

BAUM PROPERTY (1-04098)



Map compiled on July 06, 2004 at 9:43 AM | Site located on base sheet no - 236NW10

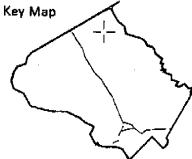
NOTICE

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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

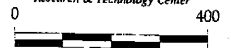
Key Map



N

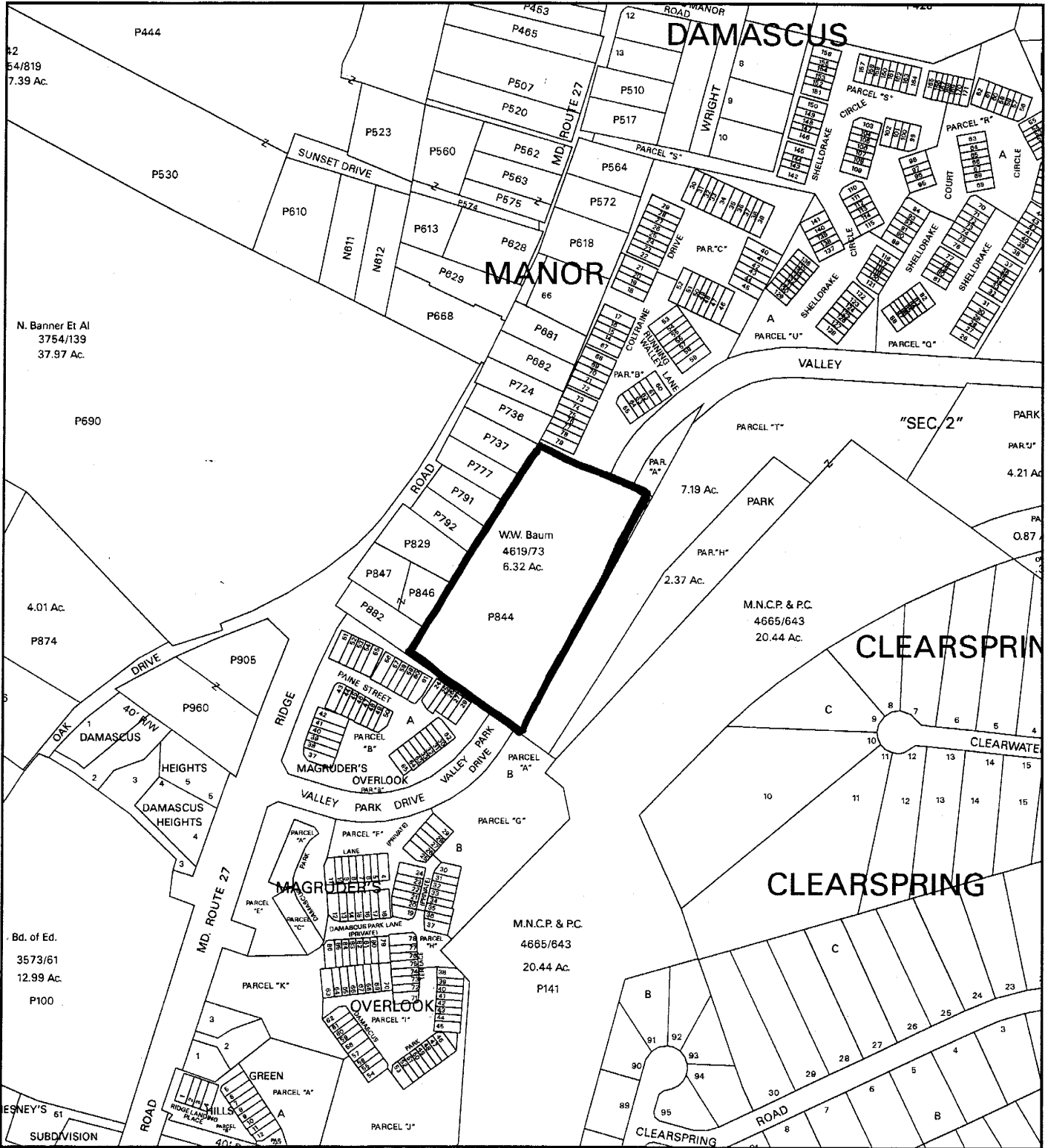


Research & Technology Center



1 inch = 400 feet
1:4800

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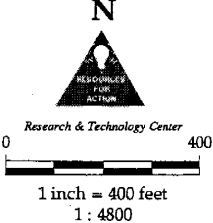
Map compiled on January 07, 2005 at 9:47 AM | Site located on base sheet no - 236NW10

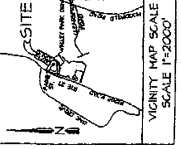
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GENERAL NOTES:

1. THE BAUM PROPERTY IS SHOWN IN RED ON THIS MAP.
2. THE TOTAL AREA OF THIS SITE IS 6.0 AC.
3. EXISTING ZONING IS R-10.
4. THE PROPERTY IS BOUNDARY SURVEYED AND THE BOUNDARY IS SHOWN IN RED ON THIS MAP.
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PROPERTY	AREA (AC)	PERCENT
BAUM PROPERTY	6.0	100%
TOTAL	6.0	100%

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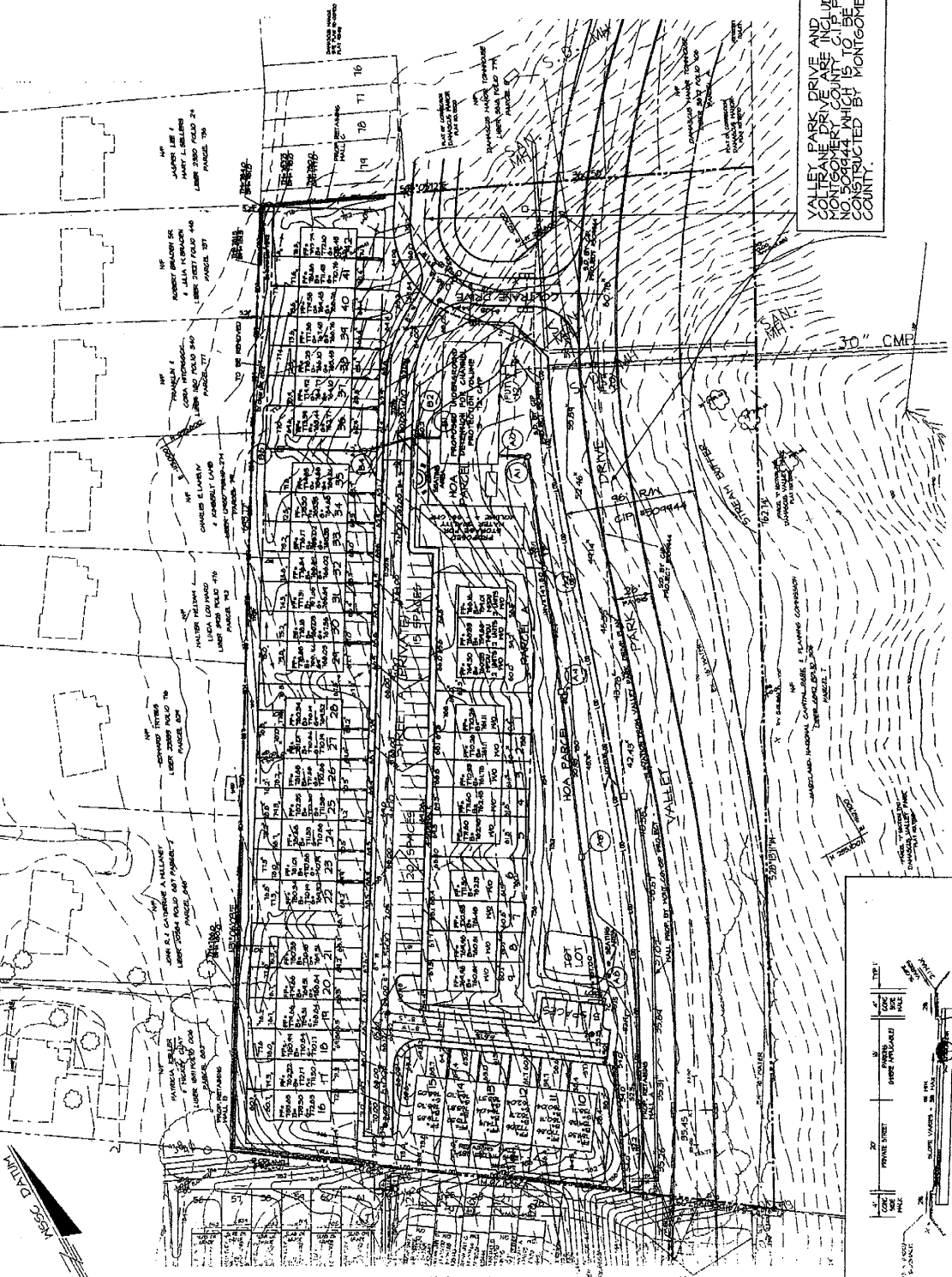
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BAUM PROPERTY	6.0	100%
TOTAL	6.0	100%

VALLEY PARK DRIVE AND INCLUDED IN MONTGOMERY COUNTY CIP PROJECT NO. 500944 WHICH IS TO BE CONSTRUCTED BY MONTGOMERY COUNTY.

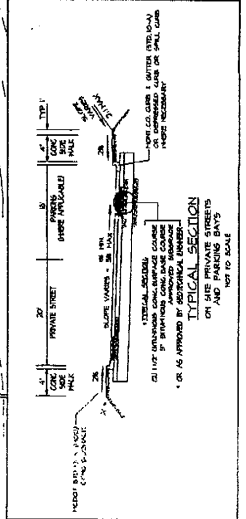
DESIGNER / ARCHITECT CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARY IS FROM BOUNDARY SURVEY PREPARED BY CUI DATED MAY 2004.
 I, THE ARCHITECT, HAVE REVIEWED THE SURVEY AND CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE MONTGOMERY COUNTY CODE.
 MONTGOMERY COUNTY REGISTERED PROFESSIONAL ARCHITECT

DATE: 5/11/04
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

PRELIMINARY PLAN
 BAUM PROPERTY



NOTE: IN THE GARAGE TOWN HOUSE, LOTS 10-12, 20-22 AND 30-32 ARE NON-SEWER TOWN HOUSES. LOTS 13-19, 23-29 AND 33-39 ARE SEWERED TOWN HOUSES.



DATE	SCALE
MAY 2004	1"=30'

DESIGNED BY	CHECKED BY	DATE
[Signature]	[Signature]	MAY 2004

PROJECT LOCATION	PROJECT NUMBER
VALLEY PARK DRIVE	500944

8500 CONNER BRANCH HWY. SUITE 200
 ROCKVILLE, MD 20850
 TEL: 301-581-1000
 FAX: 301-581-1001
 WWW.APEXENGINEERING.COM

Damascus Manor Homeowners Association, Inc.

Property Management People, Inc. • 955-A Russell Avenue • Gaithersburg, MD 20879
Phone: (301) 963.3337 x 203 Fax: (240) 361.0649

July 29, 2004

Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910-3760

RE: Baum Property (#1-04098)

Dear Sirs:

The Damascus Manor Homeowners Association has been asked to comment upon the proposed development of the Baum Property (file number 1-04098), abutting our property. There are two major items of concern to us.

- 1) The housing density proposed is higher than usually approved now in the Damascus area, although not atypical for older developments. The HOC property currently being developed at the Rte 27-Valley Park Drive intersection had its unit density grandfathered in based on the original HOC approvals but would not have been approved today. This project was never mentioned as a proposed development during the 2002-2003 Damascus Master plan discussions although a number of other properties had their development potential presented to the community. It is not clear how this proposal meets the objectives of the new Master Plan.
- 2) The exit to the new development assumes connection to the egress route for our community being constructed by Montgomery County as part of its Valley Park Drive construction project. The connection, as shown, does not reflect updated location plans by the highway engineers presented to our community in 2003 to accommodate the very steep hill between Coltrane Drive and Valley Park Drive. The plan does not seem to accommodate the fact that the section of Valley Park Drive across this property will be substantially raised above the current topographic level.

Respectfully,

Nicholas B. Woodward, President
Damascus Manor Homeowners Association

