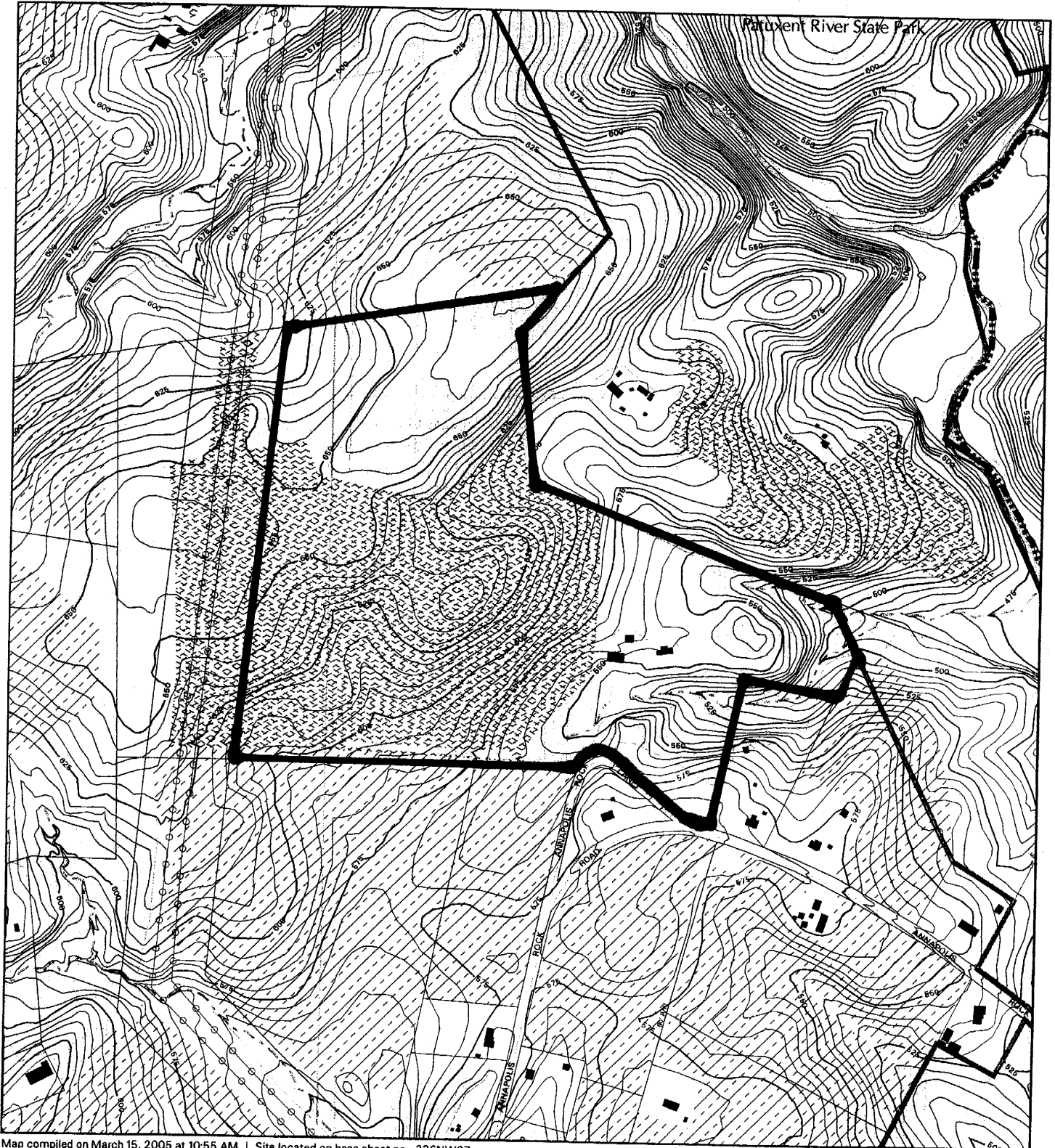


GREAT MEADOWS (7-05052)



Map compiled on March 15, 2005 at 10:55 AM | Site located on base sheet no - 236NW07

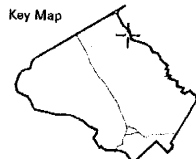
NOTICE

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



N

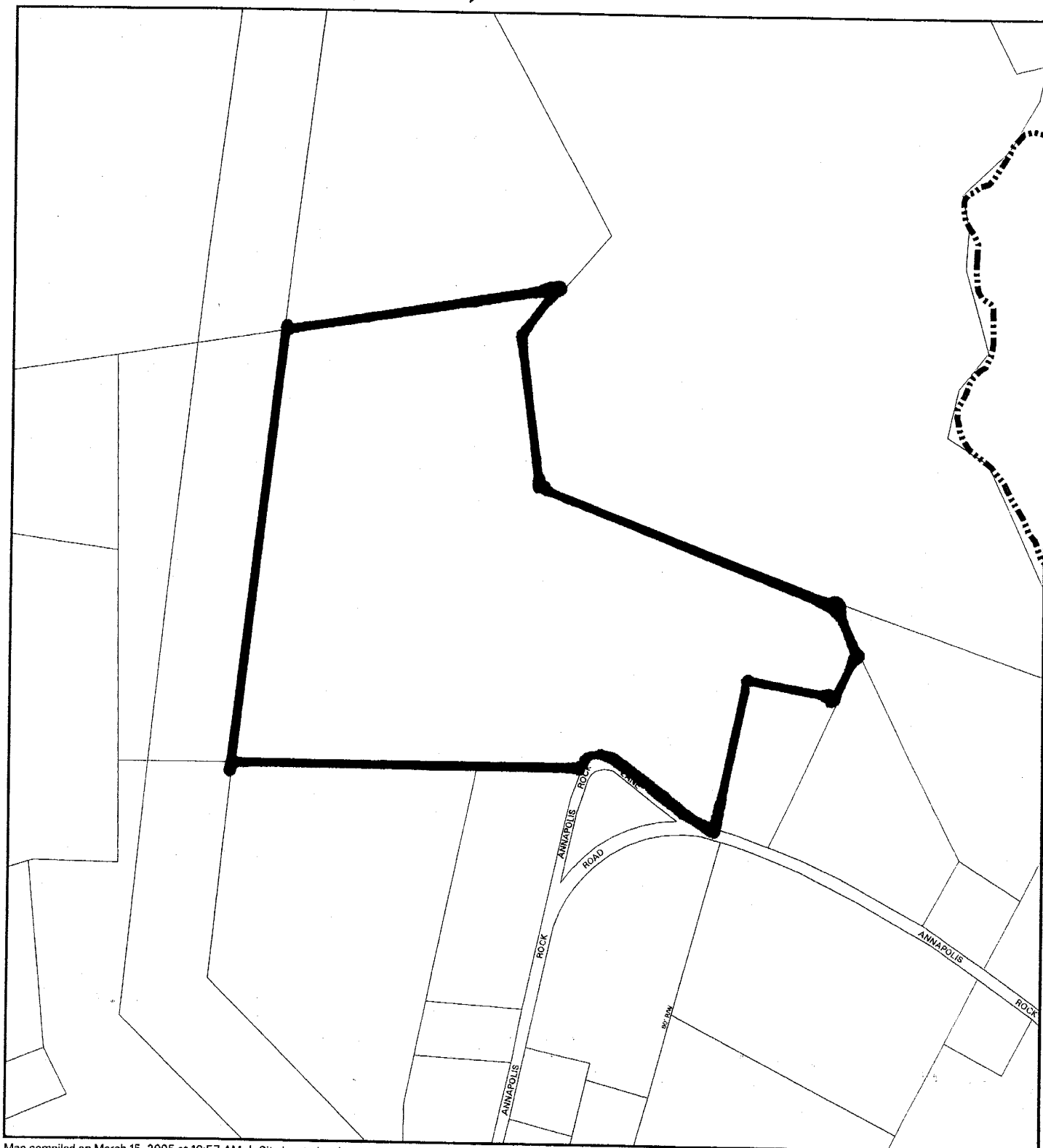


Research & Technology Center



1 inch = 600 feet
1 : 7200

GREAT MEADOWS (7-05052)



Map compiled on March 15, 2005 at 10:57 AM | Site located on base sheet no - 236NW07

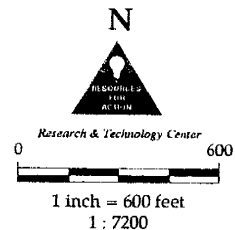
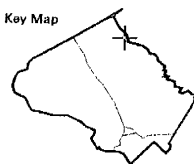
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Key Map



GENERAL NOTES

- 1) WATER CATEGORY - 4 - SOIL CATEGORY - 4
- 2) EXISTING IMPROVEMENTS SHOWN ON 1 SHEET PREPARED BY CAS ENGINEERING, DATED OCTOBER, 2004
- 3) 5-FOOT CONTOUR DATA BASED ON AVAILABLE HISTORIC TOPO DATA
- 4) TOTAL LOT AREA PROPOSED OUTLOT A - 1.5284 ACRES (66,384 SQ. FT. (27.40 ACRES))
- 5) PROPERTY SHOWN ON TAX MAP 50-23, PARCEL 403
- 6) PROPERTY SHOWN ON MONTGOMERY COUNTY SOLID SURVEY MAP No. 4
- 7) PROPERTY SHOWN ON MONTGOMERY COUNTY SOLID SURVEY MAP No. 4
- 8) PROPERTY SHOWN ON CENTRAL MOUNTAIN CONCRETE PAVER
- 9) SITE IS LOCATED IN THE UPPER MOUNTAIN BIRCH WATERSHED
- 10) LOCAL UTILITIES INCLUDE: ELECTRIC SERVICE VIA MOUNTAIN POWER COMPANY - VERBON

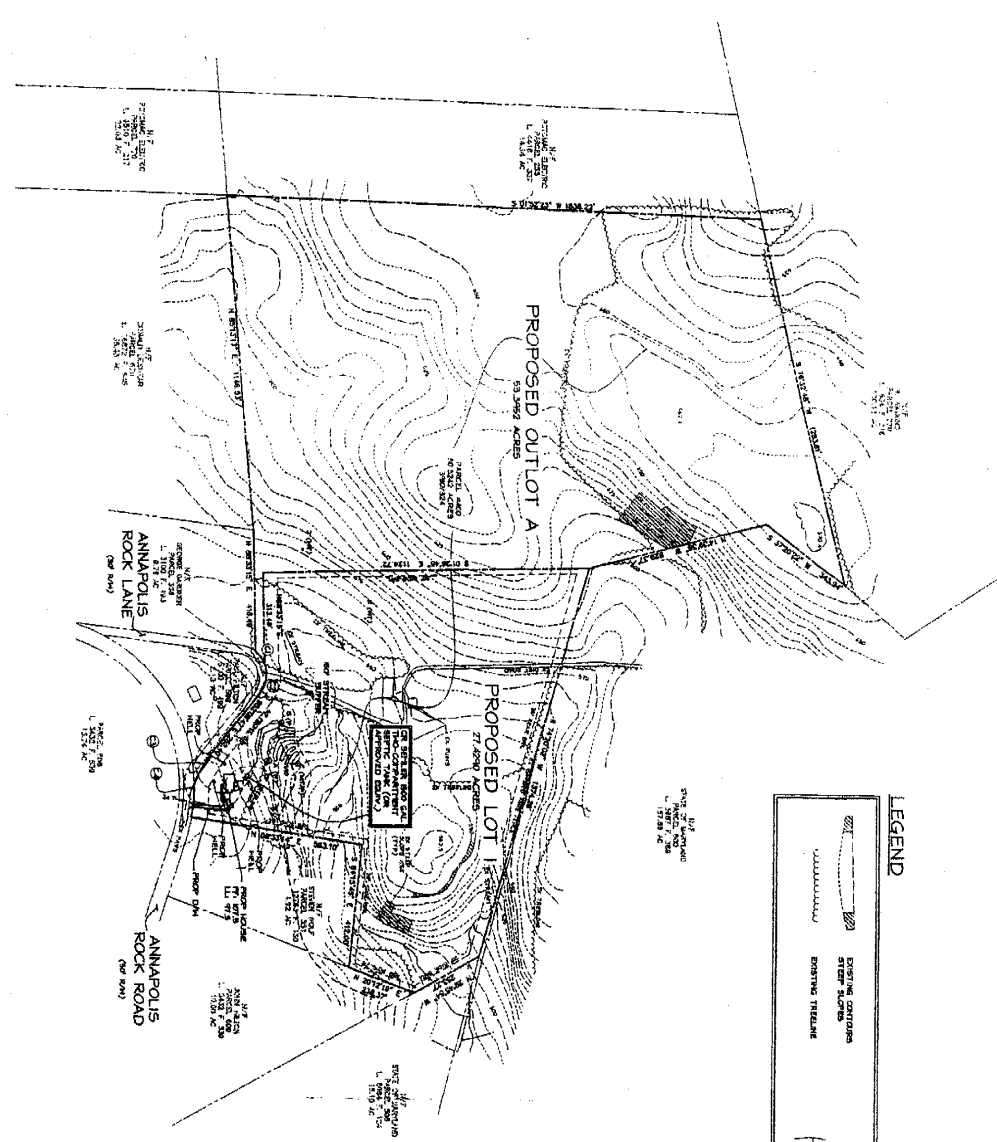
ZONING DATA

1) ZONING DISTRICT - R-1
 2) ZONING DISTRICT - R-1
 3) ZONING DISTRICT - R-1
 4) ZONING DISTRICT - R-1
 5) ZONING DISTRICT - R-1
 6) ZONING DISTRICT - R-1
 7) ZONING DISTRICT - R-1
 8) ZONING DISTRICT - R-1
 9) ZONING DISTRICT - R-1
 10) ZONING DISTRICT - R-1

CURVE	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE
1	52.80'	52.80'	N 89°10' E	89°10'
2	50.00'	50.00'	S 89°10' W	89°10'
3	50.00'	50.00'	S 89°10' W	89°10'
4	52.80'	52.80'	N 89°10' E	89°10'
5	52.80'	52.80'	N 89°10' E	89°10'
6	52.80'	52.80'	N 89°10' E	89°10'
7	52.80'	52.80'	N 89°10' E	89°10'
8	52.80'	52.80'	N 89°10' E	89°10'
9	52.80'	52.80'	N 89°10' E	89°10'
10	52.80'	52.80'	N 89°10' E	89°10'

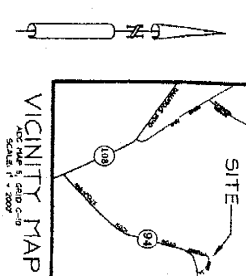
MISS UTILITY

THE LOCATION OF UTILITIES, DATE, TYPE, DEPTH, AT 1:5000 SCALE, IS ON LOT OR ADJACENT LOTS. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES.



LEGEND

- EXISTING CONTOURS
- EXISTING STEEP SLOPES
- EXISTING EASEMENTS
- PROPOSED LOT LOCATIONS
- PROPOSED OUTLOT LOCATIONS



CLIENT
 6955 ANNAPOLIS ROCK ROAD
 PROPOSED LOT 1 & OUTLOT A
 GREAT MEADOWS
 PRE-APPLICATION CONCEPT PLAN

6955 ANNAPOLIS ROCK ROAD

PROP LOT 1 & OUTLOT A
GREAT MEADOWS
 LAYTONSVILLE (1ST) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

PRE-APPLICATION CONCEPT PLAN

DATE	BY	REVISION

PROJECT	DATE
03-176	JAN '05
ALLOCATION	CONTRACT
EBT	N/A
SCALE	APPROVAL
1" = 200'	CAS

CAS ENGINEERING
 CIVIL - SURVEYING - LAND PLANNING
 A DIVISION OF CAS ENTERPRISES, INC.
 100 West Ridgeway Boulevard, Suite 101, Mount Airy, Maryland 21771
 DC Metro (301) 607-8031 FAX (301) 607-5045



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

June 17, 2005

MEMORANDUM

TO: Dolores Kinney, Senior Planner
Development Review Division

FROM: Gwen Wright, Historic Preservation Supervisor
Countywide Planning Division

SUBJECT: Pre-Preliminary Plan #7-05052, Great Meadows

RECOMMENDATION

Approve this Pre-Preliminary Plan with the following conditions:

1. The historic Perry Etchison House will be considered a tenant house on the new lot.
2. The owner will not demolish the historic Perry Etchison House and will begin rehabilitation work on the house within five years.
3. The owner will keep the historic buildings secure and weathertight at all times, correcting any structural problems that may arise that could endanger the viability of the house.

BACKGROUND

The Perry Etchison House was designated as a historic site on the *Master Plan for Historic Preservation* in 1981. It is an extraordinary early log house that was built in three sections, with the earliest sections built in the early to mid 1800's. The original owners of the house – the Etchisons – were prominent in this part of the county and gave name to the small crossroads community nearby – the village of Etchison. The Hiltons acquired the property in 1880 and Hilton descendants are still the owners. The house has been vacant for many years and is suffering from neglect and deterioration.

Charles Hilton has farmed the property for many years, but has not used the house. Now his son, William Hilton, is interested in creating a lot for a new house that will include not only the house he plans to construct, but also the historic Perry Etchison House. He plans to rehabilitate the house – which is where he grew up – slowly over a number of years. He has already boarded up the windows and taken measures to stabilize the house.

DISCUSSION

Staff is very concerned about the deteriorated condition of this remarkable building. It is a unique resource in Montgomery County and truly deserves to be rehabilitated.



April, 2005 photo of the Perry Etchison House

Although staff is usually concerned about historic buildings being relegated to secondary or ancillary structures on new lots, staff supports this specific proposal because it seems to be the most likely way that the historic house will be saved.

William Hilton seems very committed to saving his family home and has submitted a letter confirmed his plans for the property, which is attached to this packet. Staff supports his efforts and wants to work with him to successfully rehabilitate and save this very important county historic site.

To that end, staff recommends approval of this subdivision plan with the following conditions (all of which have been discussed with William Hilton):

- The historic Perry Etchison House will be considered a tenant house on the new lot.
- The owner will not demolish the historic Perry Etchison House and will begin rehabilitation work on the house within five years.
- The owner will keep the historic buildings secure and weathertight at all times, correcting any structural problems that may arise that could endanger the viability of the house.

Staff will continue to offer any support that we can to Mr. Hilton as he begins to work on the Perry Etchison House and will assist in any efforts he may pursue to get tax credits or grants for this building.