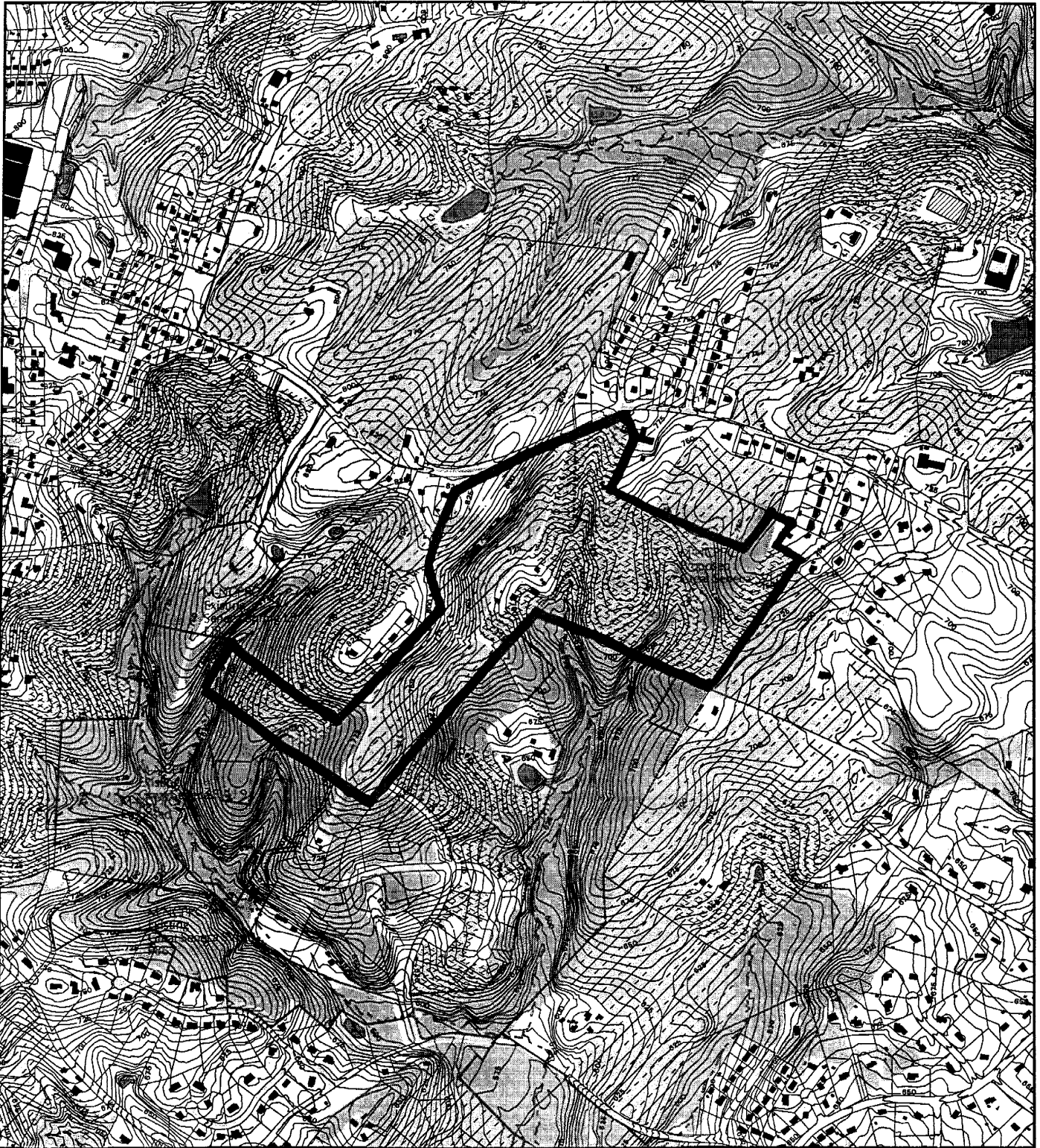


DAMASCUS HILLS (1-04080)



Map compiled on February 11, 2005 at 10:56 AM | Site located on base sheet no - 236NW09

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Key Map

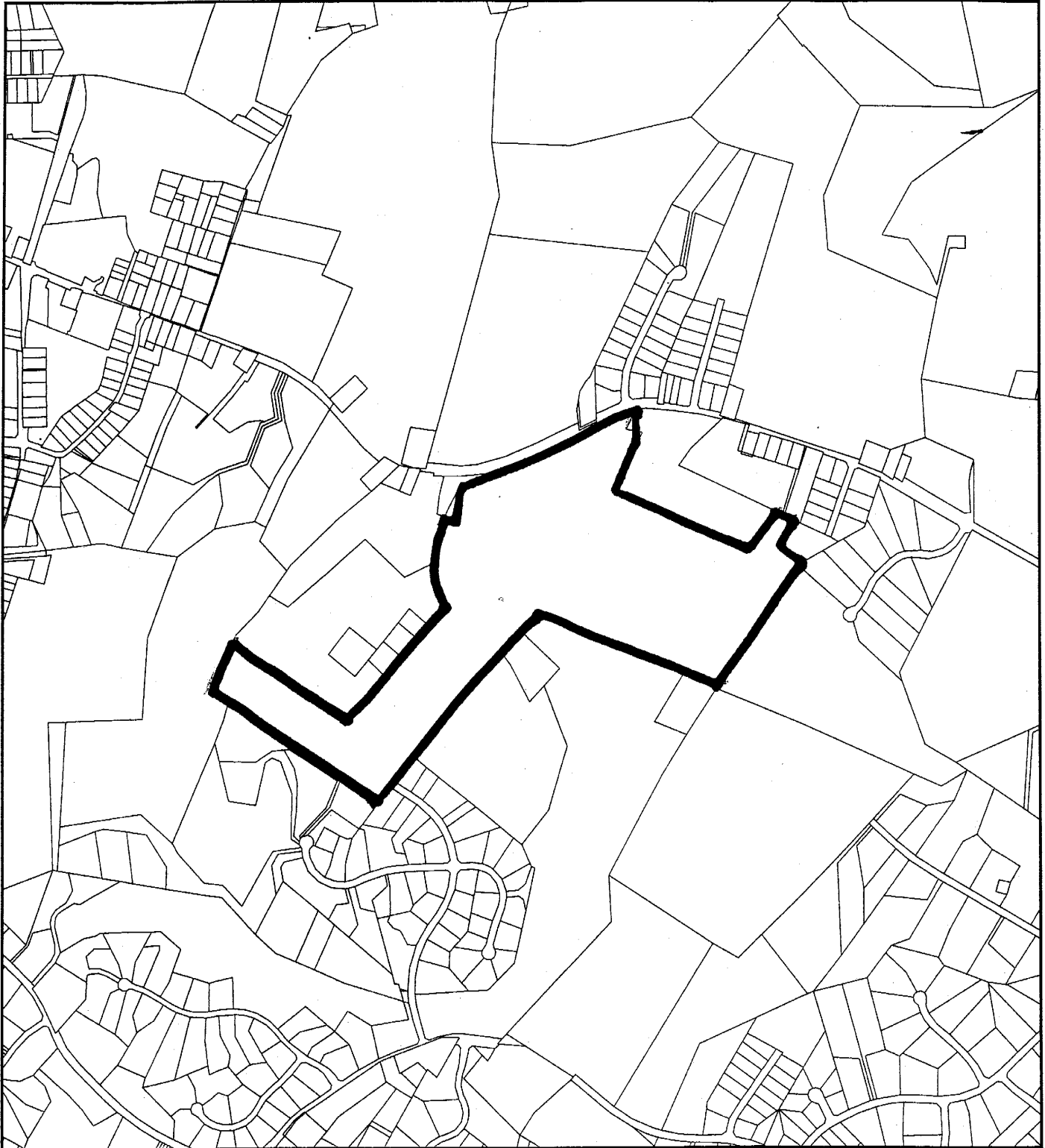


Research & Technology Center



1 inch = 1200 feet
1 : 14400

DAMASCUS HILLS (1-04080)



Map compiled on February 11, 2005 at 10:18 AM | Site located on base sheet no - 236NW09

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Key Map



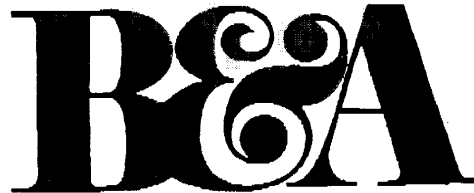
N



Research & Technology Center



1 inch = 1200 feet
1 : 14400



Benning & Associates, Inc.
Land Planning Consultants

8933 Shady Grove Court
Gaithersburg, Md. 20877
(301) 948-0240

February 11, 2005

Ms. Catherine Conlon, Acting Supervisor
Development Review Division
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Request for Waiver of Sidewalk (Damascus Hills: 1-04080)

Dear Ms. Conlon,

The Preliminary Plan for the subject property proposes the use of a private street to serve 11 lots and two neighboring adjacent parcels located within the RE2C zone. All 11 lots will front directly onto the private street. According to Section 50-25 (h) of the Montgomery County Subdivision Regulations, "private streets must be built to structural standards of a tertiary road". In addition, Section 50-26(h) of the Regulations states that "sidewalks must be provided on both sides of a tertiary street unless the Planning Board waives the requirement for one or both sides of the street".

Assuming that "structural standards" includes the sidewalk requirement stated in Section 50-26(h), we request a waiver from the requirement to provide sidewalks along one side of the private street.

As noted above, 11 proposed lots are to be served by the planned private street. However, the majority of the homesites along the street are located along the northwest side of the street. Only 3 of the lots are located along the southeast side of the street. The southeast side includes a large lot encompassing the existing house and an historic atlas site, stormwater management facilities on Parcels C and D, and two 2 lots located near the cul-de-sac end of the street. In addition to the limited need for a sidewalk along the southeast side of the street, there are steep slopes along the proposed street alignment which make construction of the sidewalk difficult and further damaging to the terrain.

Please contact us if any further information is needed.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. McKee', with a long horizontal flourish extending to the right.

David W. McKee