



NOTES:

1. AREA OF PROPERTY - 179.776 ACRES
2. AREA NOT INCLUDED - 20.2 AC (land owner / future phase)
3. AREA OF PROJECT - 148.576 AC
4. ZONING - RESC (158.844 AC) / RC (9.732 AC)
5. LOTS PRESENTED IN RESC: 158.844 AC x 0.4 DU/AC = 63
6. NUMBER OF LOTS SHOWN IN RESC ZONE - 28 Lots + 2 Cluster
7. NUMBER OF LOTS SHOWN IN RC - 3 (cluster optional)
8. AREA SHOWN IN OPEN SPACE: RESC - 63.89 ac (38.24 ac previously dedicated to 16-AC/PC) RC (9.732 ac) for future option - 11.28 ac
9. SITE TO BE SERVED BY PUBLIC WATER & ON-SITE SEPTIC SYSTEMS
10. EXISTING SEWER & WATER SERVICE CATEGORIES: SA, WA
11. LOCATED IN GREAT SENeca CREEK WATERSHED
12. DEVELOPMENT STANDARDS (RESC):
 Frontyards - 40'
 Sideyards - 15'
 Rearyards - 50' at 600 sq ft min; 15' otherwise
 Minimum Lot Area - 25,000 sq ft
13. DEVELOPMENT STANDARDS (RC):
 Frontyards - 50'
 Sideyards - 17' min; 30' total
 Rearyards - 35'
 Minimum Lot Area - 40,000 sq ft
14. AREA INCORPORATED INTO STRIPES - 4.8 AC

1. The applicant hereby certifies that the information provided in this preliminary plan is true and correct to the best of their knowledge and belief. The applicant also certifies that they have obtained all necessary permits and approvals from the appropriate authorities.

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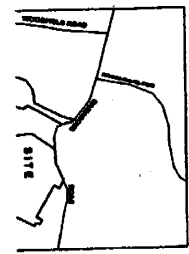
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VICINITY MAP
 1" = 200'

Roy Stantley
 Licensed Professional Engineer
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**PRELIMINARY PLAN
 DAMASCUS HILLS
 Montgomery County, Maryland**

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date: APRIL 12, 2004
scale: 1" = 200'

