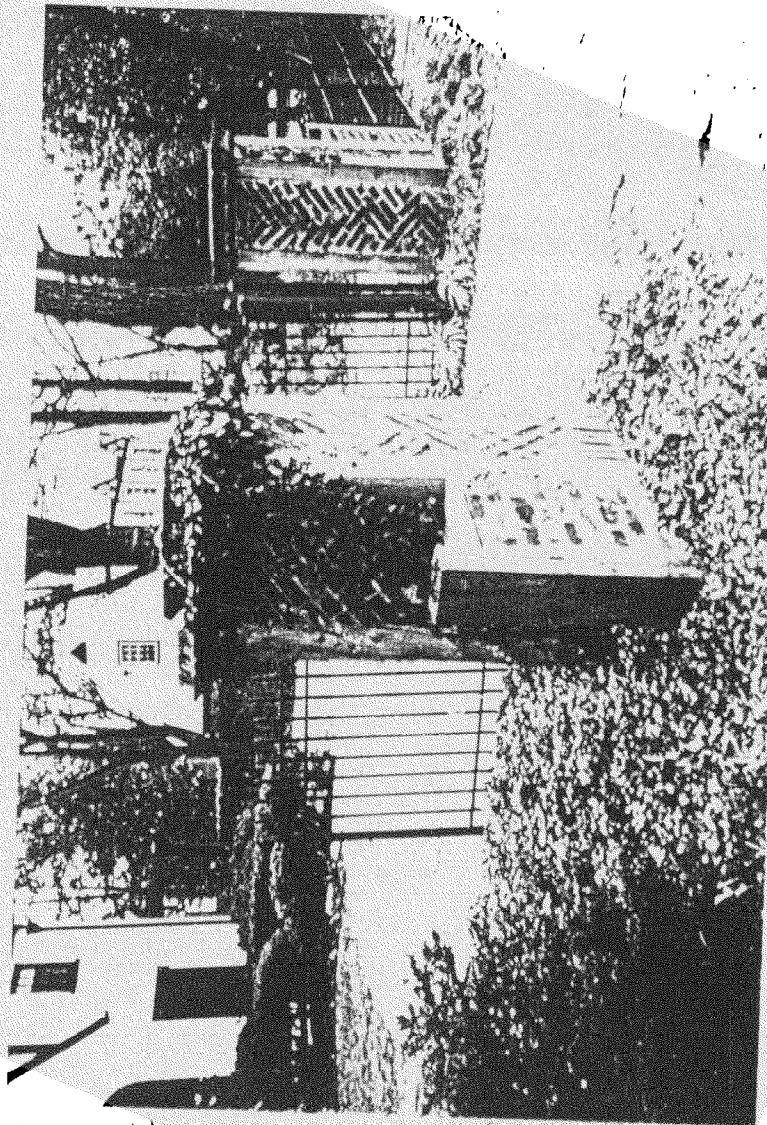
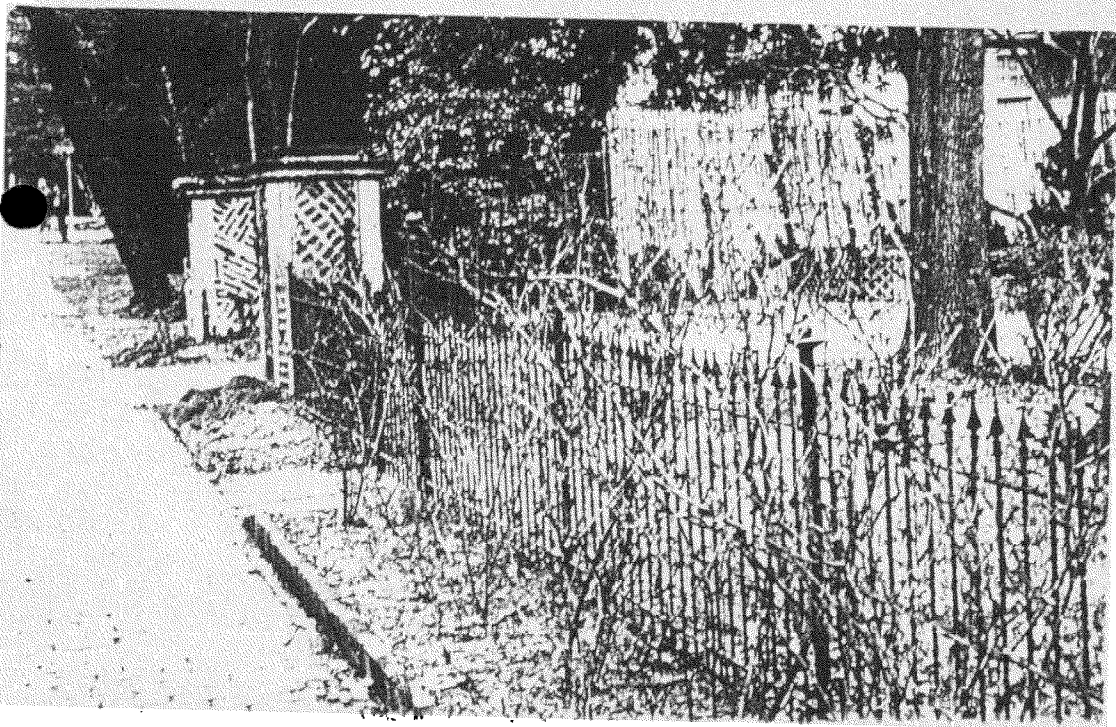
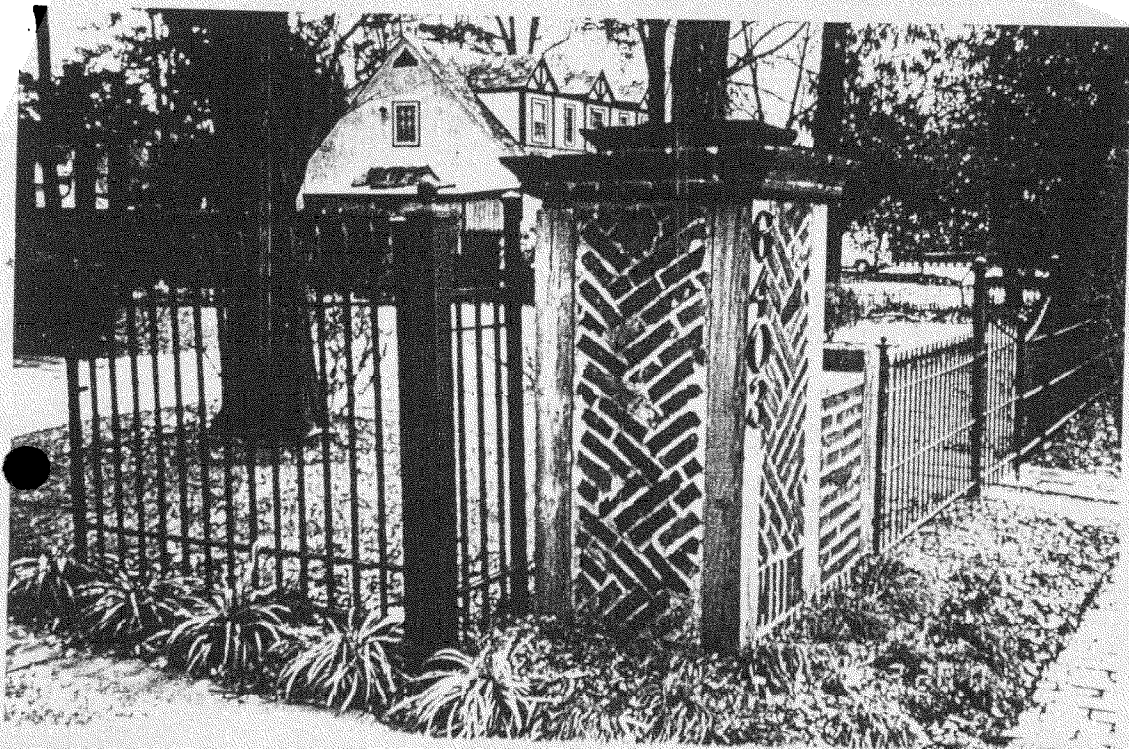
KIND
G
VECTICUT

6



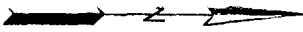
street trees along MD 355/Connecticut Avenue





Brick columns, wrought iron fence and gates
to be removed and replaced in kind

8



LIMIT OF 100 YEAR FLOODPLAIN

N 475698.8750
E 1290200.1700

PROP. DRAINAGE EASEMENT

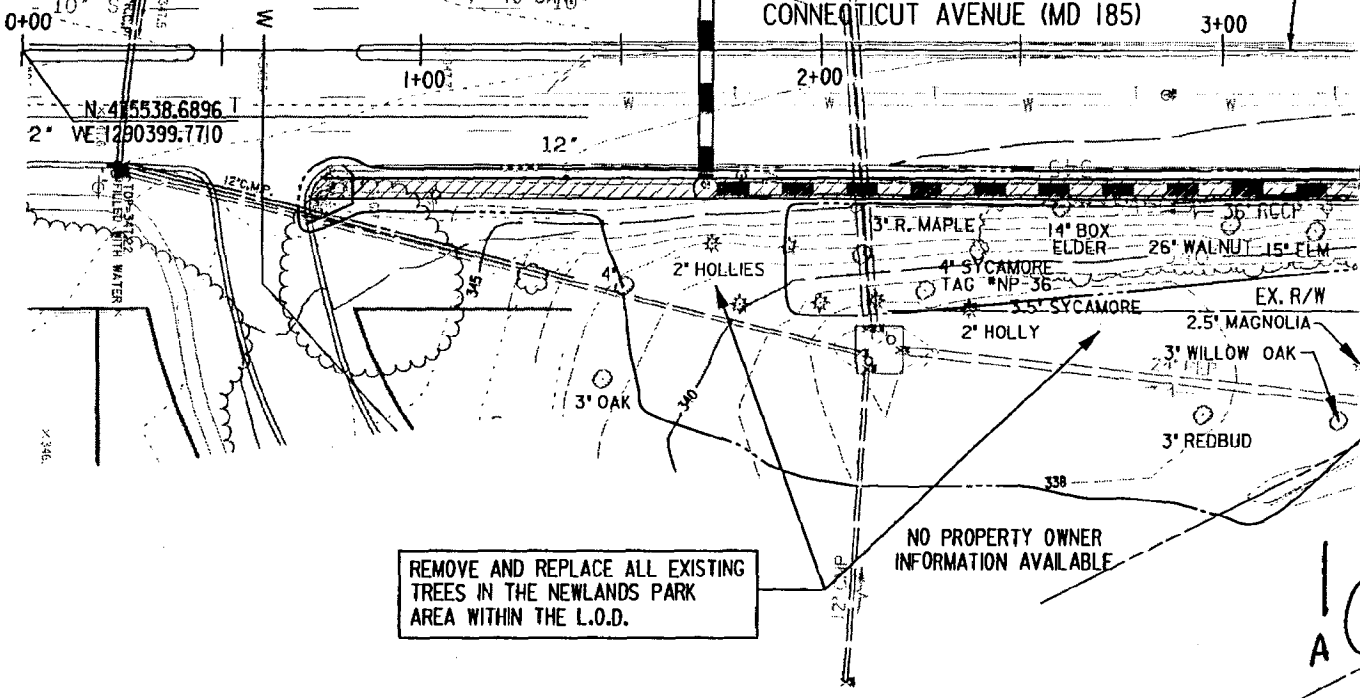
NOTE:
NO WORK WILL BE ALLOWED OF DISTURBANCE IN THE "DELL (CHEVY CHASE COUNTRY CLUB). AND FLOWERS OUTSIDE THE LIM ARE TO BE PRESERVED.

CARL CORBY
#2 NEWLANDS ST.

N 475710.3756
E 1290264.8220

NEWLANDS STREET

CONNECTICUT AVENUE (MD 185)



N 475538.6896
2' VE 1290399.7710

REMOVE AND REPLACE ALL EXISTING TREES IN THE NEWLANDS PARK AREA WITHIN THE L.O.D.

NO PROPERTY OWNER INFORMATION AVAILABLE

9

A
|

B
|

ALLOWED OUTSIDE THE LIMITS
OF THE "DELL NATURE AREA"
(CHEVY CHASE CLUB). ALL TREES, SHRUBS
AND PLANTS WITHIN THE LIMITS OF DISTURBANCE
SHALL BE PROTECTED.

REMOVE EXISTING BRICK
REPLACE WITH CLAY BRICK PAVERS
'CHEVY CHASE VILLAGE PATTERN'
STA. 4+97 TO STA. 5+02
SEE DETAIL (SHEET 12 OF 12)

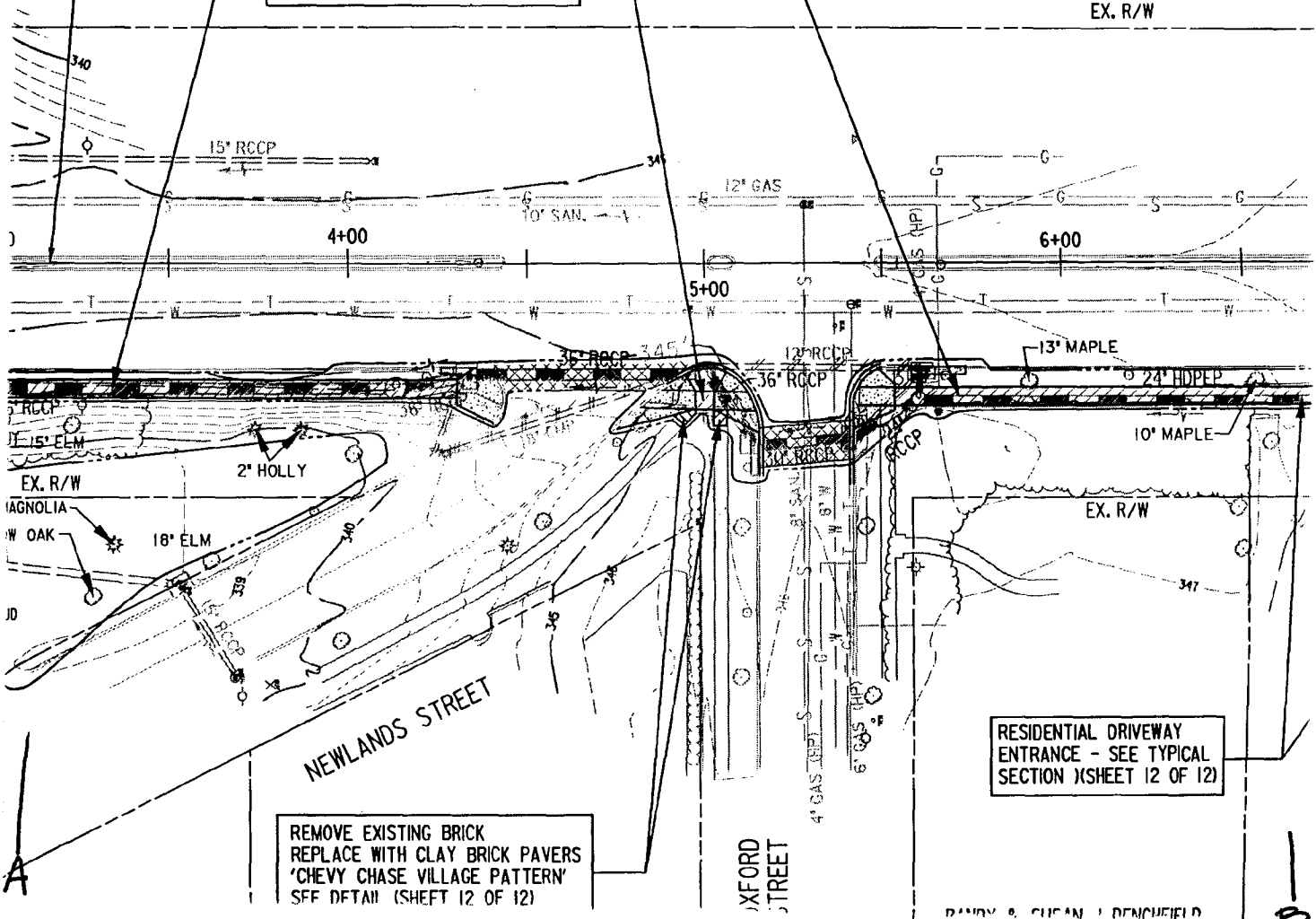
REMOVE
STREET
CONNECTION
BETWEEN
PRIMROSE

CHEVY CHASE CLUB, INC.
#6100 CONNECTICUT AVE.

CONSTRUCTION

REMOVE EXISTING BRICK
REPLACE WITH CLAY BRICK PAVERS
'CHEVY CHASE VILLAGE PATTERN'
STA. 0+83 TO STA. 4+30
SEE DETAIL (SHEET 12 OF 12)

REMOVE EXISTING BRICK
REPLACE WITH CLAY BRICK PAVERS
'CHEVY CHASE VILLAGE PATTERN'
STA. 5+54 TO STA. 8+63
SEE DETAIL (SHEET 12 OF 12)



REMOVE EXISTING BRICK
REPLACE WITH CLAY BRICK PAVERS
'CHEVY CHASE VILLAGE PATTERN'
SEE DETAIL (SHEET 12 OF 12)

RESIDENTIAL DRIVEWAY
ENTRANCE - SEE TYPICAL
SECTION (SHEET 12 OF 12)

10

B
1

REMOVE AND REPLACE ALL EXISTING STREET TREES ALONG EAST SIDE OF CONNECTICUT AVENUE (MD 185) BETWEEN NEWLANDS STREET AND RIMROSE STREET

REMOVE AND REPLACE IN KIND LANDSCAPING AND FENCING IN FRONT OF #6403 CONNECTICUT AVENUE

PROPOSED CONCRETE CURB AND GUTTER

EXISTING STORM DRAIN

EXISTING STORM DRAIN (TO BE ABANDONED)

EXISTING SANITARY SEWER

EXISTING UNDERGROUND TELEPHONE

EXISTING UNDERGROUND ELECTRIC

EXISTING WATER

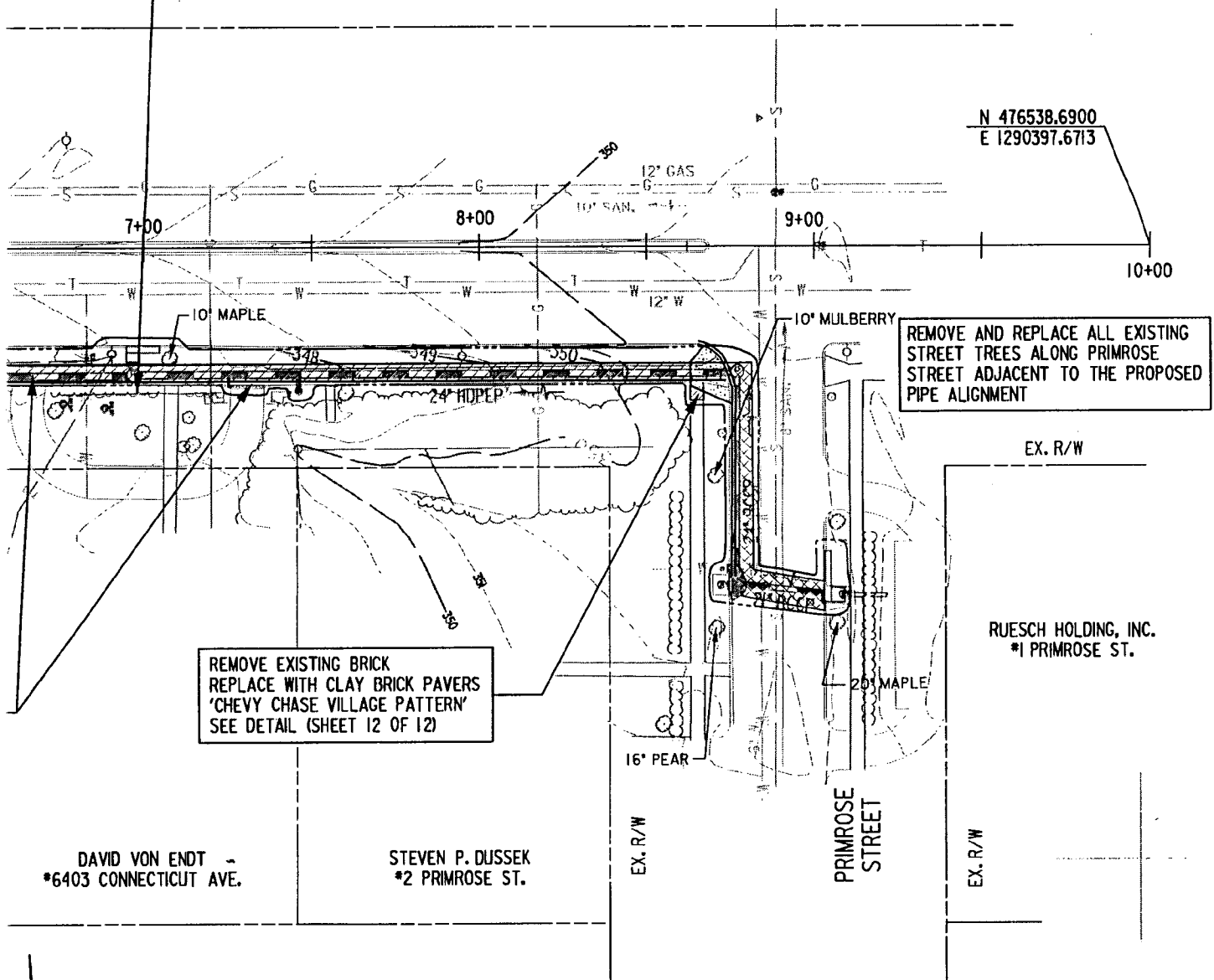
EXISTING GAS

EXISTING CONTOUR

PROPOSED CONTOUR

LIMITS OF 100-YEAR FLOODPLAIN (FROM PREVIOUS STUDY - W.S. EL. = 324.05)

LIMITS OF DISTURBANCE



REMOVE AND REPLACE ALL EXISTING STREET TREES ALONG PRIMROSE STREET ADJACENT TO THE PROPOSED PIPE ALIGNMENT

REMOVE EXISTING BRICK
REPLACE WITH CLAY BRICK PAVERS
'CHEVY CHASE VILLAGE PATTERN'
SEE DETAIL (SHEET 12 OF 12)

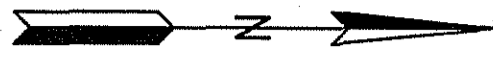
DAVID VON ENDT
#6403 CONNECTICUT AVE.

STEVEN P. DUSSEK
#2 PRIMROSE ST.

RUESCH HOLDING, INC.
#1 PRIMROSE ST.

B
1

11



LEGEND

- PROPOSED STORM DRAIN
- PROPOSED RIPRAP
- REPLACE EXISTING BRICK SIDEWALK WITH CONCRETE PAVERS
- REPLACE EXISTING PAVEMENT WITH PROPOSED BITUMINOUS PAVEMENT
- PROPOSED CONCRETE HANDICAPPED ACCESS RAMP
- PROPOSED CONCRETE CURB AND GUTTER
- EXISTING STORM DRAIN
- EXISTING STORM DRAIN (TO BE ABANDONED)
- EXISTING SANITARY SEWER
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING WATER
- EXISTING GAS
- EXISTING CONTOUR
- PROPOSED CONTOUR
- LIMITS OF 100-YEAR FLOODPLAIN (FROM PREVIOUS STUDY - W.S. E.L. = 324.05)
- LIMITS OF DISTURBANCE

NOTE:
NO WORK WILL BE ALLOWED OUTSIDE THE LIMITS OF DISTURBANCE IN THE 'DELL NATURE AREA' (CHEVY CHASE COUNTRY CLUB). ALL TREES, SHRUBS AND FLOWERS OUTSIDE THE LIMITS OF DISTURBANCE ARE TO BE PRESERVED.

REMOVE EXISTING BRICK
REPLACE WITH CLAY BRICK PAVERS
'CHEVY CHASE VILLAGE PATTERN'
STA. 4+97 TO STA. 5+02
SEE DETAIL (SHEET 12 OF 12)

REMOVE AND REPLACE ALL EXISTING
STREET TREES ALONG EAST SIDE OF
CONNECTICUT AVENUE (MD 185)
BETWEEN NEWLANDS STREET AND
PRIMROSE STREET

REMOVE AND REPLACE IN KIND
LANDSCAPING AND FENCING
IN FRONT OF #6403 CONNECTICUT
AVENUE

REMOVE EXISTING BRICK
REPLACE WITH CLAY BRICK PAVERS
'CHEVY CHASE VILLAGE PATTERN'
STA. 5+54 TO STA. 8+63
SEE DETAIL (SHEET 12 OF 12)

REMOVE EXISTING BRICK
REPLACE WITH CLAY BRICK PAVERS
'CHEVY CHASE VILLAGE PATTERN'
STA. 0+83 TO STA. 4+30
SEE DETAIL (SHEET 12 OF 12)

REMOVE AND REPLACE ALL EXISTING
STREET TREES ALONG PRIMROSE
STREET ADJACENT TO THE PROPOSED
PIPE ALIGNMENT

REMOVE AND REPLACE ALL EXISTING
TREES IN THE NEWLANDS PARK
AREA WITHIN THE L.O.D.

NO PROPERTY OWNER
INFORMATION AVAILABLE

REMOVE EXISTING BRICK
REPLACE WITH CLAY BRICK PAVERS
'CHEVY CHASE VILLAGE PATTERN'
SEE DETAIL (SHEET 12 OF 12)

RESIDENTIAL DRIVEWAY
ENTRANCE - SEE TYPICAL
SECTION (SHEET 12 OF 12)

REMOVE EXISTING BRICK
REPLACE WITH CLAY BRICK PAVERS
'CHEVY CHASE VILLAGE PATTERN'
SEE DETAIL (SHEET 12 OF 12)

DANE H. BUTSWINKAS
MEGAN E. RUPP
#3 NEWLANDS ST.

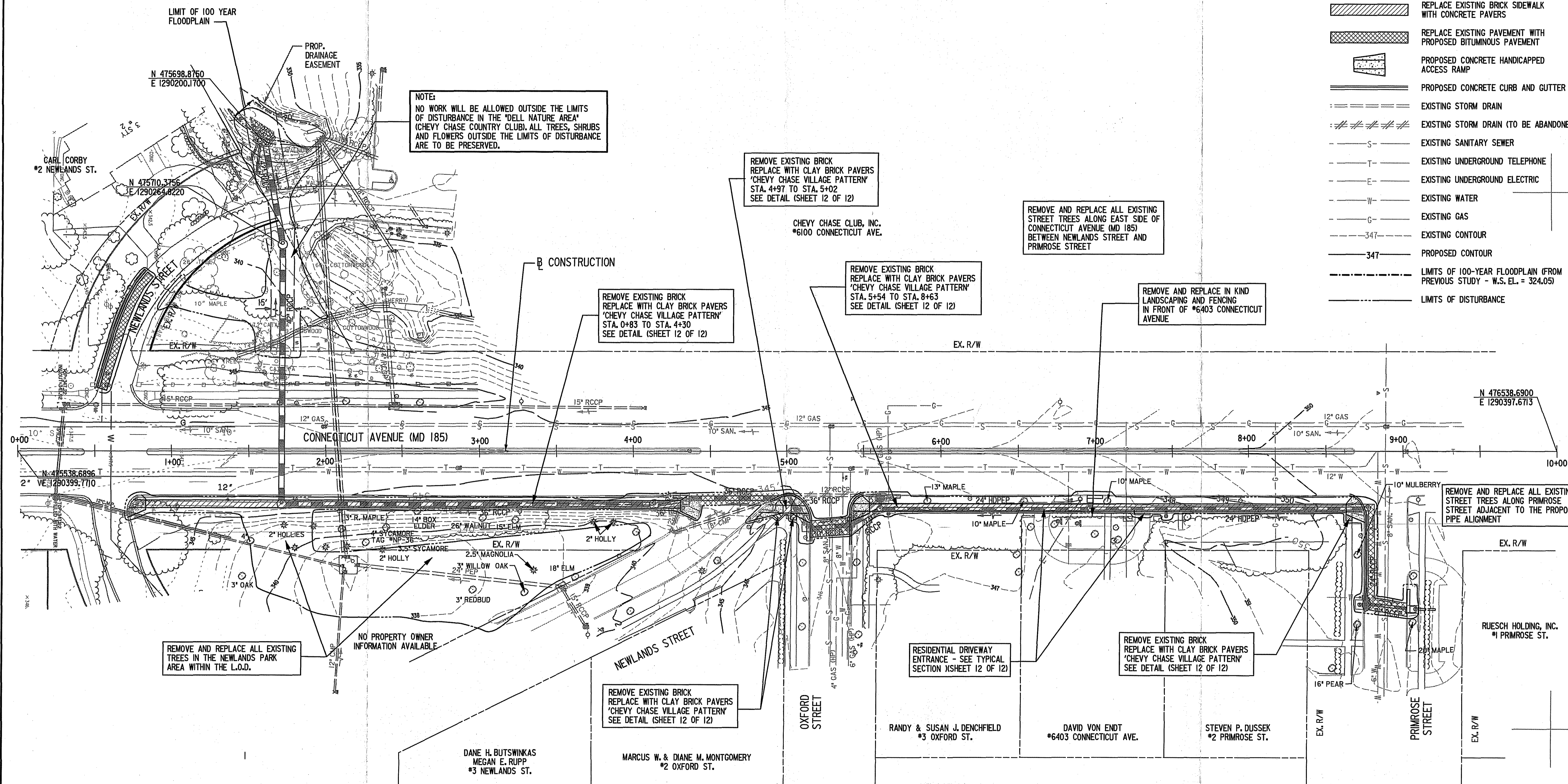
MARCUS W. & DIANE M. MONTGOMERY
#2 OXFORD ST.

RANDY & SUSAN J. DENCHFIELD
#3 OXFORD ST.

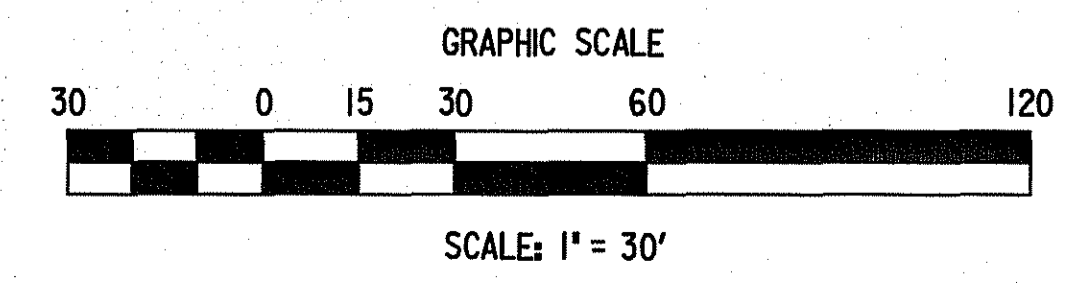
DAVID VON ENDT
#6403 CONNECTICUT AVE.

STEVEN P. DUSSEK
#2 PRIMROSE ST.

RUESCH HOLDING, INC.
#1 PRIMROSE ST.



FILE: m:\p\p\m\8\1\001\p\l\m\dgn
DATE: 23 APR 2001



JMT
JOHNSON, MIRMIRAN & THOMPSON
Engineering A Brighter Future
72 Loveton Circle Baltimore, Maryland 21152-0949

NO.	REVISION	DATE	BY

MONTGOMERY COUNTY
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
ROCKVILLE, MARYLAND

RECOMMENDED FOR APPROVAL _____ Date _____
Chief, Design Section

APPROVED _____ Date _____
Chief, Division of Engineering Services

Designed by: _____ Drawn by: _____ Checked by: _____

LANDSCAPE PLAN
PRIMROSE STREET STORM DRAIN

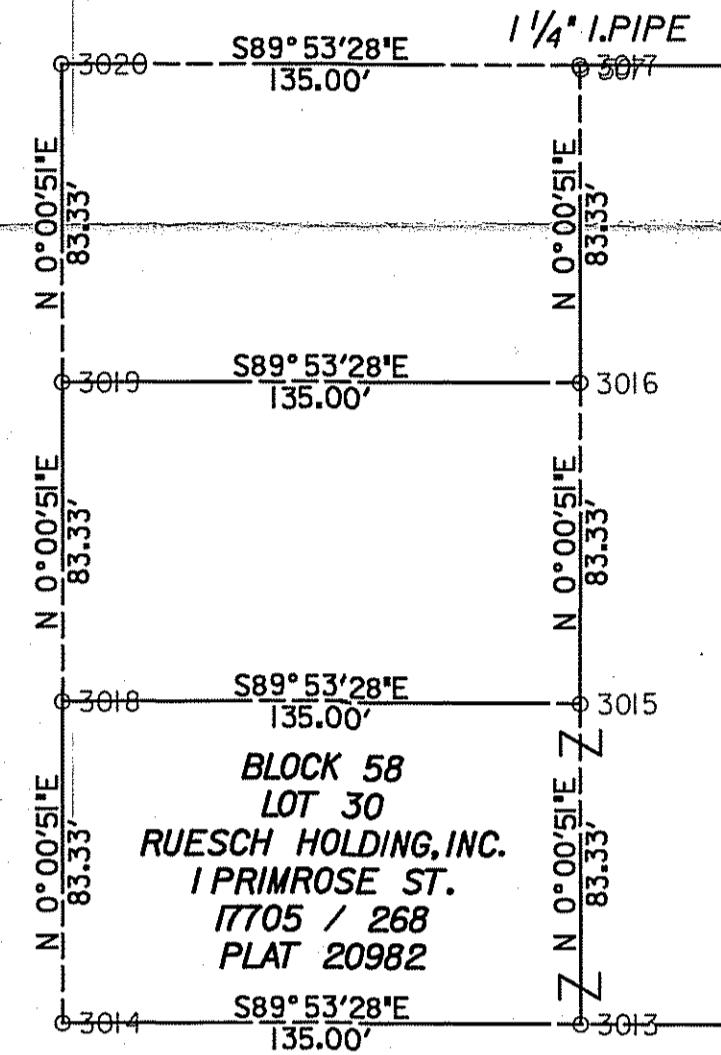
Project No.: 500001 SHEET 10 of 21

METES AND BOUNDS WORKSHEET
PRIMROSE STREET AT CONNECTICUT AVENUE
STORM DRAIN DESIGN PROJECT

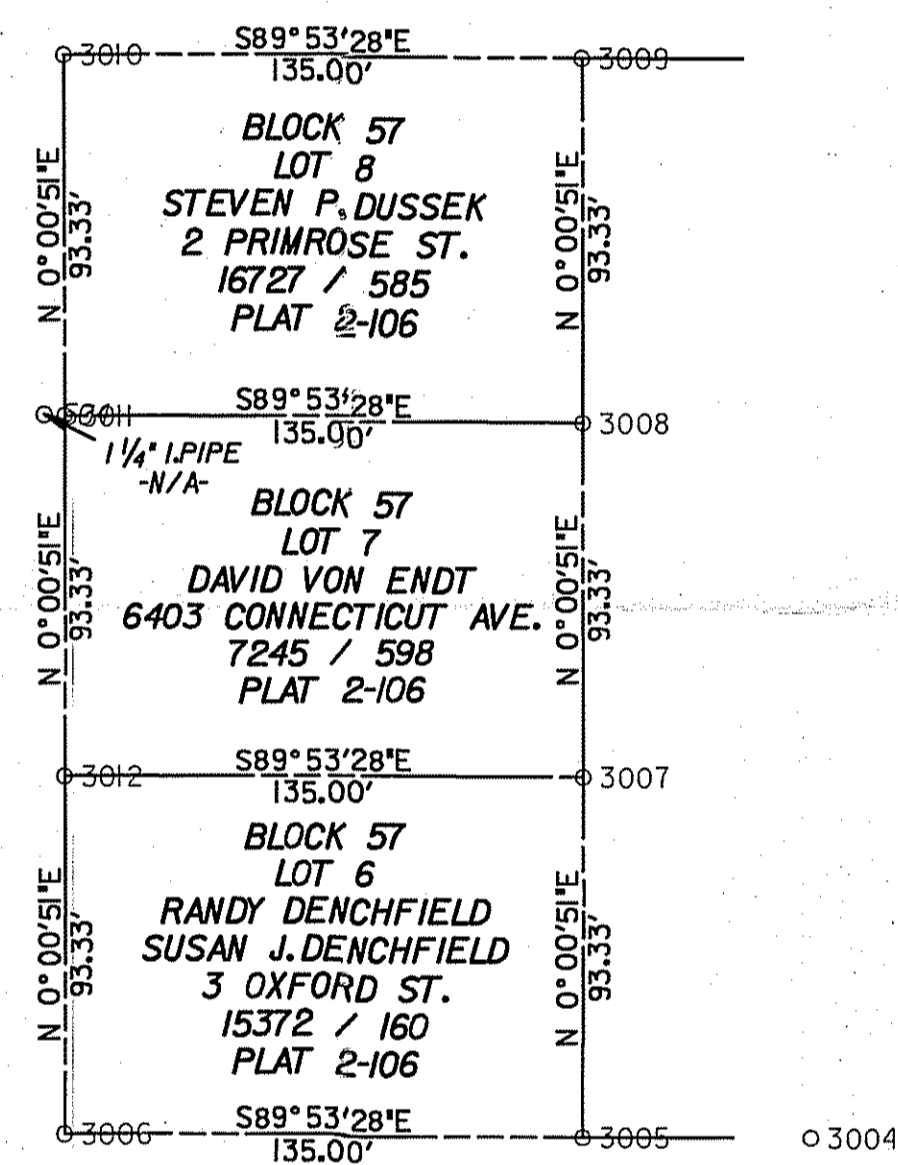
MONTGOMERY COUNTY, MARYLAND
 JMT JOB NO. 399229.02 LATEST PLOT DATE: 6-20-00
 MICROCOGO: 99 229 02 M:\PRIM_SU\MANDB.DGN
 DRAWN BY: JDD SCALE: 1" = 50'



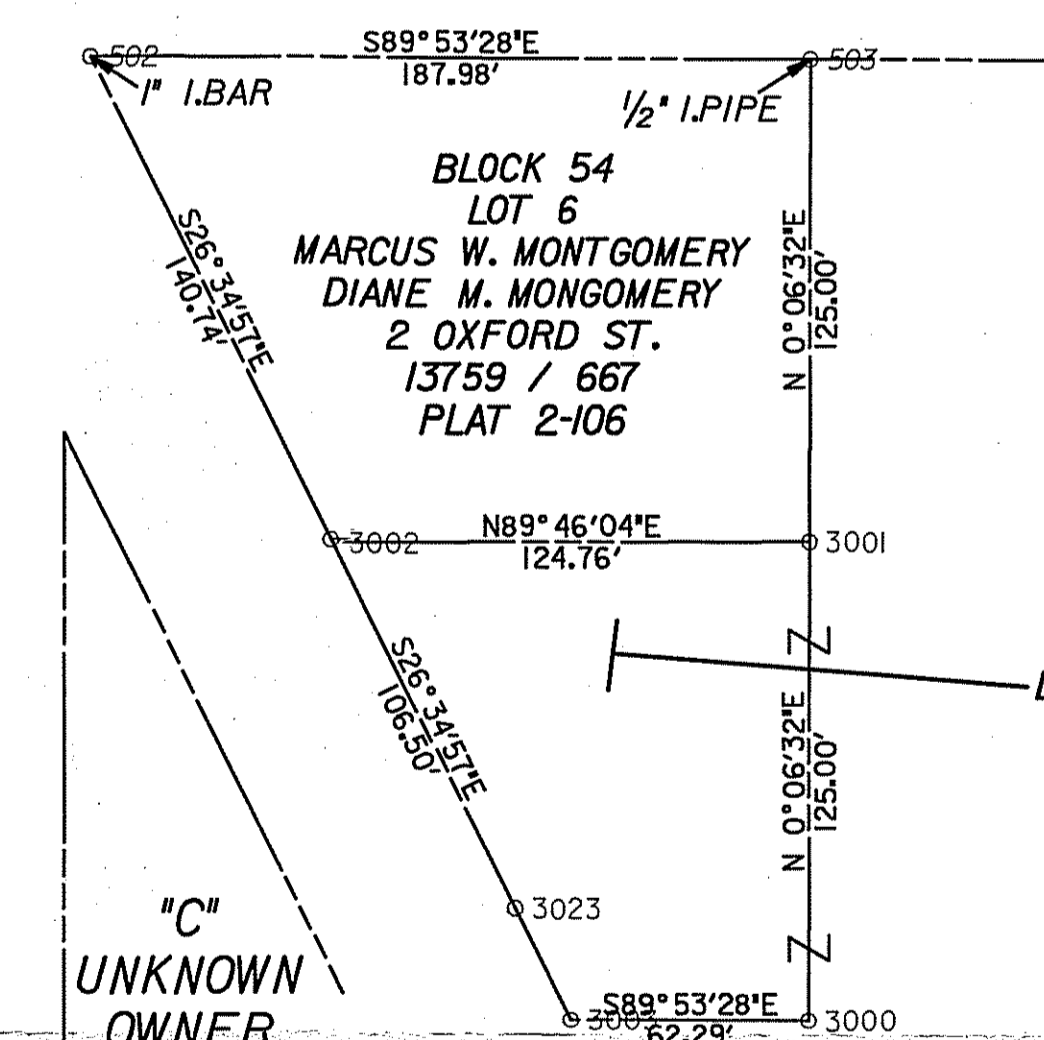
QUINCY STREET (60' WIDE)



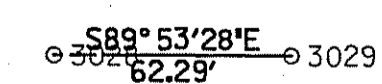
PRIMROSE STREET (100' WIDE)



OXFORD STREET (60' WIDE)



NEWLANDS STREET (100' WIDE)



PARCEL N390
 CHEVY CHASE CLUB, INC.
 6100 CONNECTICUT AVE.
 PLAT NO. 20566

PARCEL N446 ('B')
 CHEVY CHASE VILLAGE
 6100 CONNECTICUT AVE.
 10053 / 751
 PLAT 2-106

LOT II
 CORBY
 11147 / 618
 CHEVY CHASE VILLAGE-LOT II
 2 WEST NEWLANDS ST
 11147 / 618

LOT 12
 SMITH
 18702 / 224
 "CHEVY CHASE VILLAGE"
 1 WEST MELROSE ST
 18702 / 224 (PLAT: 20823)

CONC. MON. 506

3022

Δ 202

CONC. MON. 0.10' INSIDE R/W 505

Δ 7

Δ 4

CONNECTICUT AVE. (130' WIDE)

Δ 20

2 A 2 TRAV PT 2

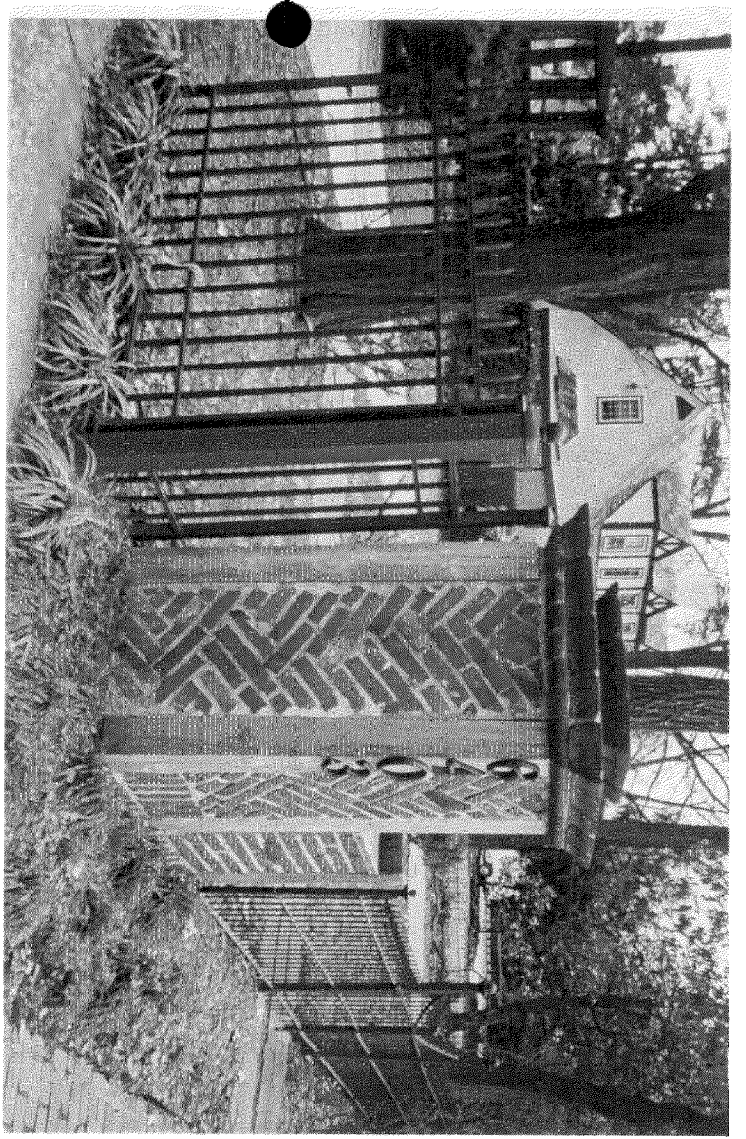
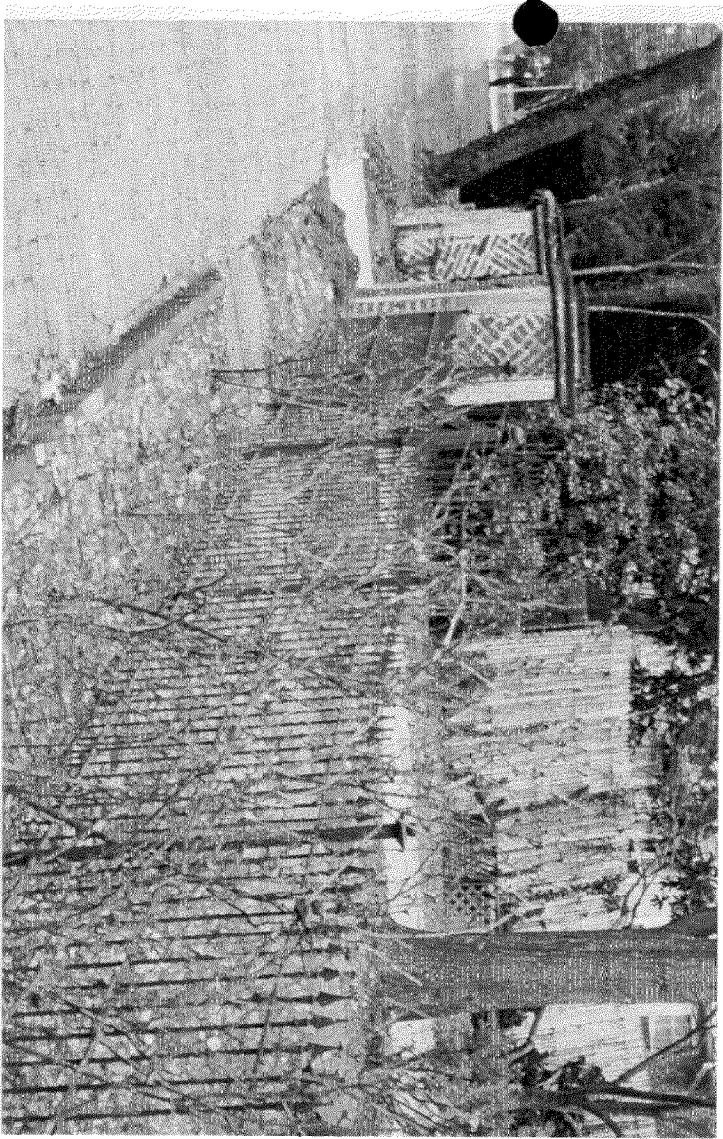
CONC. MON. 501

3027
 3038
 3024

Δ 1

Δ 1

Δ 1



Brick columns, wrought iron fence and gates to be removed and replaced in kind



.street trees along MD 355/Connecticut Avenue

