

23/05-09C NORTH ST. BROOKVILLE



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 4/26/07

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

FROM: Michele Oaks, Planner Coordinator 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #449785, Park Installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approve with Condition** at the April 25, 2007 meeting. The condition of approval was:

The applicant will work with the HPC staff to develop a modified design for the park's perimeter, which incorporates foliage and/or fencing, which will blend in with the existing wooded landscape.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITION AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Town of Brookeville (Richard Kirby, Agent)

Address: Brookeville Schoolhouse, North Street (Brookeville Historic District)

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.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240 777-6376

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

449785

APPLICATION FOR
HISTORIC AREA WORK PERMIT

15200 BARNESVILLE Rd

Contact Person: PHILIPPO KWAT

Daytime Phone No.: 301-758-0477

Tax Account No.: N/A

Name of Property Owner: Town of Brookline Daytime Phone No.: _____

Address: PO Box 67 Brookline 20833
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Melanny Kirby Daytime Phone No.: 301-370-0660

LOCATION OF BUILDING/PREMISE

House Number: SCHOOLHOUSE Street: NORTH ST.

Town/City: Brookline Nearest Cross Street: MARKET

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: A, B, C & D

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: OPTIONAL BUILT WARDING / INTERMITTENT SIGNAGE

1B. Construction cost estimate: \$ TBD

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

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 4' +/- TBD

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]
Signature of owner or authorized agent
4-9-07
Date

Approved: X W/CONDITION for Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 4/20/07

Application/Permit No.: 449785 Date Filed: _____ Date Issued: _____





CAPLEN... 1550... 2000...

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

449785

15200 BARNESVILLE Rd

Contact Person: RICHARD MUMFORD
Daytime Phone No.: 301-758-0477

Tax Account No.: N/A
Name of Property Owner: Town of Brookeville
Address: PO Box 67 Brookeville MD 20833
Contractor:
Contractor Registration No.:
Agent for Owner: MURRAY KIRBY Daytime Phone No.: 301-370-0660

LOCATION OF BUILDING/PREMISE

House Number: 500 HOUSE Street: NORTH ST.
Town/City: BROOKESVILLE Nearest Cross Street: MARKET
Lot: Block: Subdivision:
Liber: Folio: Parcel: A, B, C & D

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 [x] Fence/Wall (complete Section 4) [] Other: SPECIAL BUILT WARDING / INTERMEDIATE SIGNAGE
1B. Construction cost estimate: \$ TBD
1C. If this is a revision of a previously approved active permit, see Permit #

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 4' +/- TBD
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[] 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 owner or authorized agent: [Signature] Date: 4-9-01

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: Date Filed: Date Issued:

**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:

(SEE SUPPLEMENT)

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

(SEE SUPPLEMENT)

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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

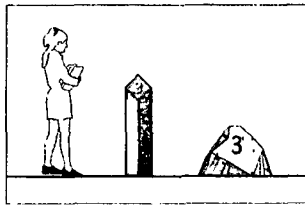
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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.

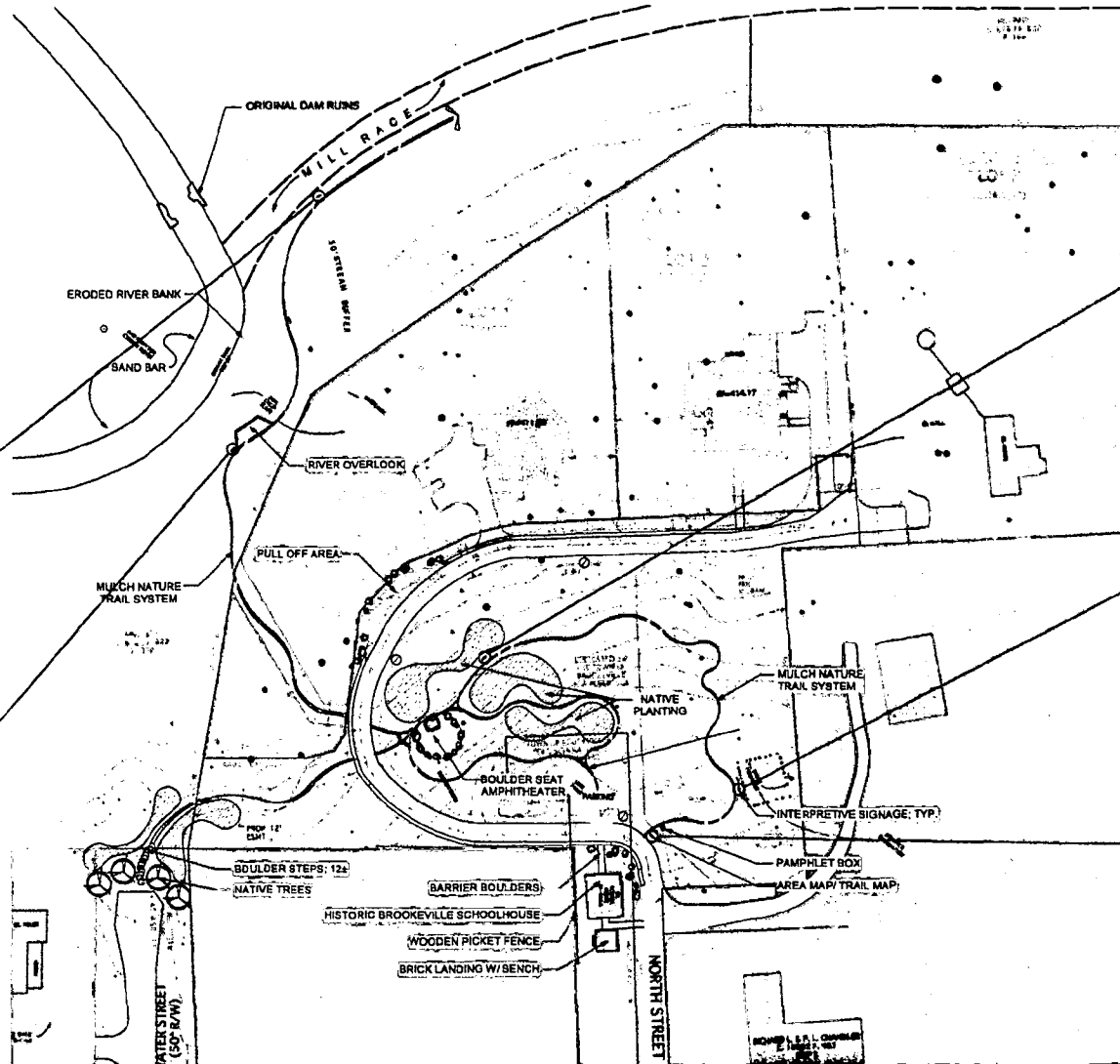
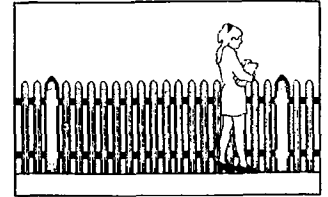
Educational Pamphlet Markers



Marker References:

- Stream Morphology
- Forest Cycles
- Tulip Poplar
- Oak
- Dogwood
- Maple
- Spice Bush
- Witch Hazel
- Christmas Fern
- Etc...

Wooden Picket Fence



Mill Race

○ _____
○ _____
○ _____
○ _____

Brookeville Nature Trail

Native Plants

○ _____
○ _____
○ _____
○ _____

Brookeville Nature Trail

Cemetery

○ _____
○ _____
○ _____
○ _____

Brookeville Nature Trail

Powers' Woods Park

○ _____
○ _____
○ _____
○ _____

Brookeville Nature Trail

Trail Map

Brookeville Nature Trail

SLATER ASSOCIATES, INC.
 5560 Sterrett Pl., Suite 302
 Columbia, MD 21044
 410.992.0212 - fax
 410.992.0061 - phone
 www.slaterassociates.com
 Landscape Architecture Site Planning Land Planning

Concept Plan: Powers' Woods Park

Historic Brookeville, Maryland

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

APPROVED
 Montgomery County
 Historic Preservation Commission

Michelle Cook
 4/20/07

March 12, 2007
 0 15 30 45 75

Subj: HAWP Description / Page 2 Supplement
Date: 4/3/2007 5:29:15 P.M. Eastern Daylight Time
From: HousingArt
To: rsallan@comcast.net, cscanlon@davisconst.com
CC: acierno@dtm.ciw.edu

Gentlemen:

The following shall confirm the description of work to be performed under the HAWP application to be filed on behalf of the Town. This email will supplement the application.

Regards,
Richard Kirby
301-370-0660(m)

Town of Brookeville HAWP Application
April 4, 2007

WRITTEN DESCRIPTION OF PROJECT

1a. Description of Existing Structure/s and environmental setting, including their historical features and significance:

The property is the site of the recently restored 1860's Brookeville Schoolhouse, one of the few remaining schools from that era of the Montgomery County public school system. The restoration of the schoolhouse has been assisted in part by grants from the Montgomery County HPC and Open Space Program funds. The wooded backdrop along North Street is comprised of land recently acquired by the Town to be enhanced as a park, which includes the foundation ruins of an old Methodist Episcopal Church. The church remains site has previously been the subject of an archaeological "dig" and survey project conducted by the County's archaeological staff and volunteers at the Town's behest. Beyond this land is the Thomas Millrace, which is proposed to be connected to the site with a wood chip path. The Town is completing a signage and millrace clearing project assisted by an HPC grant and supplemented by the work of the Montgomery County Conservation Corps. The 1990's Teal residence, the 1880's Farquhar Residence and two new lots created by the Powers' Woods subdivision border this setting.

1b. General Description of project and its effect on the historic resources(s), the environmental setting, and where applicable, the historic district:

The Town views the schoolhouse and its natural setting now including the addition of park space adjoining the existing Reddy Branch Stream Valley Park as a logical focus for self-directed history and nature walks as well as more formal Heritage Days events. These uses would be facilitated and enhanced by the erection of a modest 4' high wood fence of appropriate simplicity and still to be determined length that would be used to screen an adjoining anchor chain link fence on private property. Other features to be added would include suitable benches, various plantings, and a small "amphitheater" created from on-site boulders for informal gatherings for storytelling, history discussions, tours, etc. Wood chip pathways and trails connecting the schoolhouse area to the Thomas Millrace and ruins and additional plantings of native species would add to the overall historic setting. Interpretive signage would also be located at key spots.

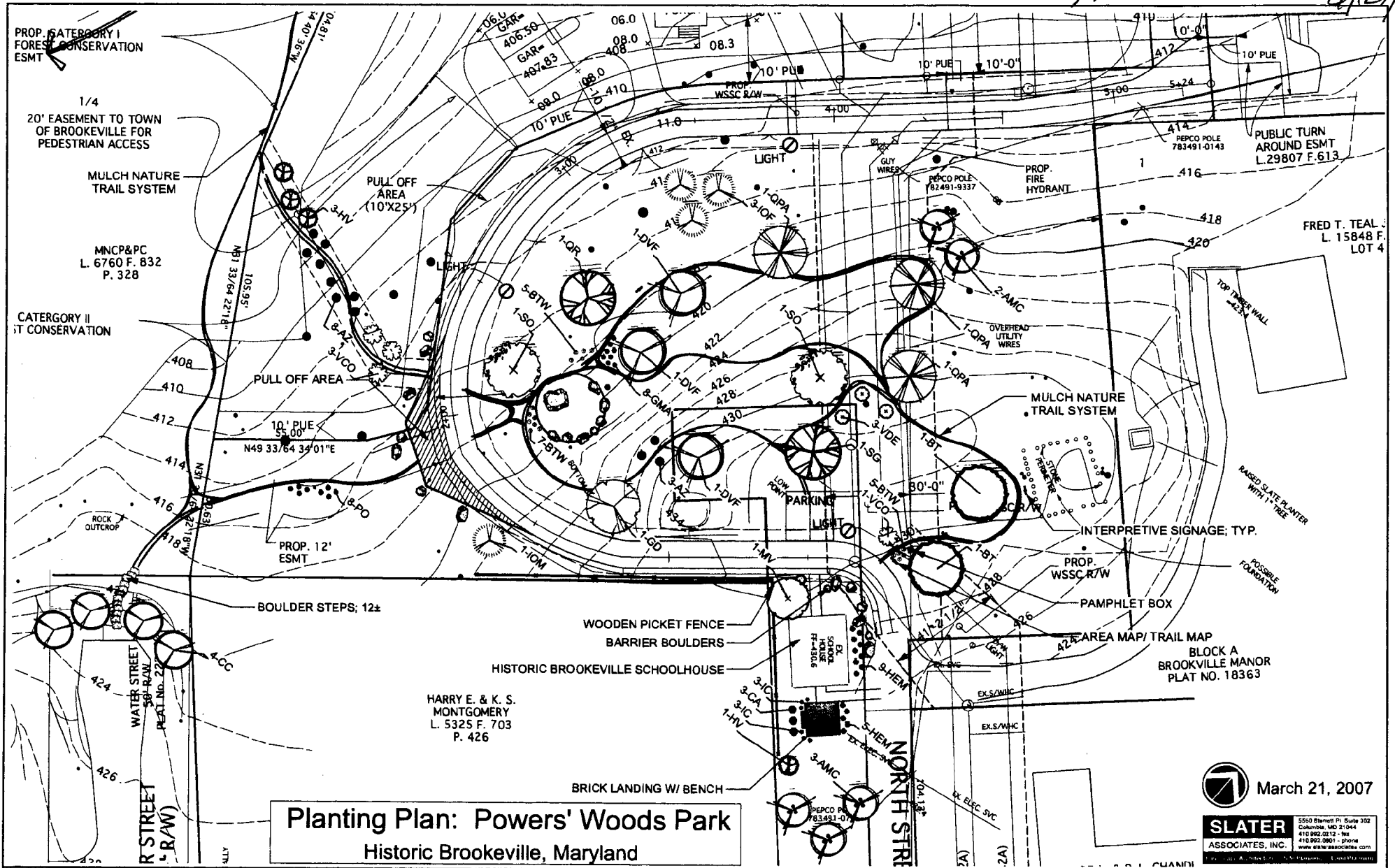
See what's free at AOL.com.

Tuesday, April 03, 2007 AOL: HousingArt

This project must be constructed as shown on approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

APPROVED
Montgomery County
Historic Preservation Commission

Michael... 4/22/07



Planting Plan: Powers' Woods Park
Historic Brookeville, Maryland

March 21, 2007
SLATER ASSOCIATES, INC.
3550 Barnett Pl. Suite 302
Columbia, MD 21044
410.882.0212 - fax
410.882.0801 - phone
www.slaterassociates.com

Plant List				
Qty	Symbol	Botanical Name	Common Name	Scheduled Size
Trees				
5	AMC	Amelanchier canadensis	Canadian Serviceberry	6-7' hgt.
4	CC	Cercis canadensis	Eastern Redbud	8-10' hgt.
3	DVF	Diospyros virginiana	American persimmon	2 1/2- 3" cal., 12-14' hgt.
1	GD	Gymnocladus dioicus	Kentucky coffeetree	2 1/2- 3" cal., 12-14' hgt.
3	IOF	Ilex opaca (Female)	American Holly	6-7' hgt.
1	IOM	Ilex opaca (Male)	American Holly	6-7' hgt.
1	SG	Liquidambar styraciflua	Sweet Gum	2 1/2- 3" cal., 12-14' hgt.
1	MV	Magnolia virginiana	Sweetbay Magnolia	8-10' hgt.
2	BT	Nyssa sylvatica	Black Gum	2 1/2- 3" cal., 12-14' hgt.
2	SO	Quercus imbricaria	Shingle Oak	2 1/2- 3" cal., 12-14' hgt.
3	QPA	Quercus palustris	Pin Oak	3 1/2- 4" cal., 14-16' hgt.
1	QR	Quercus rubra	Red Oak	2 1/2- 3" cal., 12-14' hgt.
Shrubs				
3	CA	Clethra alnifolia	Summersweet Clethra	18-24"
4	HV	Hamamelis virginiana	Common Witchhazel	5-6'
11	AZ	Rhododendron periclymenoides	Pinkster Azalea	18-24"
4	VCO	Vaccinium corymbosum	Highbush blueberry	5-6'
3	VDE	Viburnum dentatum	Arrowwood	24-36" B&B
Perennials				
17	BTW	Asclepias tuberosa	Butterfly Milkweed	1 gal. cont.
8	GMA	Geranium maculatum	Wild Geranium	1 gal. cont.
14	HEM	Hemerocallis fulva	Native Daylily	1 gal. cont.
6	IC	Iris cristata	Crested Iris	1 gal. cont.
8	PO	Polygonatum odoratum	Solomon's-seal	1 gal. cont.

Plant List: Powers' Woods Park
Historic Brookeville, Maryland

March 21, 2007

SLATER
ASSOCIATES, INC.
5560 Sterrett Pl. Suite 302
Columbia, MD 21044
410.992.0212 - fax
410.992.0001 - phone
www.slaterassociates.com
Landscape Architecture - Site Planning - Land Planning

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	Brookeville Schoolhouse North Street, Brookeville	Meeting Date:	04/25/07
Resource:	Outstanding Resource Brookeville Historic District	Report Date:	04/18/07
Applicant:	Town of Brookeville (Richard Kirby, AIA)	Public Notice:	04/11/07
Review:	HAWP	Tax Credit:	N/A
Case Number:	23/65-07C	Staff:	Michele Oaks

PROPOSAL: Park Installation**RECOMMENDATION:** Approve with condition**RECOMMENDATION:**

Staff recommends that the Commission approve this Historic Area Work Permit with the condition that:

The applicant will work with the HPC staff to develop a modified design for the park's perimeter, which incorporates foliage and/or fencing which will blend in with the existing wooded landscape.

HISTORIC CONTEXT

Richard Thomas founded the community of Brookeville in 1794 by on land his wife Deborah Brooke Thomas inherited from grandfather James Brooke. Brooke was an influential Quaker settler and major landholder in Montgomery County. Thomas laid out 56 quarter-acre lots sited along two major streets and two side streets. The majority of houses in the historic district date from the 1800s with several Federal style buildings that were built in the early 1800s.

Quickly growing as a bustling market town, Brookeville had two mills, a tanning yard, stores, a post office, and two schools. During the early 1800s, Brookeville was a center for commerce and education serving the surrounding, largely agricultural area. The Brookeville Academy was a regionally prominent center of learning, which attracted students from Baltimore, Washington, and Frederick.

Brookeville is a Master Plan and National Register Historic District.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Brookeville Historic District
 DATE: 1860's
 STYLE: Vernacular

The subject lot is located at the north of the Georgia Avenue/ Brighton Dam Road intersection within the historic district. The property is the site of the recently restored 1860's Brookeville schoolhouse and contains many mature trees. Flanked to the North is the recent north street subdivision approved by the HPC for two, new houses adjacent to the c1880 two-story frame, three bay home identified today as the Farquhar Residence. East of the property is the collection homes which were built as part of a 1990's subdivision.

PROPOSAL:

The applicant proposes to change the existing property by constructing a public park, which will adjoin the existing M-NCPPC Reddy Branch Stream Valley Park. The features proposed are:

1. A boulder seat amphitheater
2. A mulch nature trail system with markers identifying species of plants and trees
3. Installation of signage to include historic interpretation of the cemetery, millrace, and park, as well as information about the trails and the native plants.
4. The installation of a pamphlet box
5. The installation of a brick landing with seating area in front of schoolhouse to provide an area for visitor reflection
6. A small, gravel, vehicle pull off area at the northwestern corner of the loop road
7. Boulder steps at the southern corner of the property to provide local pedestrian access to the park
8. The installation of a gravel parking lot north of the schoolhouse to provide for external, visitor and school bus parking
9. The installation of a painted wood, 4' high picket fence along the western property lines near the schoolhouse.

APPLICABLE GUIDELINES:

When reviewing alterations and additions to outstanding resources within the Brookeville *Master Plan* Historic District two documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *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.

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 Guidelines 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, spaces and spatial relationships that characterize a property will be avoided.
- #3 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- #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 proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION:

Presenting this park design is very exciting for the Town of Brookeville, as they have been working for several years trying to make it come into fruition. The restoration of the schoolhouse, which was assisted through HPC and Program Open Space funds, is complete. The archaeological dig and survey project conducted by the County's archaeological staff and volunteers has wrapped up and the Town is currently in the final stages of completing the signage and millrace clearing project assisted by an HPC grant and supplemented by the work of the Montgomery County and the Conservation Corps. The land on which the park is to reside has been recently dedicated to the Town, which was the final piece of the puzzle.

The proposed park retains the rustic "woody" character of the property while providing a much-

needed gathering space for the Town. Staff's only concern is the proposed use of the 4' high picket fence along the western property lines near the schoolhouse. The applicants wish to install a picket fence of this height to cover the neighbors existing chain link fence. The utilization of such a strong landscape detail in such a natural environment might cause the opposite effect and draw your eye more to this feature rather than away from it. Staff would recommend the opposite design approach. A chain link fence by nature is very transparent; utilizing plantings in front of it, especially quick growing natives would hide it from view. Therefore, we are recommending that the applicant work with us to design an alternative-planting plan to replace the proposed picket fence.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with condition** the HAWP application 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 to Historic Preservation Commission (HPC) staff for review and stamping, if applicable** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

Subj: **HAWP Description / Page 2 Supplement**
 Date: 4/3/2007 5:29:15 P.M. Eastern Daylight Time
 From: HousingArt
 To: rsallan@comcast.net, cscanlon@davisconst.com
 CC: acierno@dtm.ciw.edu

Gentlemen:

The following shall confirm the description of work to be performed under the HAWP application to be filed on behalf of the Town. This email will supplement the application.

Regards,
 Richard Kirby
 301-370-0660(m)

Town of Brookeville HAWP Application
 April 4, 2007

WRITTEN DESCRIPTION OF PROJECT

1a. Description of Existing Structure/s and environmental setting, including their historical features and significance:

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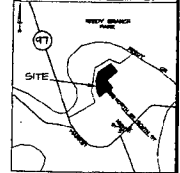
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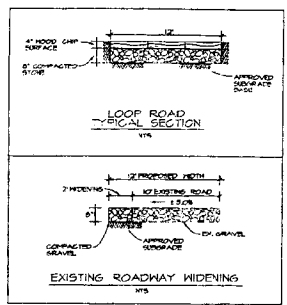
See what's free at AOL.com.

GENERAL NOTES

- THE SUBJECT PROPERTY IS SHOWN AS PARCELS P.260 AND P.262 ON TAX MAPS AS TO THE TOTAL SITE AREA IS 2.97 AC.
- EXISTING ZONING IS IN THE CITY OF BROCKEVILLE.
- BOUNDARY INFORMATION IS FROM A BOUNDARY SURVEY PREPARED BY A.E.A. ASSOCIATES DATED FEBRUARY 2, 2004.
- TOPOGRAPHIC INFORMATION IS FROM FIELD SURVEY PREPARED BY A.E.A. ASSOCIATES DATED FEBRUARY 2, 2004. THE CONTIGUOUS INTERVAL IS 2 FEET AND ADEQUATE TOPOGRAPHY IS SHOWN. NEIGHBORING LOT OR PARCELS ARE SHOWN.
- THERE ARE NO HAZARDOUS WASTE SITES OR METLANDS ON THIS SITE.
- THERE IS NO 100 YEAR FLOODPLAIN ON THIS SITE.
- EXISTING TREES WITH A DBH OF 8" AND GREATER HAVE BEEN FIELD MEASURED IN THE PROPOSED DRIVEWAY AREA OF LOTS 1 & 2.
- THE WETLANDS HAS BEEN IDENTIFIED OCTOBER 1, 2004.
- ACCORDING TO THE LOGICAL ROAD & INDEX OF HISTORICAL SITES IN BROCKEVILLE, GEORGIA THIS PROPERTY IS LOCATED IN THE TOWN OF BROCKEVILLE.
- THE USE OF THESE THE MAILING WETLANDS WHICH IS A USE CLASS 1/1/1/2.
- CURRENT OWNER: RICHARD T. KIRBY.
- THERE IS ONE EXISTING STABLE FAMILY HOME TO REMAIN AND 2 PROPOSED SINGLE FAMILY HOMES.
- DEVELOPMENT STANDARDS:
 - MINIMUM LOT AREA: 3,000 SQ. FT.
 - MINIMUM SETBACKS:
 - FRONT: 25 FT.
 - REAR: 10 FT.
 - SIDE: 5 FT.
- THE EXISTING PRIVATE WELL AND SEPTIC NO LONGER SERVE THE EXISTING HOUSE. A NEW PRIVATE WELL AND SEPTIC SYSTEM SHALL BE PROVIDED BY THE PROPOSED HOMEOWNER. A SEWER LIFT STATION SHALL BE PROVIDED TO SERVE THE PROPOSED HOMEOWNER. THE SEWER LIFT STATION SHALL BE PROVIDED BY THE PROPOSED HOMEOWNER.
- EXISTING WATER AND SEWER LATERALS IS SHOWN ON THIS PLAN.
- THIS PROJECT SHALL BE DEVELOPED IN ONE PHASE.
- PER LOCAL ORDINANCE AND H&M, ARE THE FIELD CITY ENGINEER THAT WILL PROVIDE SERVICE TO THIS SITE.

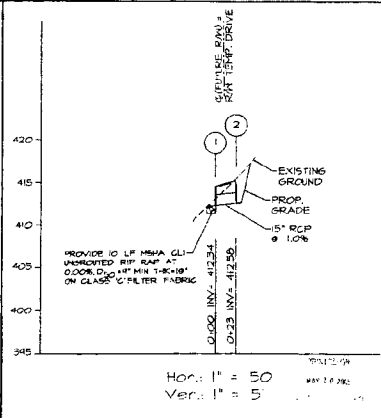
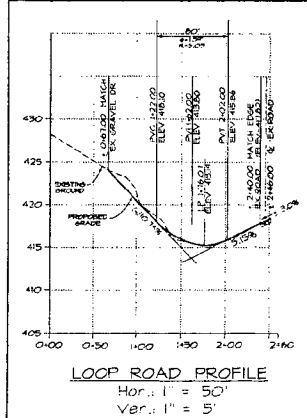


VICINITY MAP
SCALE 1"=2000'



NO.	STANDARD	TYPE	CDN	TOP OF WALL	INV. OF PIPE	AMERICAN	REMARKS
1	NO. 12	CONCRETE	12.50	412.50	412.50		12" x 12"
2	NO. 12	CONCRETE	12.50	412.50	412.50		12" x 12"

TYPE	SIZE	GRADE	LENGTH	CONCRETE
12"	RCP	V	33'	



OWNER/DEVELOPER
 RICHARD T. KIRBY
 14515 PARTNERSHIP ROAD
 POOLESVILLE, MD 20637
 301-448-2414

SITE PLAN APPROVAL
 CHAIRMAN
 TOWN OF BROCKEVILLE
 PLANNING COMMISSION

OWNER / SURVEYOR CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARY IS FROM A DEED PLAT SURVEY PREPARED BY A.E.A. ASSOCIATES DATED 02/24/04. THE TOPOGRAPHY IS FROM A BOUNDARY SURVEY DATED 02/24/04. THE SURVEY IS FROM A FIELD SURVEY PREPARED BY A.E.A. ASSOCIATES IN THE TOWN OF BROCKEVILLE, GEORGIA. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF BROCKEVILLE, GEORGIA.



NO.	REVISION	DATE	BY	DATE
		APRIL 2005		
	DESIGNED	CDB		
	TEAMLEAD	CDB		
	CHECKED	REH		



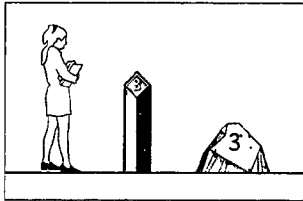
SITE, LIGHTING, GRADE ESTABLISHMENT AND STORM DRAIN & PAVING PLAN

SITE PLAN
 NORTH STREET



82

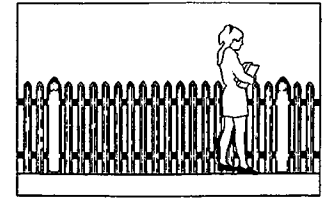
Educational Pamphlet Markers



Marker References:

- Stream Morphology
- Forest Cycles
- Tulip Poplar
- Oak
- Dogwood
- Maple
- Spice Bush
- Witch Hazel
- Christmas Fern
- Etc...

Wooden Picket Fence



Native Plants

- _____
- _____
- _____
- _____
- _____

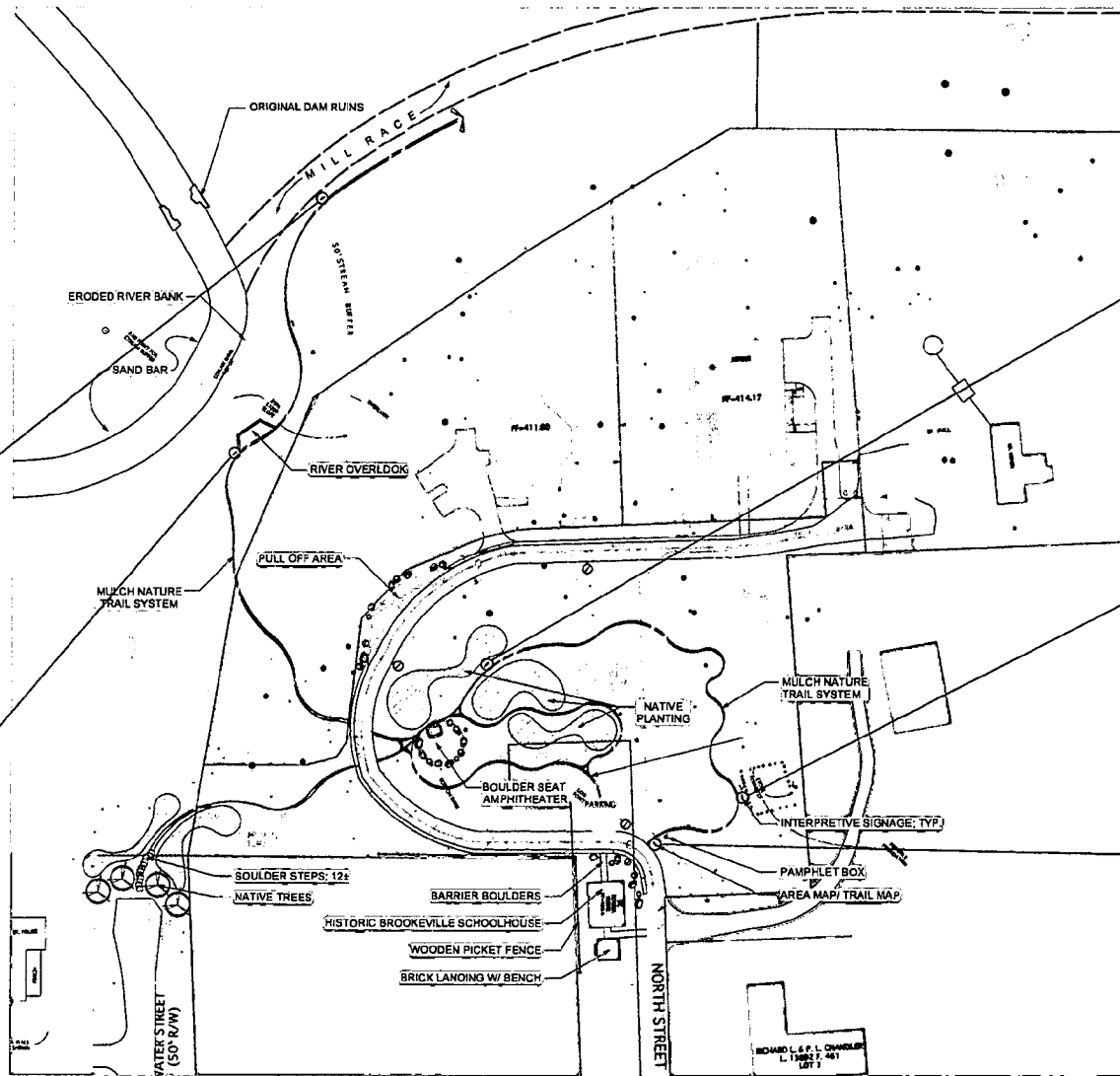
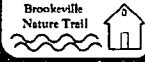


Cemetery

- _____
- _____
- _____
- _____
- _____



Trail Map



Mill Race

- _____
- _____
- _____
- _____
- _____



Powers' Woods Park

- _____
- _____
- _____
- _____
- _____

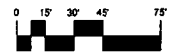


SLATER ASSOCIATES, INC.
 5580 Starrett Pl. Suite 302
 Columbia, MD 21044
 410.992.0212 - fax
 410.992.0001 - phone
 www.slaterassociates.com
 Landscape Architecture - Site Planning - Land Planning

Concept Plan: Powers' Woods Park
 Historic Brookeville, Maryland



March 12, 2007



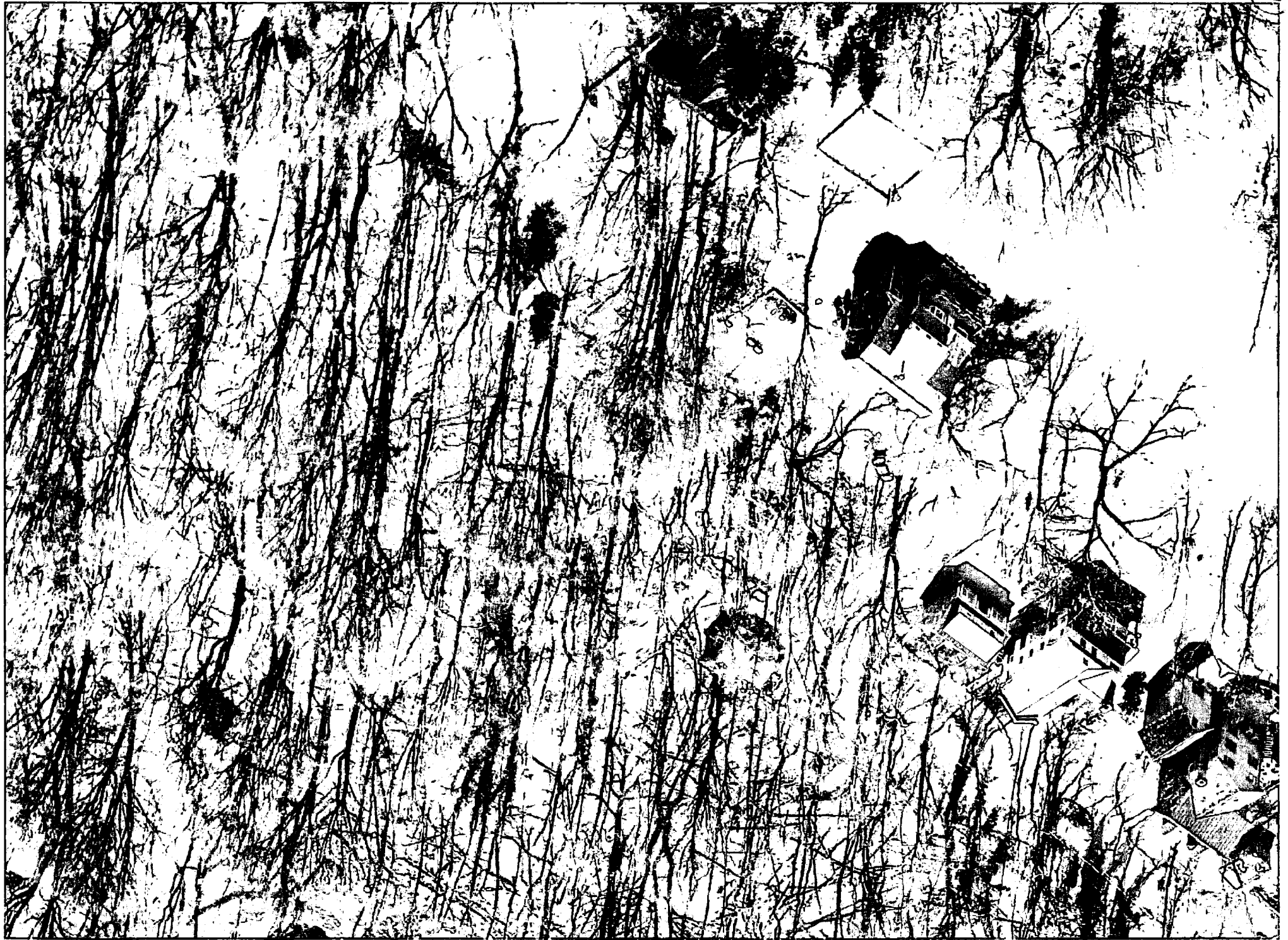
Plant List				
Qty	Symbol	Botanical Name	Common Name	Scheduled Size
Trees				
5	AMC	Amelanchier canadensis	Canadian Serviceberry	6-7' hgt.
4	CC	Cercis canadensis	Eastern Redbud	8-10' hgt.
3	DVF	Diospyros virginiana	American persimmon	2 1/2- 3" cal., 12-14' hgt.
1	GD	Gymnocladus dioicus	Kentucky coffeetree	2 1/2- 3" cal., 12-14' hgt.
3	IOF	Ilex opaca (Female)	American Holly	6-7' hgt.
1	IOM	Ilex opaca (Male)	American Holly	6-7' hgt.
1	SG	Liquidambar styraciflua	Sweet Gum	2 1/2- 3" cal., 12-14' hgt.
1	MV	Magnolia virginiana	Sweetbay Magnolia	8-10' hgt.
2	BT	Nyssa sylvatica	Black Gum	2 1/2- 3" cal., 12-14' hgt.
2	SO	Quercus imbricaria	Shingle Oak	2 1/2- 3" cal., 12-14' hgt.
3	QPA	Quercus palustris	Pin Oak	3 1/2- 4" cal., 14-16' hgt.
1	QR	Quercus rubra	Red Oak	2 1/2- 3" cal., 12-14' hgt.
Shrubs				
3	CA	Clethra alnifolia	Summersweet Clethra	18-24"
4	HV	Hamamelis virginiana	Common Witchhazel	5-6'
11	AZ	Rhododendron periclymenoides	Pinkster Azalea	18-24"
4	VCO	Vaccinium corymbosum	Highbush blueberry	5-6'
3	VDE	Viburnum dentatum	Arrowwood	24-36" B&B
Perennials				
17	BTW	Asclepias tuberosa	Butterfly Milkweed	1 gal. cont.
8	GMA	Geranium maculatum	Wild Geranium	1 gal. cont.
14	HEM	Hemerocallis fulva	Native Daylily	1 gal. cont.
6	IC	Iris cristata	Crested Iris	1 gal. cont.
8	PO	Polygonatum odoratum	Solomon's-seal	1 gal. cont.

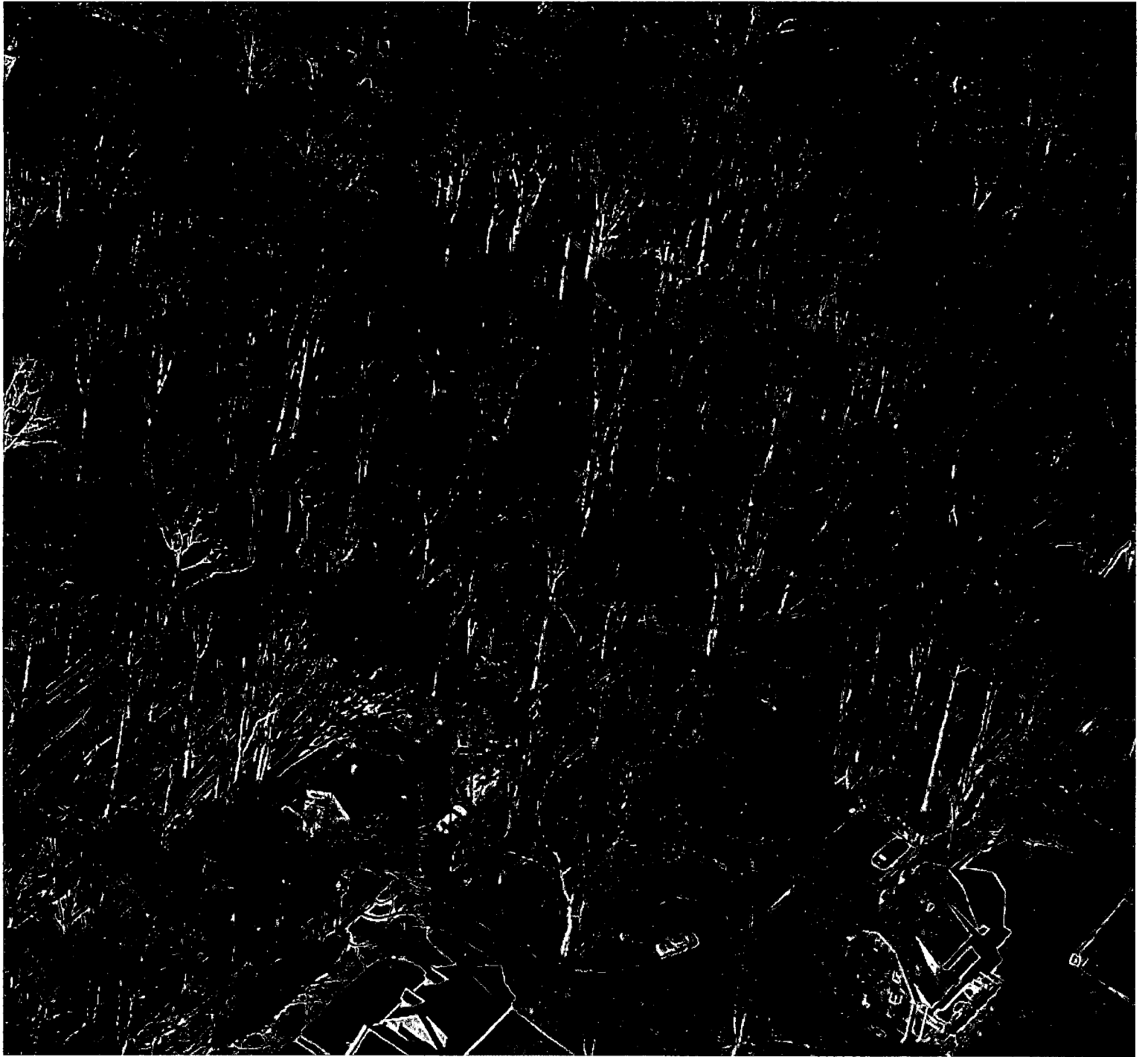
Plant List: Powers' Woods Park
 Historic Brookeville, Maryland

March 21, 2007

SLATER 5560 Sterrett Pl. Suite 302
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 410.992.0212 - fax
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ASSOCIATES, INC.
 Landscape Architecture • Site Planning • Land Planning

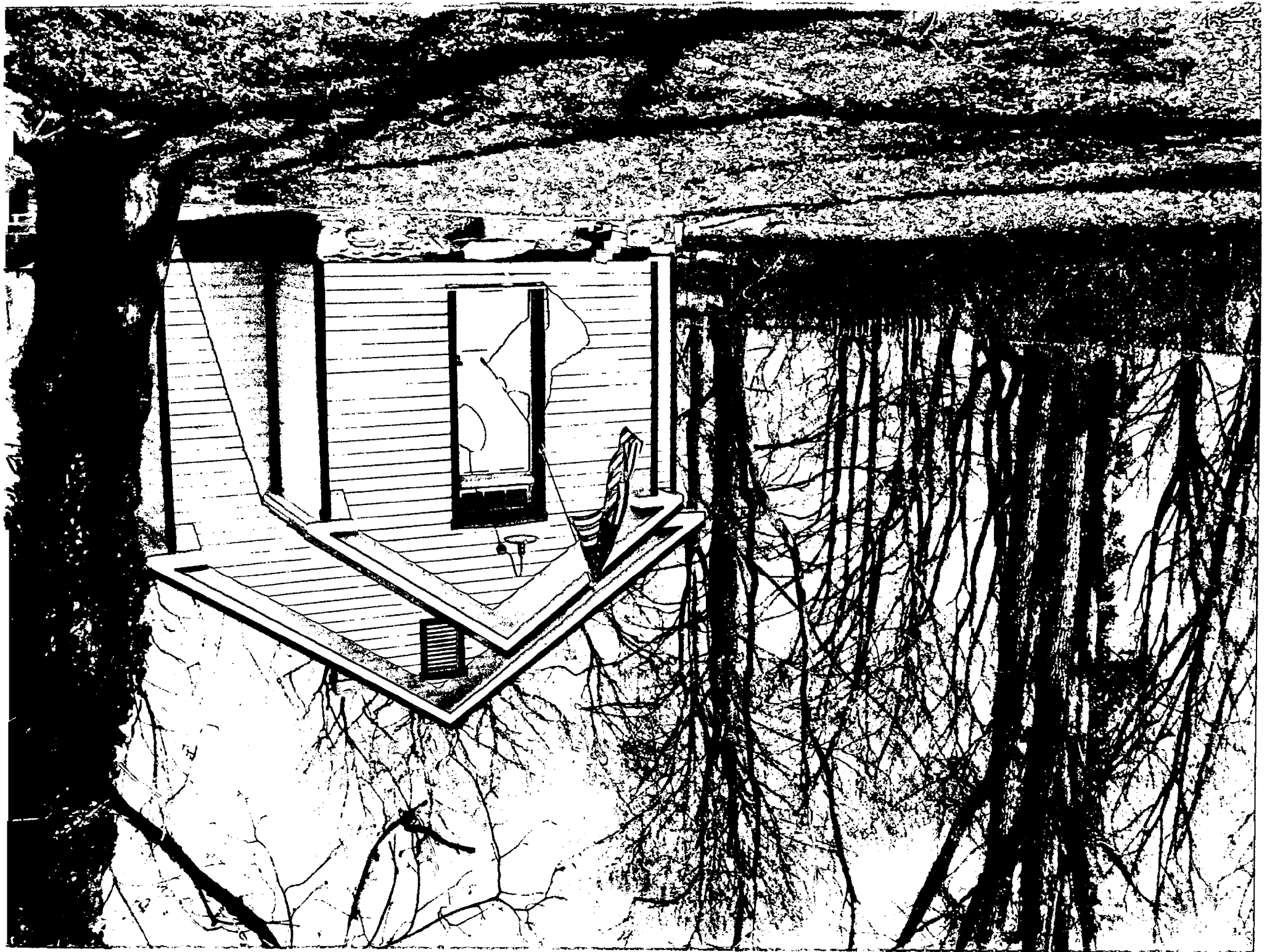


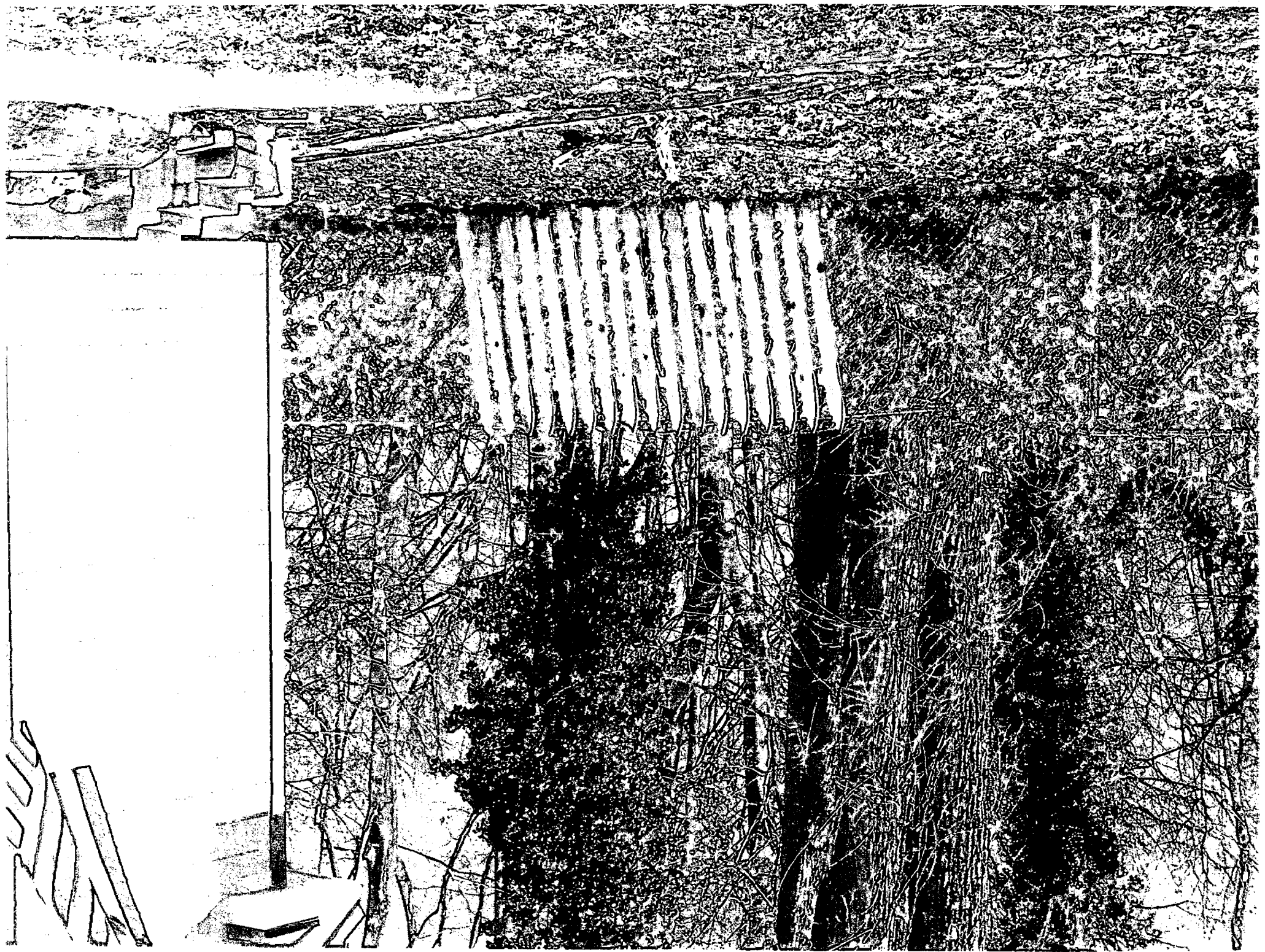












**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

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

(SEE SUPPLEMENT)

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

(SEE SUPPLEMENT)

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.

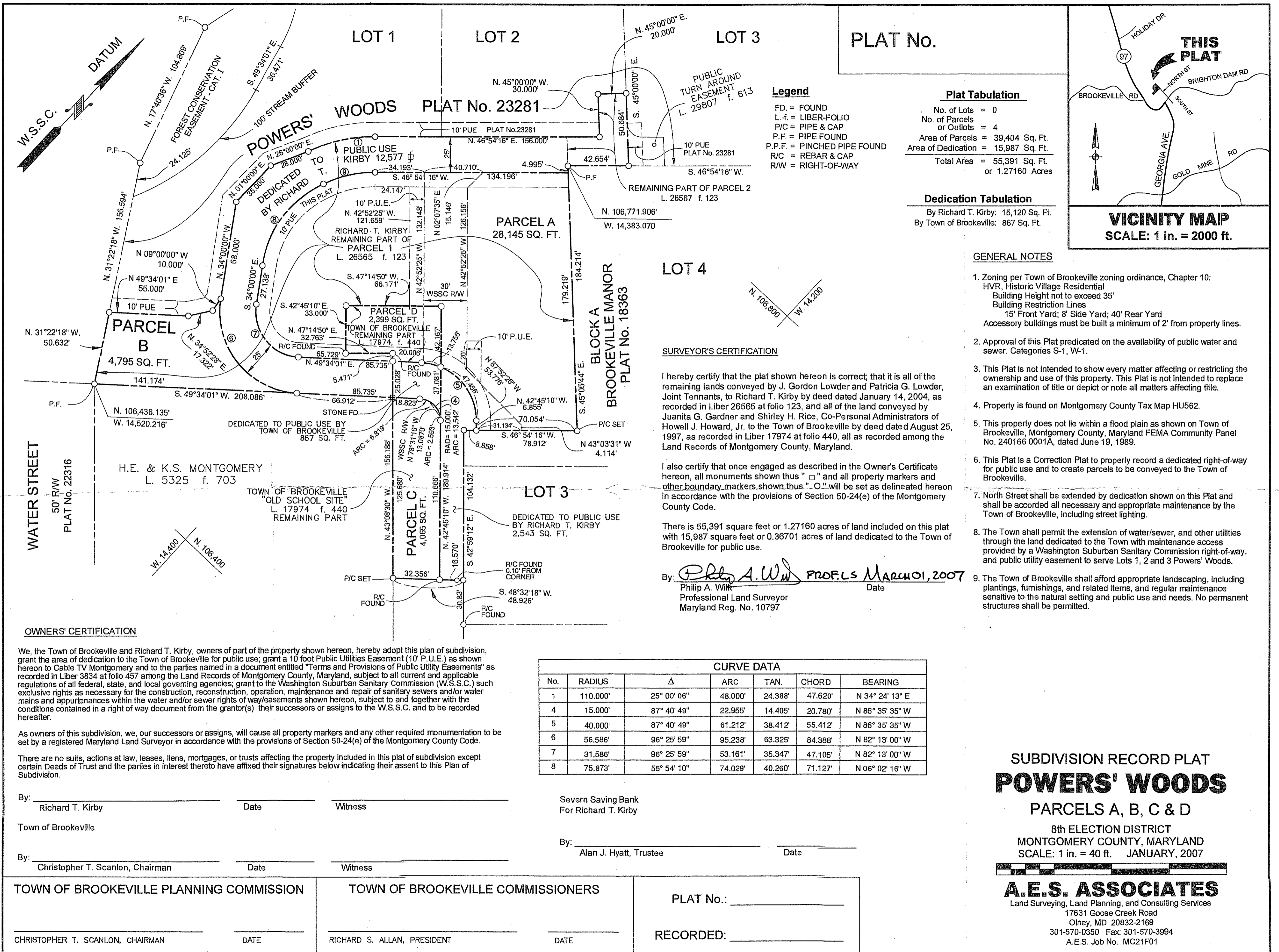
6. **TREE SURVEY**

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.



PLAT No.

Legend

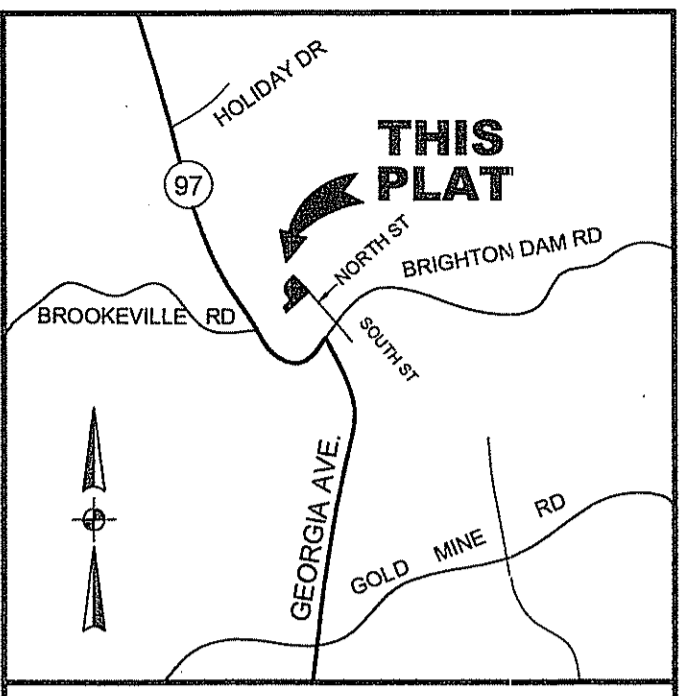
- FD. = FOUND
- L.-f. = LIBER-FOLIO
- P/C = PIPE & CAP
- P.F. = PIPE FOUND
- P.P.F. = PINCHED PIPE FOUND
- R/C = REBAR & CAP
- R/W = RIGHT-OF-WAY

Plat Tabulation

No. of Lots = 0
 No. of Parcels or Outlots = 4
 Area of Parcels = 39,404 Sq. Ft.
 Area of Dedication = 15,987 Sq. Ft.
 Total Area = 55,391 Sq. Ft. or 1.27160 Acres

Dedication Tabulation

By Richard T. Kirby: 15,120 Sq. Ft.
 By Town of Brookeville: 867 Sq. Ft.



VICINITY MAP
 SCALE: 1 in. = 2000 ft.

GENERAL NOTES

1. Zoning per Town of Brookeville zoning ordinance, Chapter 10: HVR, Historic Village Residential
 Building Height not to exceed 35'
 Building Restriction Lines
 15' Front Yard; 8' Side Yard; 40' Rear Yard
 Accessory buildings must be built a minimum of 2' from property lines.
2. Approval of this Plat predicated on the availability of public water and sewer. Categories S-1, W-1.
3. This Plat is not intended to show every matter affecting or restricting the ownership and use of this property. This Plat is not intended to replace an examination of title or depict or note all matters affecting title.
4. Property is found on Montgomery County Tax Map HU562.
5. This property does not lie within a flood plain as shown on Town of Brookeville, Montgomery County, Maryland FEMA Community Panel No. 240166 0001A, dated June 19, 1989.
6. This Plat is a Correction Plat to properly record a dedicated right-of-way for public use and to create parcels to be conveyed to the Town of Brookeville.
7. North Street shall be extended by dedication shown on this Plat and shall be accorded all necessary and appropriate maintenance by the Town of Brookeville, including street lighting.
8. The Town shall permit the extension of water/sewer, and other utilities through the land dedicated to the Town with maintenance access provided by a Washington Suburban Sanitary Commission right-of-way, and public utility easement to serve Lots 1, 2 and 3 Powers' Woods.
9. The Town of Brookeville shall afford appropriate landscaping, including plantings, furnishings, and related items, and regular maintenance sensitive to the natural setting and public use and needs. No permanent structures shall be permitted.

LOT 4

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct; that it is all of the remaining lands conveyed by J. Gordon Lowder and Patricia G. Lowder, Joint Tenants, to Richard T. Kirby by deed dated January 14, 2004, as recorded in Liber 26565 at folio 123, and all of the land conveyed by Juanita G. Gardner and Shirley H. Rice, Co-Personal Administrators of Howell J. Howard, Jr. to the Town of Brookeville by deed dated August 25, 1997, as recorded in Liber 17974 at folio 440, all as recorded among the Land Records of Montgomery County, Maryland.

I also certify that once engaged as described in the Owner's Certificate hereon, all monuments shown thus "□" and all property markers and other boundary markers shown thus "○" will be set as delineated hereon in accordance with the provisions of Section 50-24(e) of the Montgomery County Code.

There is 55,391 square feet or 0.36701 acres of land included on this plat with 15,987 square feet or 0.36701 acres of land dedicated to the Town of Brookeville for public use.

By: Philip A. Wik PROF. L.S. MARCH 01, 2007
 Philip A. Wik Date
 Professional Land Surveyor
 Maryland Reg. No. 10797

OWNERS' CERTIFICATION

We, the Town of Brookeville and Richard T. Kirby, owners of part of the property shown hereon, hereby adopt this plan of subdivision, grant the area of dedication to the Town of Brookeville for public use, grant a 10 foot Public Utilities Easement (10' P.U.E.) as shown hereon to Cable TV Montgomery and to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 at folio 457 among the Land Records of Montgomery County, Maryland, subject to all current and applicable regulations of all federal, state, and local governing agencies; grant to the Washington Suburban Sanitary Commission (W.S.S.C.) such exclusive rights as necessary for the construction, operation, maintenance and repair of sanitary sewers and/or water mains and appurtenances within the water and/or sewer rights of way/easements shown hereon, subject to and together with the conditions contained in a right of way document from the grantor(s) their successors or assigns to the W.S.S.C. and to be recorded hereafter.

As owners of this subdivision, we, our successors or assigns, will cause all property markers and any other required monumentation to be set by a registered Maryland Land Surveyor in accordance with the provisions of Section 50-24(e) of the Montgomery County Code.

There are no suits, actions at law, leases, liens, mortgages, or trusts affecting the property included in this plat of subdivision except certain Deeds of Trust and the parties in interest thereto have affixed their signatures below indicating their assent to this Plan of Subdivision.

By: _____ Date _____ Witness _____
 Richard T. Kirby
 Town of Brookeville

By: _____ Date _____ Witness _____
 Christopher T. Scanlon, Chairman

Severn Saving Bank
 For Richard T. Kirby

By: _____ Date _____
 Alan J. Hyatt, Trustee

CURVE DATA						
No.	RADIUS	Δ	ARC	TAN.	CHORD	BEARING
1	110.000'	25° 00' 06"	48.000'	24.388'	47.620'	N 34° 24' 13" E
4	15.000'	87° 40' 49"	22.955'	14.405'	20.780'	N 86° 35' 35" W
5	40.000'	87° 40' 49"	61.212'	38.412'	55.412'	N 86° 35' 35" W
6	56.586'	96° 25' 59"	95.238'	63.325'	84.388'	N 82° 13' 00" W
7	31.586'	96° 25' 59"	53.161'	35.347'	47.105'	N 82° 13' 00" W
8	75.873'	55° 54' 10"	74.029'	40.260'	71.127'	N 06° 02' 16" W

TOWN OF BROOKEVILLE PLANNING COMMISSION
 CHRISTOPHER T. SCANLON, CHAIRMAN
 DATE _____

TOWN OF BROOKEVILLE COMMISSIONERS
 RICHARD S. ALLAN, PRESIDENT
 DATE _____

PLAT No.: _____
 RECORDED: _____

SUBDIVISION RECORD PLAT
POWERS' WOODS

PARCELS A, B, C & D

8th ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1 in. = 40 ft. JANUARY, 2007

A.E.S. ASSOCIATES
 Land Surveying, Land Planning, and Consulting Services
 17631 Goose Creek Road
 Olney, MD 20832-2169
 301-570-0350 Fax: 301-570-3994
 A.E.S. Job No. MC21F01

