

VICINITY MAP
SCALE: 1"=2000'

PLAT NO.

AREA TABULATION

1 LOT 84560 sq.Ft. or 2.0560 Ac.
STREET DEDICATION 0 sq.Ft. or 0.0000 Ac.

TOTAL AREA OF THIS PLAT.....84560 sq.Ft. or 2.0560 Ac.

SURVEYOR'S CERTIFICATE

I hereby certify that the information shown hereon is true to the best of my knowledge and belief; that it is a subdivision of all of the lands conveyed from Elizabeth Abell, Trustee to Pierre A. Chao by the two (2) following deeds dated May 7, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19245 at Folios 445 and 527, and also that it is a resubdivision of Lots 1 and 2, Block C, as shown on a plat of subdivision entitled "Lots 1 through 5, and Parcels S, T, and U, Block C, MERRY-GO-ROUND FARM" recorded among the Land Records of Montgomery County, Maryland in Liber 3934 at Folio 457, and also that the total area included in this plat of subdivision is 84560 square feet or 2.0560 acres of land of which none are dedicated to public use.

April 21, 2006
Date
Paul L. Coon
Property Line Surveyor
Maryland Reg. No. 562

OWNER'S CERTIFICATE

I, Pierre A. Chao, owner of the property described hereon, hereby adopt this plan of subdivision and re-establish the minimum building restriction lines. Further I grant and re-establish to their respective successors, agents and assigns, an easement in and over the land hereon described as a Public Utility Easement, designated hereon as "PUE" with said terms and provisions of such grant being set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3934 at Folio 457, said terms and provisions being incorporated herein by this reference.

Further, I confirm the establishment of the Category I Conservation Easement as shown hereon as previously established by this plat and subject to the terms and conditions set forth in certain documents entitled "Conservation Easement Agreement" and recorded among the aforesaid Land Records in Liber 19170 at Folio 412.

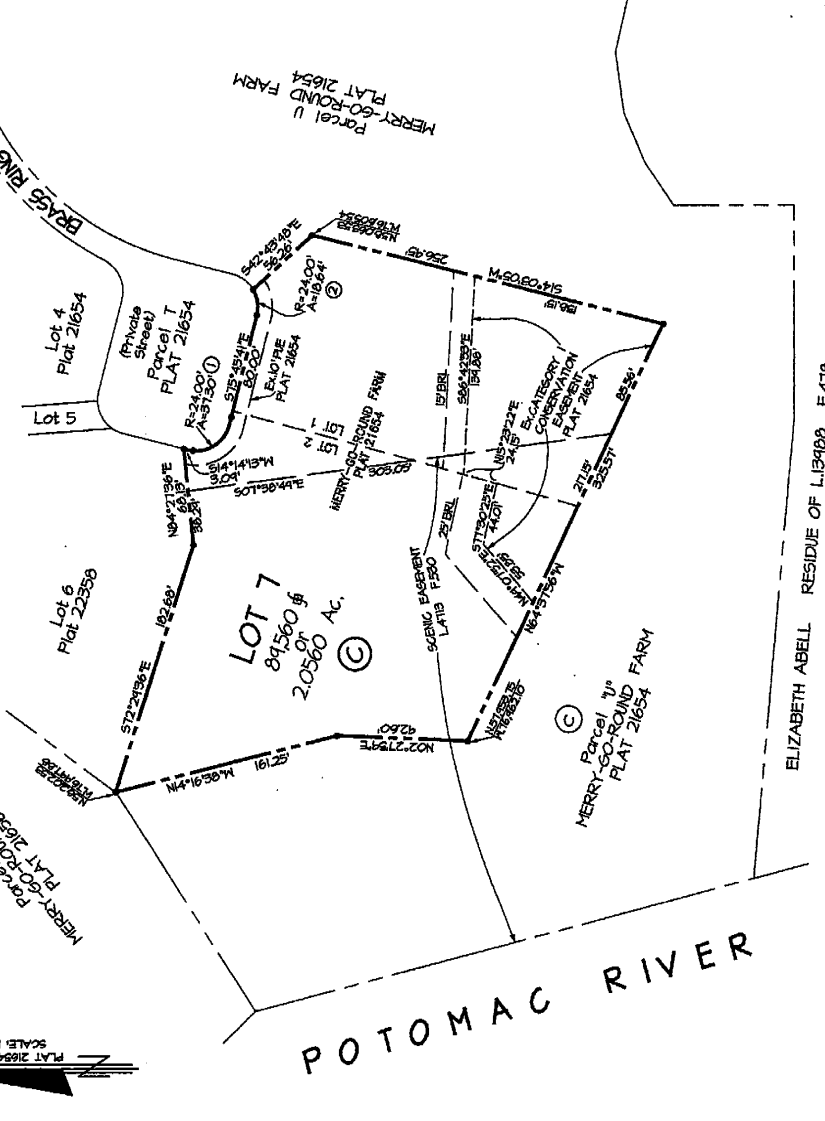
As owner of this subdivision, I, my successors, agents and assigns will cause all property corner markers and any other required monumentation to be set by a registered Maryland surveyor in accordance with Section 50-24 (B)(2) of the Montgomery County Code.

There are no suits, action at law, leases, liens, mortgages or trusts on the property included in this plan of subdivision.

[Signature] Witness
Pierre A. Chao
May 4, 2006
Date

CURVE DATA

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
1	90°00'00"	24.00'	57.12'	24.00'	S50°45'40"E	33.44'
2	44°29'58"	24.00'	10.84'	9.22'	N81°54'17"E	19.39'



NOTES:

- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- All terms, conditions, agreements, limitations and requirements associated with any preliminary plat, site plan, project plan or other plan, allowing development on the property, shall survive and not be extinguished by the recordation of this plat unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and are available for public review during normal business hours.
- Lot 7, Block C is subject to the terms of an approved site Plan No. 8-11025.
- This land lies within an approved BE-2C Cluster Development Subdivision and/or resubdivision is strictly controlled and Development is permitted only in accordance with the approved site Plan #8-47025 and Preliminary Plan #142094R.
- This plat conforms to the requirements of Section 50-35A of the Montgomery County Subdivision Regulations, being Chapter 50 of the County Code. This Plat involves the consolidation of 2 lots into 1 as provided for in Sec. 50-35 A. (a)(3).
- The property included on this plat is shown on Montgomery County Tax Map 6852.
- Property corners of Lot 1, Block C, adjacent, contiguous and parallel to Brass Ring Place (Private Street) shall be set on a two (2) foot offset along the diverging property lines, or if none, normal thereto.
- Lot 7, Block C is subject to building setback lines (BRL) from the Category I Conservation Easement as shown hereon.
- The sole purpose of this plat is to combine Lots 1 and 2, Block C and form one lot, which will be known as Lot 7, Block C. All existing rights, easements, restrictions and conditions are to be accepted and maintained in the development of said Lot 7.
- This property may be subject to the requirement of Chapter 22, a Montgomery County Forest Conservation law, prior to issuance of a setback control permit.

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED - _____
CHAIRMAN

APPROVED - _____
SECRETARY - TREASURER

APPROVED - _____
DATE

BY - _____
DIRECTOR

RECORDED - _____
PLAT NO. _____

PIA I/A

SCALE: 1" = 60' JULY 2005

APex engineering

18650 GRABBS BRANCH HWY, SUITE 200
ROCKVILLE, MARYLAND 20850-3522
301-941-0220 FAX: 301-941-0814

PLAT NO. 220060170 to 220060180

Damascus Hills

On the South side Damascus Road (MD 108), approximately 1500 feet east of Howard Chapel Drive

RE-2C Zone, 19 Lots, 3 Outlots and 3 Parcels

Community Water, Private Septic

Master Plan Area: Damascus & Vicinity

Roy Stanley, Applicant

The record plats have been reviewed by MNCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 1-04080, as approved by the Board; and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the preliminary plan.

These two plats were previously reviewed and approved by the Board, but have been amended since that time to add an existing ingress and egress easement, shared with a neighbor, which has not yet been abandoned. Ultimately, this easement will be abandoned and access to both properties will be via the public and private streets, however, the easement needs to be shown until the affected property owners mutually agree to the abandonment.

RECORD PLAT REVIEW SHEET

Plan Name: Damascus Hills Plan Number: 120040800(1-04080)
 Plat Name: Damascus Hills Plat Number: 220060170-220060180
 Plat Submission Date: 8/2/05
 DRD Plat Reviewer: Dolores Kinney
 DRD Prelim Plan Reviewer: Dolores Kinney

Initial DRD Review:

Signed Preliminary Plan - Date 7/14/05 Checked: Initial Dmk Date 9/27/05
 Planning Board Opinion - Date 4/13/05 Checked: Initial Dmk Date 9/27/05
 Site Plan Req'd for Development? Yes No Verified By: Dmk (initial)
 Site Plan Name: N/A Site Plan Number: N/A
 Planning Board Opinion - Date N/A Checked: Initial Date
 Site Plan Signature Set - Date N/A Checked: Initial Date
 Site Plan Reviewer Plat Approval: Checked: Initial Date

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths Easements Open Space
 Non-standard BRLs Adjoining Land Vicinity Map Septic/Wells
 TDR note Child Lot note Surveyor Cert Owner Cert Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	M. Pfeifferle	9/26/05	10/10/05	10/12/05	↑
Research	Bobby Fleury		10/10/05	10/16/05	
SHA	Doug Mills			No comment	No comments
PEPCO	Jose Washington				No comments
Parks	Doug Powell				No comments
DRD	Steve Smith				No comments

Final DRD Review:

DRD Review Complete:

(All comments rec'd and incorporated into mark-up)

Engineer Notified (Pick up Mark-up):

Final Mylar w/Mark-up & PDF Rec'd:

Board Approval of Plat:

Plat Agenda:

Planning Board Approval:

Chairman's Signature:

DPS Approval of Plat:

Engineer Pick-up for DPS Signature:

Final Mylar for Reproduction Rec'd:

Plat Reproduction:

Addressing:

File Card Update:

Final Zoning Book Check:

Update Address Books with Plat #:

Update Green Books for Resubdivision:

Notify Engineer to Seal Plats:

Engineer Seal Complete:

Complete Reproduction:

Sent to Courthouse for Recordation:

Initial

Dmk
Dmk
Dmk

TBA
TBA
DB

Dmk

Date

10/13/05
10/13/05
10/11/05

10/14/05 / 6/1/06
10/16/05 / 6/1/06
11/16/05

11/17/05 (date notified)

No. _____

PLAT TOTALS

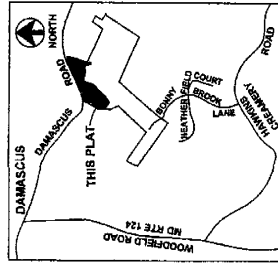
NUMBER OF LOTS, OUTLOTS, PARCELS	4
NUMBER OF LOTS, OUTLOTS, PARCELS	17 426 ACS
AREA OF DEDICATION	2.864 ACS
TOTAL AREA SHOWN ON PLAT	20.359 ACS

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct; that it is a subdivision of part of the land described in a deed from Damascus Development Trust Limited Partnership to Roy E. and Kathy A. Stanley dated September 27, 1989 and recorded in Liber 17541 at Folio 219 among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers will be set as delineated herein in accordance with the provisions of Section 50-24(g) of Montgomery County Code. The total area included on this plat is 20.359 acres of land, of which 2.864 acres is dedicated to the public use.

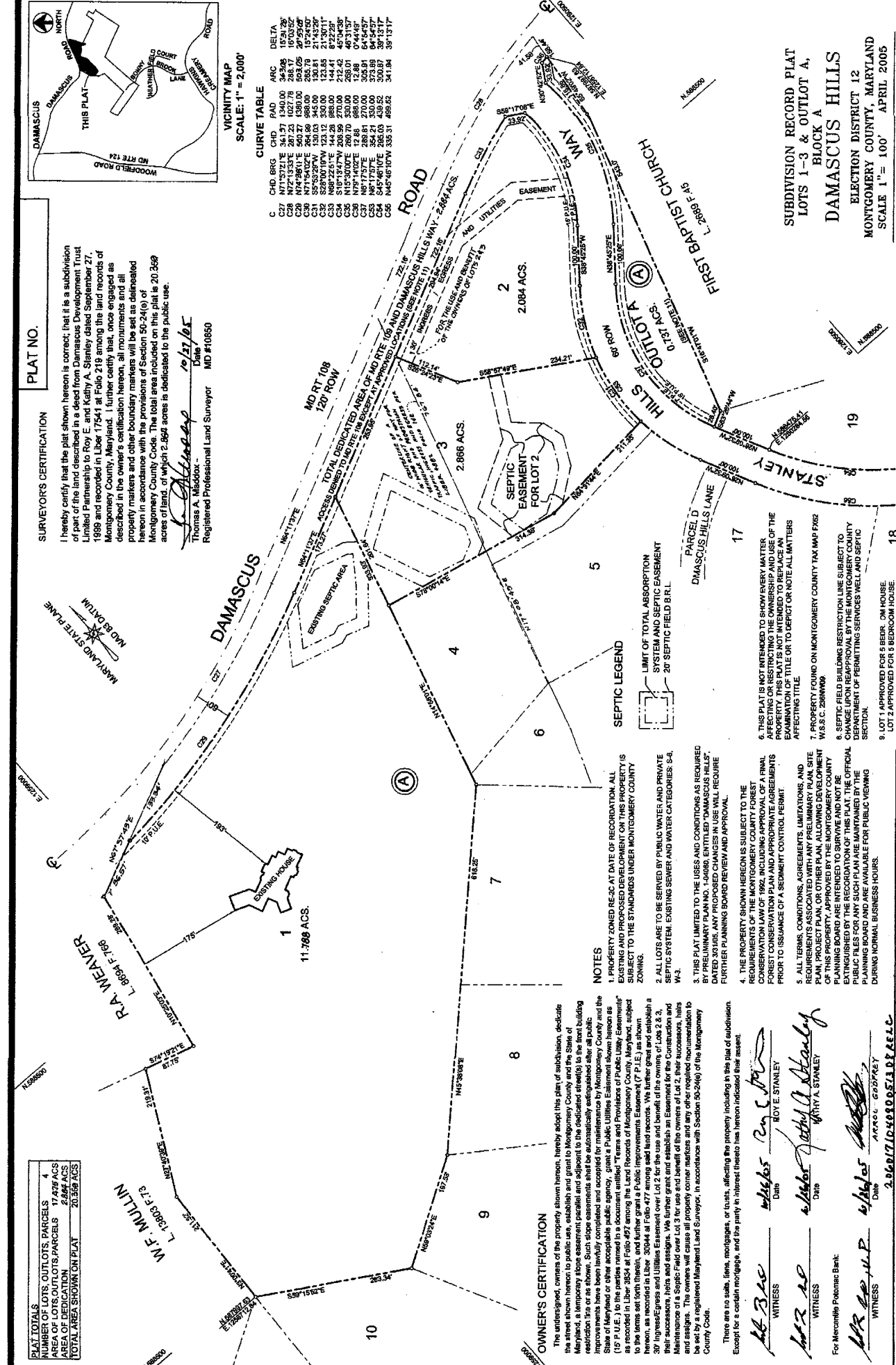
Thomas A. Maddox
 Thomas A. Maddox -
 Registered Professional Land Surveyor MD #10850

Date: 10/31/91



CURVE TABLE

CHD	ARC	DELTA
C1	150.00	90°00'00"
C2	150.00	90°00'00"
C3	150.00	90°00'00"
C4	150.00	90°00'00"
C5	150.00	90°00'00"
C6	150.00	90°00'00"
C7	150.00	90°00'00"
C8	150.00	90°00'00"
C9	150.00	90°00'00"
C10	150.00	90°00'00"
C11	150.00	90°00'00"
C12	150.00	90°00'00"
C13	150.00	90°00'00"
C14	150.00	90°00'00"
C15	150.00	90°00'00"
C16	150.00	90°00'00"
C17	150.00	90°00'00"
C18	150.00	90°00'00"
C19	150.00	90°00'00"
C20	150.00	90°00'00"
C21	150.00	90°00'00"
C22	150.00	90°00'00"
C23	150.00	90°00'00"
C24	150.00	90°00'00"
C25	150.00	90°00'00"
C26	150.00	90°00'00"
C27	150.00	90°00'00"
C28	150.00	90°00'00"
C29	150.00	90°00'00"
C30	150.00	90°00'00"
C31	150.00	90°00'00"
C32	150.00	90°00'00"
C33	150.00	90°00'00"
C34	150.00	90°00'00"
C35	150.00	90°00'00"
C36	150.00	90°00'00"
C37	150.00	90°00'00"
C38	150.00	90°00'00"
C39	150.00	90°00'00"
C40	150.00	90°00'00"
C41	150.00	90°00'00"
C42	150.00	90°00'00"
C43	150.00	90°00'00"
C44	150.00	90°00'00"
C45	150.00	90°00'00"
C46	150.00	90°00'00"
C47	150.00	90°00'00"
C48	150.00	90°00'00"
C49	150.00	90°00'00"
C50	150.00	90°00'00"
C51	150.00	90°00'00"
C52	150.00	90°00'00"
C53	150.00	90°00'00"
C54	150.00	90°00'00"
C55	150.00	90°00'00"
C56	150.00	90°00'00"
C57	150.00	90°00'00"
C58	150.00	90°00'00"
C59	150.00	90°00'00"
C60	150.00	90°00'00"
C61	150.00	90°00'00"
C62	150.00	90°00'00"
C63	150.00	90°00'00"
C64	150.00	90°00'00"
C65	150.00	90°00'00"
C66	150.00	90°00'00"
C67	150.00	90°00'00"
C68	150.00	90°00'00"
C69	150.00	90°00'00"
C70	150.00	90°00'00"
C71	150.00	90°00'00"
C72	150.00	90°00'00"
C73	150.00	90°00'00"
C74	150.00	90°00'00"
C75	150.00	90°00'00"
C76	150.00	90°00'00"
C77	150.00	90°00'00"
C78	150.00	90°00'00"
C79	150.00	90°00'00"
C80	150.00	90°00'00"
C81	150.00	90°00'00"
C82	150.00	90°00'00"
C83	150.00	90°00'00"
C84	150.00	90°00'00"
C85	150.00	90°00'00"
C86	150.00	90°00'00"
C87	150.00	90°00'00"
C88	150.00	90°00'00"
C89	150.00	90°00'00"
C90	150.00	90°00'00"



TOTAL DEDICATED AREA OF MD RT. 108 AND DAMASCUS HILLS WAY - 2.864 ACS.

ACCESS DENIED TO MD RT. 108 EXCEPT BY APPROVED COVENANTS (SEE NOTE 11) FOR THE USE AND BENEFIT OF THE DIVISION OF LOTS 21 & 23.

11.788 ACS.

2.084 ACS.

2.866 ACS.

NOTES

- PROPERTY ZONED RE-3C AT DATE OF RECORDATION. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING.
- ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND PRIVATE SEPTIC SYSTEM EXISTING SEWER AND WATER CATEGORIES S-4, W-3.
- THIS PLAT LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY THE MONTGOMERY COUNTY FOREST MANAGEMENT PLAN, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND PERMITS PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY ARE INTENDED TO SURVIVE ANY CHANGES TO THE MONTGOMERY COUNTY FOREST MANAGEMENT PLAN. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
- THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
- PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP PAGE W.S.S.C. 2891W69.
- SEPTIC FIELD BUILDINGS RESTRICTION LINE SUBJECT TO CHANGE UPON REAPPROVAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC SECTION.
- LOT 1 APPROVED FOR 6 BEDR. 0M HOUSE. LOT 2 APPROVED FOR 6 BEDROOM HOUSE.
- OUTLOT A TO BE DESIGNATED TO ADJOINING PROPERTY OWNER (CURRENTLY FIRST BAPTIST CHURCH) FOR ACCESS.
- ACCESS DENIED TO MARYLAND ROUTE 108 EXCEPT AT DAMASCUS HILLS WAY AND EXISTING DRIVEWAY ON LOT 1.

OWNERS' CERTIFICATION

The undersigned, owners of the property shown hereon, hereby adopt this plan of subdivision, dedicate the street shown hereon to public use, establish and grant to Montgomery County and the State of Maryland a temporary easement parallel and adjacent to the front building redaction line or as shown. Such easement shall be automatically extinguished after all public improvements have been lawfully completed and accepted for maintenance by Montgomery County and the State of Maryland or other acceptable public agency, grant a Public Utilities Easement to Montgomery County and the State of Maryland for use in carrying out its duties and responsibilities as a public utility, and subject to the terms set forth therein, and further to the terms set forth herein and to the provisions of the Maryland Code, Title 88, Section 2-201 (B) F.U.E. To the parties named in a document entitled "Terms and Provisions of Public Utility Easement" herewith, and to the parties named in a document entitled "Terms and Provisions of Public Utility Easement" herewith, and to the parties named in a document entitled "Terms and Provisions of Public Utility Easement" herewith, and to the parties named in a document entitled "Terms and Provisions of Public Utility Easement" herewith.

30' Ingress/Egress and Utilities Easement over Lot 2 for the use and benefit of the owners of Lots 2 & 3. Maintenance of a Septic Field over Lot 3 for the use and benefit of the owners of Lot 2, their successors, heirs and assigns. The owners will cause all property corner markers and any other required monumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(e) of the Montgomery County Code.

There are no sales, liens, mortgages, or trusts, affecting the property (including the plat of subdivision, Except for a certain mortgage, and the party in interest thereto has hereon indicated that assent.

WITNESS
 Date: *10/31/91*
Roy E. Stanley
 Roy E. Stanley

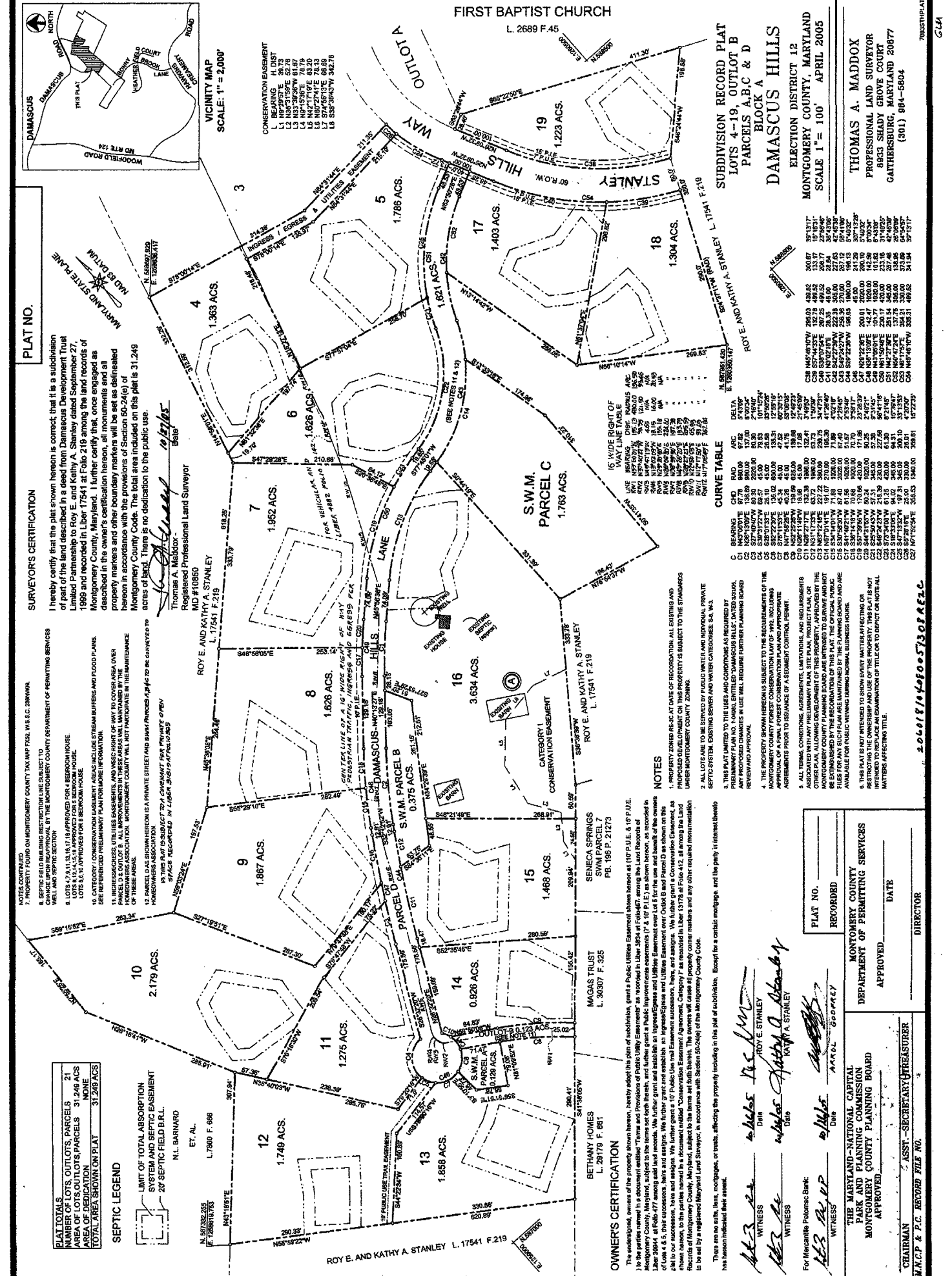
WITNESS
 Date: *10/31/91*
Kathy A. Stanley
 Kathy A. Stanley

WITNESS
 Date: *10/31/91*
Arrol Godbey
 Arrol Godbey

SUBDIVISION RECORD PLAT
 LOTS 1-3 & OUTLOT A,
 BLOCK A
DAMASCUS HILLS
 ELECTION DISTRICT 12
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 100' APRIL 2005

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 6933 SHADY GROVE COURT
 GAITHERSBURG, MARYLAND 20877
 (301) 984-5804

PLAT NO. _____ RECORDED _____ P.L.A. # _____ M.A.C.P. & P.C. RECORD FILE NO. _____		MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	
APPROVED DATE _____ _____ CHAIRMAN	APPROVED DATE _____ _____ ASST.-SECRETARY-TREASURER	APPROVED DATE _____ _____ DIRECTOR	2.864 ACS 2.864 ACS



PLAT NO.

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct that it is a subdivision of part of the land described in a deed from Damascus Development Trust Limited Partnership to Roy E. and Kathy A. Stanley dated September 27, 1989 and recorded in Liber 17541 at Folio 219 among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers will be set as delineated hereon in accordance with the provisions of Section 60-24(e) of Montgomery County Code. The total area included on this plat is 31,249 acres of land. There is no dedication to the public use.

Thomas A. Maddox
Registered Professional Land Surveyor
MD #10850
ROY E. AND KATHY A. STANLEY
L. 17541 F. 219

NOTES CONTINUED

- 7. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP FOR 2008, W.8.S.C. 287BWA.
- 8. CHANGE FROM PREVIOUS SURVEY TO BE SUBJECT TO MONITORING COUNTY DEPARTMENT OF PERMITTING SERVICES FIELD AND SEPTIC SECTION.
- 9. LOTS 4, 7, 11, 13, 15, 17 APPROVED FOR 1 BEDROOM HOUSE.
- 10. LOTS 8, 9, 10, 12, 14, 16, 18 APPROVED FOR 2 BEDROOM HOUSE.
- 11. CATEGORY 1 CONSERVATION EASEMENT AREAS INCLUDE STREAM BUFFER AND FLOOD PLAINS. SEE REFERENCED PRELIMINARY PLAN FOR MORE INFORMATION.
- 12. INCREASED GRASS, UTILITIES EASEMENTS, AND WESC RIGHT OF WAY TO COVER AREA OVER PARCEL D & OUTLOT D. ALL IMPROVEMENTS IN THESE AREAS WILL MAINTAINED BY THE HOMEOWNERS ASSOCIATION. MONTGOMERY COUNTY WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE AREAS.
- 13. PARCELS AS SHOWN HEREON IS A PRIVATE STREET AND SHALL REMAIN TO BE CONVEYED TO SPACE RECORDS IN LIBER 287BWA POLICY.

NOTES

- 1. PROPERTY ZONED R.E.C. AT DATE OF RECORDATION. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING.
- 2. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND INDIVIDUAL PRIVATE SEPTIC SYSTEM. EXISTING SEWER AND WATER CATEGORIES: S.W. 1.
- 3. THIS PLAT LIMITED TO THE LOTS AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 1004812 'DAMASCUS HILLS' (DATED 2/20/09). ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
- 4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992, INCLUDING BUT NOT LIMITED TO: PROTECTION OF WOODLANDS, STREAMS AND WETLANDS. ACCREMENTS PRIOR TO ISSUANCE OF A SEPTIC CONTROL PERMIT.
- 5. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REGULATIONS AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
- 6. THIS PLAT WAS PREPARED BY SHOWN HEREON AFTER REFLECTING ON A REVIEW OF THE COMPASS AND MEASURES OF THE PROPERTY. APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVEY AND NOT BE ESTABLISHED BY THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC RECORD OF THIS PROPERTY IS THE ORIGINAL PLAT AND ANY CHANGES TO THE PLAT WILL BE MADE BY THE OFFICIAL PUBLIC RECORD MATTERS AFFECTING TITLE.

PLAT TOTALS

NUMBER OF LOTS, OUTLOTS, PARCELS	21
AREA OF LOTS, OUTLOTS, PARCELS	31,249 ACRES
TOTAL AREA SHOWN ON PLAT	31,249 ACRES

SEPTIC LEGEND



LIMIT OF TOTAL ABSORPTION SYSTEM AND SEPTIC EASEMENT
20' SEPTIC FIELD B.R.L.

N.L. BARNARD
ET. AL.
L. 7580 F. 688

ROY E. AND KATHY A. STANLEY L. 17541 F. 219

BETHANY HOMES
L. 29179 F. 881

MAGAS TRUST
L. 30307 F. 325

SENECA SPRINGS
SWM PARCEL 7
PB. 196 P. 21273

ROY E. AND KATHY A. STANLEY
L. 17541 F. 219

OWNER'S CERTIFICATION

The undersigned, owners of the property shown hereon, hereby adopt this plan of subdivision, grant a Public Utilities Easement shown hereon at (10' F.U.E. & 10' P.U.E.) to the parties named in a document entitled "Terms and Provisions of Public Utility Easement" as recorded in Liber 3924 at Folio 467, among the Land Records of Montgomery County, Maryland, and further grant a Public Improvement easement (P.I.E.) and (10' P.I.E.) as shown hereon, as recorded in Liber 3964, at Folio 177 among said land records. We further grant and establish an ingressed egress and utility easement over Lots 8 for the use and benefit of the owners of the property shown hereon, and our successors, heirs and assigns. We further grant a 10' Public Use easement, water, gas and sewer, and a 10' Conservation Easement, as shown hereon, to the parties named in a document entitled "Conservation Easement Agreement, Category 1" as recorded in Liber 13178 at Folio 412, among the Land Records of Montgomery County, Maryland, subject to the terms set forth therein. The owners will cause all property corner markers and any other required monumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 60-24(e) of the Montgomery County Code.

This is to certify, hereon, that, the parties affecting the property including in this plat of subdivision. Except for a certain mortgage, and the party if interest be so has been indicated hereon.

Roy E. Stanley
Date
WITNESS

Kathy A. Stanley
Date
WITNESS

For Mercantile Polombac Bank:
[Signature]
Date

APPROVED

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED

[Signature]
Date

[Signature]
Date

CHAIRMAN
ASST. - SECRETARY / TREASURER

[Signature]
Date

[Signature]
Date

[Signature]
Date

[Signature]
Date

APPROVED

DIRECTOR

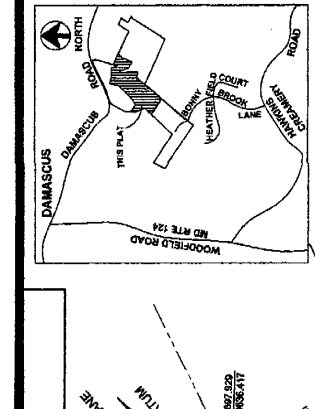
PLAT NO.

RECORDED

MONTGOMERY COUNTY
DEPARTMENT OF PERMITTING SERVICES

APPROVED

DATE



FIRST BAPTIST CHURCH
L. 2689 F. 45

CONSERVATION EASEMENT

- L. BEARING
- L. DIST
- L3 N33° 30' 58" W 91.07'
- L4 N33° 15' 19" E 52.78'
- L5 N33° 30' 58" W 91.07'
- L6 N42° 17' 10" E 83.20'
- L7 N42° 17' 10" E 83.20'
- L8 N87° 27' 41" E 78.13'
- L9 N87° 27' 41" E 78.13'
- L10 S88° 54' 30" W 92.76'

WAY OUTLOT

WAY HILL

SENECA SPRINGS SWM PARCEL 7

MAGAS TRUST

BETHANY HOMES

ROY E. AND KATHY A. STANLEY

SENECA SPRINGS SWM PARCEL 7

MAGAS TRUST

BETHANY HOMES

ROY E. AND KATHY A. STANLEY

SENECA SPRINGS SWM PARCEL 7

MAGAS TRUST

BETHANY HOMES

ROY E. AND KATHY A. STANLEY

SENECA SPRINGS SWM PARCEL 7

MAGAS TRUST

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SENECA SPRINGS SWM PARCEL 7

MAGAS TRUST

BETHANY HOMES

ROY E. AND KATHY A. STANLEY

SENECA SPRINGS SWM PARCEL 7

MAGAS TRUST

BETHANY HOMES

ROY E. AND KATHY A. STANLEY

SENECA SPRINGS SWM PARCEL 7

MAGAS TRUST

NOTES

1. PROPERTY ZONED R.E.C. AT DATE OF RECORDATION. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING.

2. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND INDIVIDUAL PRIVATE SEPTIC SYSTEM. EXISTING SEWER AND WATER CATEGORIES: S.W. 1.

3. THIS PLAT LIMITED TO THE LOTS AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 1004812 'DAMASCUS HILLS' (DATED 2/20/09). ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.

4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992, INCLUDING BUT NOT LIMITED TO: PROTECTION OF WOODLANDS, STREAMS AND WETLANDS. ACCREMENTS PRIOR TO ISSUANCE OF A SEPTIC CONTROL PERMIT.

5. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REGULATIONS AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.

6. THIS PLAT WAS PREPARED BY SHOWN HEREON AFTER REFLECTING ON A REVIEW OF THE COMPASS AND MEASURES OF THE PROPERTY. APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVEY AND NOT BE ESTABLISHED BY THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC RECORD OF THIS PROPERTY IS THE ORIGINAL PLAT AND ANY CHANGES TO THE PLAT WILL BE MADE BY THE OFFICIAL PUBLIC RECORD MATTERS AFFECTING TITLE.

7. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP FOR 2008, W.8.S.C. 287BWA.

8. CHANGE FROM PREVIOUS SURVEY TO BE SUBJECT TO MONITORING COUNTY DEPARTMENT OF PERMITTING SERVICES FIELD AND SEPTIC SECTION.

9. LOTS 4, 7, 11, 13, 15, 17 APPROVED FOR 1 BEDROOM HOUSE.

10. LOTS 8, 9, 10, 12, 14, 16, 18 APPROVED FOR 2 BEDROOM HOUSE.

11. CATEGORY 1 CONSERVATION EASEMENT AREAS INCLUDE STREAM BUFFER AND FLOOD PLAINS. SEE REFERENCED PRELIMINARY PLAN FOR MORE INFORMATION.

12. INCREASED GRASS, UTILITIES EASEMENTS, AND WESC RIGHT OF WAY TO COVER AREA OVER PARCEL D & OUTLOT D. ALL IMPROVEMENTS IN THESE AREAS WILL MAINTAINED BY THE HOMEOWNERS ASSOCIATION. MONTGOMERY COUNTY WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE AREAS.

13. PARCELS AS SHOWN HEREON IS A PRIVATE STREET AND SHALL REMAIN TO BE CONVEYED TO SPACE RECORDS IN LIBER 287BWA POLICY.

DATE	APRIL 12, 2004
SCALE	1" = 200'
DRAWN BY	ROY STANLEY
CHECKED BY	ROY STANLEY
DATE	APRIL 12, 2004



Date: APRIL 12, 2004
 Scale: 1" = 200'

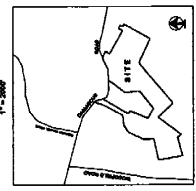
Building & Associates, Inc.
 1400 Rockville Pike
 Suite 200
 Rockville, MD 20850
 (301) 251-1000



PRELIMINARY PLAN
 DAMASCUS HILLS
 Montgomery County, Maryland



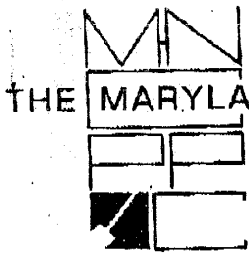
- NOTES:**
1. AREA OF PROPERTY - 174.76 ACRES *
 2. AREA NOT INCLUDED - 30.4 AC (total cluster / future phases)
 3. AREA OF PROJECT - 144.36 AC
 4. LOT PERMITTED IN RESC: 128,884 AC X 1.4 (153 AC)
 5. NUMBER OF LOTS SHOWN IN RESC ZONE - 28 LOTS + 2 Options
 6. NUMBER OF LOTS PERMITTED IN RESC (B) (lot per 3 ac) - 3
 7. AREA SHOWN IN OPEN SPACES:
 - RESC - 43.59 ac (22.28 ac previously dedicated to M-40/PPC)
 - RC (20% for cluster option) - 11.82 ac
 - RC (10% for cluster option) - 5.91 ac
 - EXISTING SEWER & WATER SERVICE CATEGORIES: SA, WJ
 8. LOCATED IN GREAT BETHGA CREEK WATERSHED
 9. DEVELOPMENT STANDARDS (RESC):
 - Stiparyds - 40'
 - Stiparyds - 15'
 - Stiparyds - 50' as stip. per section 15' otherwise
 10. DEVELOPMENT STANDARDS (RC):
 - Frontyards - 50'
 - Stiparyds - 17' min, 35' total
 - Stiparyds - 35'
 - Stiparyds - 40,000 sq ft
 11. AREA DEDICATED TO STREETS - 4.8 AC
 12. UTILITIES TO BE PROVIDED BY: Washington Gas, Verizon, Potomac Edison



Prepared by:
 Roy Stanley
 1400 Rockville Pike
 Suite 200
 Rockville, MD 20850
 (301) 251-1000



ROY STANLEY
 Licensed Professional Engineer
 No. 123456789
 State of Maryland
 Date of License: 12/15/2000
 Expiration Date: 12/15/2005



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

DDT

Date Mailed: APR 13 2005

Action: Approved Staff
Recommendation
Motion of Commissioner Bryant,
seconded by Commissioner
Robinson, with a vote of 5 - 0.
Chairman Berlage and
Commissioners Perdue, Bryant,
Wellington and Robinson voting in
favor.

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-04080
NAME OF PLAN: Damascus Hills

APR 13 2005

The date of this written opinion is _____ (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules of Court - State).

On 4/16/04, Roy Stanley ("Applicant") submitted an application for the approval of a preliminary plan of subdivision of property in the RE-2C and RC zone. The property, identified as Parcels 333, 444, 468 and 688 (Subject Property), is developed with a one-family detached dwelling unit, which will remain.

The application proposed to create 31 lots on 146.36 acres of land located on the south side of Damascus Road (MD 108), approximately 2000 feet east of Howard Capital Drive, in the Damascus master plan area. The application was designated Preliminary Plan 1-04080. On 02/17/05, Preliminary Plan 1-04080 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the

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Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application.

The record for this application ("Record") closed at the conclusion of the public hearing, upon the taking of an action by the Planning Board. The Record includes: the information on the Preliminary Plan Application Form; the Planning Board staff-generated minutes of the Subdivision Review Committee meeting(s) on the application; all correspondence and any other written or graphic information concerning the application received by the Planning Board or its staff following submission of the application and prior to the Board's action at the conclusion of the public hearing, from the applicant, public agencies, and private individuals or entities; all correspondence and any other written or graphic information issued by Planning Board staff concerning the application, prior to the Board's action following the public hearing; all evidence, including written and oral testimony and any graphic exhibits, presented to the Planning Board at the public hearing.

The Applicant proposed to create 29 residential lots and 2 outlots for the construction of 29 one-family detached dwelling units, one of which is an existing dwelling which will remain. The Subject Property contains a stream and associated stream valley buffer.

The development is proposed under an optional method of development and therefore must comply with Section 22A-12(f) of the Montgomery County Code (Forest Conservation Law). This section of the code requires developments utilizing an optional method of development to either retain or plant a certain percentage of forest onsite. There are 52.4 acres of existing forest on the property. The plan proposes the removal of fewer than 9 acres of forest. The applicant will meet the forest conservation requirements through the retention of 43.4 acres of existing forest. (Part of this existing forest was dedicated to M-NCPPC in 2002.)

As part of the preliminary plan review, the Applicant asked for three waivers allowed under the Subdivision Regulations. The first waiver was to allow the proposed lots to have frontage on, and access from, a private cul-de-sac. The Zoning Ordinance, in Section 59-C-1.34.1 provides that:

In the RE-2 zone, lots may front on a private cul-de-sac if the Planning Board finds, as part of the subdivision plan approval process, that the private cul-de-sac:

1. Provides safe and adequate access;
2. Has sufficient width to accommodate the dwelling units proposed;
3. Will better protect significant environmental features on and off site than would a public road; and
4. Has proper drainage.

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Staff recommended approval of request to allow the lots to front on the private cul-de-sac. The private street provides access to and from a proposed secondary roadway (Damascus Hills Lane) that connects with MD 108. Staff advised the Board that the private street allows for safe and adequate access, as it follows a fairly straight alignment. At the public hearing, transportation staff testified that provided the 1,600-foot long private street were 20 feet in width, the width would be adequate for the number of lots proposed (11 lots and two adjacent parcels).¹ Staff testified that the private street will better protect significant environmental features on and off site than would a public road, in that it allows better protection of the environmental setting of the historic resource (George Gue Barn) located on proposed lot 16B; requires much less impervious paving and site disturbance than would a public street and/or multiple common-use driveways; and protects certain steep slopes. Finally, Montgomery County's Department of Permitting Services has found, during its review of the Stormwater Management Concept for the site, that drainage from the paved areas for the private street is adequate space. Consequently, staff advised the Board that in its opinion the criteria for frontage of lots on a private cul-de-sac had been met, and recommended approval of this waiver.

The second requested waiver was to allow the creation of two cul-de-sac roads greater than 500 feet in length: the road extending south from MD 108; and the extension of existing Bonny Brook Lane onto this site. Per Section 50-26(d) of the Montgomery County Code, a cul-de-sac road should be no longer than 500 feet unless a greater length is justified by reason of property shape, size, topography, large lot size, or improved street alignment. Staff testified that the shape of the property and the fact that the proposed street alignments provide protection of environmentally sensitive areas and the setting for historic resources justifies design of these over-length roadways. If roadway loops or connections were required for these roads, sensitive environmental areas would be impacted by stream and wetland crossings.

The third requested waiver was from a requirement for a sidewalk on both sides of the planned private roadway, which is being built to tertiary street standards. Per Section 50-26(h) of the Subdivision Regulations, sidewalks are required on both sides of a tertiary road unless the Board finds that pedestrians will be able to safely use the roadway.

Staff agrees with the justification provided by the applicant for a sidewalk on only one side of the proposed private road. Further, staff believes that pedestrians will be able to safely cross the roadway to access the planned sidewalk. Staff therefore recommends approval of the sidewalk waiver.

¹ Development Review Division staff in its staff report recommended approval of a 16-foot wide private street, however at the public hearing Transportation staff revised the staff's recommendation to a width of 20 feet for the safety reasons discussed below.

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At the public hearing, the Applicant appeared, represented by legal counsel. The only condition of approval recommended by staff that the applicant disputed was Condition No. 16. The Applicant asked for a width of 18 feet (rather than staff's recommendation of 20 feet) for the width of the private drive. In response to Planning Board questioning, transportation staff advised the Board that in the opinion of staff, 20 feet is the minimum required for safety on this street. Staff noted that parking would be allowed on both sides of the street, and with cars parked on both sides of the street, then the street might not be wide enough to allow emergency vehicle access. The applicant also asked that the public trail be natural surface (rather than paved) in all areas where it is not contiguous to the paved driveway access.

FINDINGS

Having given full consideration to the recommendations of its Staff, the recommendations of the applicable public agencies², the applicant's position, and other evidence contained in the Record, which is hereby incorporated in its entirety into this Opinion, the Montgomery County Planning Board finds as follows:

1. With respect to the Applicant's request that the driveway width be reduced from 20 to 18 feet, the Board found persuasive the testimony of its transportation staff that a reduced width potentially compromised emergency vehicle access to the proposed lots, and consequently potentially compromised public safety. The Board finds that 20 feet is the minimum necessary to ensure public safety along the private driveway.
2. With respect to the remaining findings, listed below, the uncontested⁶ evidence in the record proves that:
 - a) The Preliminary Plan No. 1-04080 substantially conforms to the Damascus Master Plan.
 - b) Public facilities will be adequate to support and service the area of the proposed subdivision.
 - c) The size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.
 - d) The application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A. This finding is subject to the applicable condition(s) of approval.

² The application was referred to outside agencies for comment and review, including the Washington Suburban Sanitary Commission, the Department of Public Works and Transportation, the Department of Permitting Services and the various public utilities. All of these agencies recommended approval of the application.

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- e) The application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.
- f) All three waivers should be granted as follows:
- i. The provision of a private cul-de-sac provides safe and adequate access, at 20 feet is sufficiently wide to accommodate the dwelling units proposed, creates the ability to better protect the environmental setting of the historic resource and natural environmental features (i.e., minimizes imperviousness and allows for the preservation of more of the forest and steep slopes on the site); and based upon the review of MCDPS provides adequate drainage;
 - ii. The over-length cul-de-sacs are approved based on the enhanced environmental protection allowed by this design, and as noted in finding (g)(i), above; and
 - iii. Pedestrians can safely walk along the private roadway with one (and not two) sidewalks, and grants a waiver of the requirement that there be two sidewalks.
- g) With respect to all other issues, the Board finds that they are uncontested in the record; and, therefore, the Planning Board finds that any future objection, which may be raised concerning a substantive issue in this application, is waived.

CONDITIONS OF APPROVAL

Finding Preliminary Plan No. 1-04080 in accordance with the purposes and all applicable regulations of Montgomery County Code Chapter 50, the Planning Board approves Preliminary Plan No. 1-04080, subject to the following conditions:

1. Approval under this preliminary plan is limited 29 dwelling units.
2. Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.
3. Record plat to reflect Category I conservation easement over all environmental buffers and preserved forest.

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4. Dedication to M-NCPPC of the 12.3 acre open space parcel located within the future development area east of the interim terminus of proposed Damascus Hills Lane at the time the future phase is recorded, or two years from the preliminary plan approval date, whichever is sooner. Property to be conveyed at time of record plat and to be free of trash and unnatural debris. Property corners to be staked and signed to distinguish parkland from private properties. Applicant to install a sign to identify the parkland where it abuts the public street.
5. Dedication to M-NCPPC of the 1.75-acre open space parcel located at the southwest corner of the development lying adjacent to current parkland. Property to be conveyed at time of record plat and to be free of trash and unnatural debris. Property corners to be staked and signed to distinguish parkland from private properties.
6. Compliance with the conditions of approval of the MCDPS stormwater management approval October 7, 2004.
7. Compliance with conditions of MCDPWT letter dated, February 9, 2005 unless otherwise amended.
8. Compliance with conditions of MCDPS (Health Dept.) septic approval dated December 1, 2004.
9. Access and improvements as required to be approved by MDSHA prior to issuance of access permits.
10. Dedicate right-of-way to provide a 60-foot width from the centerline of Damascus Road.
11. Dedicate a 60-foot wide right-of-way and construct Damascus Hills Lane to Montgomery County Department of Public Works and Transportation (MCDPWT) Secondary Residential Road Standards with four-foot sidewalks on both sides.
12. Dedicate a 60-foot wide right-of-way and construct Bonnie Brook Lane to Montgomery County Department of Public Works and Transportation (MCDPWT) Open Section Secondary Residential Road Standards.
13. Provide public street connection to adjacent parcels labeled "future phase" by extending Damascus Hills Lane dedication, and improvements from Damascus Road past Lots 17B, 18B and 19B.
14. Provide a hammerhead terminus at the end of Damascus Hills and Bonnie Brook Lanes.

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- 15. Dedication of Outlot A to the adjacent First Baptist Church of Damascus to allow future connection of the Church to the proposed internal street.
- 16. The private street shall have a pavement width of a least 20 feet wide, and shall have a four-foot sidewalk adjacent to a six-foot landscaping panel on one side.
- 17. Provide a minimum eight-foot (recommended ten-foot) wide shared-use trail, and easement to connect the private street to Bonnie Brook Lane.
- 18. Provide a covenant for operation and maintenance of private streets, and pedestrian trails.
- 19. Provide access easements for common driveways.
- 20. Provide Public Improvement Easements (PIE), and Public Improvement Agreements (PIA), along internal streets, as required by MCDPWT.
- 21. Other necessary easements.

This Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed.

* * * * *

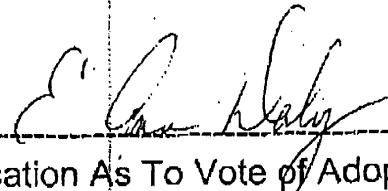
[CERTIFICATION OF BOARD VOTE ADOPTING OPINION ON FOLLOWING PAGE]

MR 3/25/05
Approved for legal sufficiency.
M-NCPPC Office of General Counsel

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CERTIFICATION OF BOARD ADOPTION OF OPINION

At its regular meeting, held on **Thursday, March 31, 2005**, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, by unanimous consent **ADOPTED** the above Opinion which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for **Preliminary Plan No. 1-04080, Damascus Hills**. Commissioner Perdue was absent.



Certification As To Vote of Adoption
E. Ann Daly, Technical Writer