



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

MCPB
Item #1B
2-18-2021

MEMORANDUM

DATE: February 5, 2021

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator
Jay Beatty, Senior Planner
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178

SSS
JCB

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for February 18, 2021

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220170330 and 220170340 **Damascus Hills**

Plat Name: Damascus Hills
Plat #: 220170330 and 220170340

Location: Located at the southern terminus of Stanley Hills Way
Master Plan: Damascus Master Plan
Plat Details: RE-2C and RC zones; 7 lots and 4 parcels
Owner: Roy and Kathy Stanley

The subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12004080A (MCPB Resolution No. 16-096) 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 aforesaid plans.

Staff notes that the Rural Open Space Easement recordation references have now been obtained and will be added to the Record Plats prior to the Chairman's signature being obtained.

OWNERS CERTIFICATION

The undersigned, owners of the property shown hereon, hereby adopt this plat of subdivision, dedicating the street shown hereon to public use, establish and grant to Montgomery County, Maryland, a fee simple interest in the public use of the street shown hereon. Such fee simple interest shall be conveyed to the public use of the street shown hereon by the automatic operation of the Maryland Subdivision Control Act, Chapter 28, of the Code of Montgomery County, Maryland, and the provisions of the Maryland Subdivision Control Act, Chapter 28, of the Code of Montgomery County, Maryland, shall apply to the subdivision hereon as if the provisions of the Maryland Subdivision Control Act, Chapter 28, of the Code of Montgomery County, Maryland, were in effect on the date of the recording of this plat.

I, the undersigned, do hereby certify that the information contained herein is true and correct to the best of my knowledge and belief, and that the same is in accordance with the provisions of the Maryland Subdivision Control Act, Chapter 28, of the Code of Montgomery County, Maryland, and the provisions of the Maryland Subdivision Control Act, Chapter 28, of the Code of Montgomery County, Maryland, and that the same is in accordance with Section 2-34.3 of the Montgomery County Code.

There are no sales, leases, mortgages, or trusts, affecting the property including in this plat of subdivision.

[Signature]
 Date: 11/19/2021
 Name: ROY E. STANLEY
 Title: DEED
 Witness: *[Signature]*
 Name: KATHY A. STANLEY
 Title: DEED

CURVE TABLE

C	BEARING	CHORD	RADIUS	ARC	DELTA
C1	N 108° 41' 00" E	71.61	270.00	71.62	15° 44' 28"
C2	S 89° 12' 11" W	24.78	30.00	24.78	40° 20' 00"
C3	S 89° 12' 11" W	24.78	30.00	24.78	40° 20' 00"
C4	S 89° 12' 11" W	24.78	30.00	24.78	40° 20' 00"
C5	S 89° 12' 11" W	24.78	30.00	24.78	40° 20' 00"
C6	N 108° 41' 00" E	71.61	270.00	71.62	15° 44' 28"
C7	N 108° 41' 00" E	71.61	270.00	71.62	15° 44' 28"
C8	N 108° 41' 00" E	71.61	270.00	71.62	15° 44' 28"
C9	N 108° 41' 00" E	71.61	270.00	71.62	15° 44' 28"
C10	N 108° 41' 00" E	71.61	270.00	71.62	15° 44' 28"
C11	N 108° 41' 00" E	71.61	270.00	71.62	15° 44' 28"
C12	N 108° 41' 00" E	71.61	270.00	71.62	15° 44' 28"
C13	N 108° 41' 00" E	71.61	270.00	71.62	15° 44' 28"
C14	N 108° 41' 00" E	71.61	270.00	71.62	15° 44' 28"
C15	N 108° 41' 00" E	71.61	270.00	71.62	15° 44' 28"
C16	N 108° 41' 00" E	71.61	270.00	71.62	15° 44' 28"
C17	N 108° 41' 00" E	71.61	270.00	71.62	15° 44' 28"
C18	N 108° 41' 00" E	71.61	270.00	71.62	15° 44' 28"
C19	N 108° 41' 00" E	71.61	270.00	71.62	15° 44' 28"
C20	N 108° 41' 00" E	71.61	270.00	71.62	15° 44' 28"
C21	N 108° 41' 00" E	71.61	270.00	71.62	15° 44' 28"
C22	N 108° 41' 00" E	71.61	270.00	71.62	15° 44' 28"
C23	N 108° 41' 00" E	71.61	270.00	71.62	15° 44' 28"
C24	N 108° 41' 00" E	71.61	270.00	71.62	15° 44' 28"
C25	N 108° 41' 00" E	71.61	270.00	71.62	15° 44' 28"
C26	N 108° 41' 00" E	71.61	270.00	71.62	15° 44' 28"
C27	N 108° 41' 00" E	71.61	270.00	71.62	15° 44' 28"
C28	N 108° 41' 00" E	71.61	270.00	71.62	15° 44' 28"
C29	N 108° 41' 00" E	71.61	270.00	71.62	15° 44' 28"
C30	N 108° 41' 00" E	71.61	270.00	71.62	15° 44' 28"

NOTES

1. PROPERTY ZONED RC AT DATE OF RECORDING FOR EXCEPTING A PORTION OF THE OPEN SPACE PARCEL D WHICH IS ZONED RC-200 ALL OTHERS ARE ZONED RC-200. THE PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING.
2. ALL LOTS ARE SERVED BY PUBLIC WATER AND INDIVIDUAL PRIVATE SEPTIC SYSTEMS USING THE SLOTTED WATER CATEGORIES: SA, W4.
3. THIS PLAT LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. JRMWMA, ENTITLED "DAMASCUS HILLS," DATED 05/18/2018, AND ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
4. THE PROPERTY'S DOWN STREAM IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1982, INCLUDING APPROVAL OF A HULL-CREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SUBDIVISION CONTROL PLAN.
5. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR SUBDIVISION CONTROL PLAN SHALL APPLY TO THIS PLAT. THE MONTGOMERY COUNTY PLANNING BOARD IS HEREBY REQUESTED TO EXTEND BY THE RECORPTION OF THIS PLAT TO ANY APPLICABLE FEES FOR ANY SUCH PLAN AS MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
6. THIS PLAT IS NOT INTENDED TO SHOW EXISTING MATTERS AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPEND ON MORE LATE MATTERS AFFECTING TITLE.
7. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP PAGE 8 AND WALEG MAP 228M/18.

NOTES CONTINUED

8. A SEPTIC FIELD BOUNDARY RESTRICTION LINE SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY ZONING ORDINANCES SHALL BE SHOWN AS A DASHED LINE WITH THE WORDS "SEPTIC FIELD RESTRICTION" AND "SEE NOTE 10 (B)" ALONG THE LINE.
9. A SEPTIC FIELD BOUNDARY RESTRICTION LINE SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY ZONING ORDINANCES SHALL BE SHOWN AS A DASHED LINE WITH THE WORDS "SEPTIC FIELD RESTRICTION" AND "SEE NOTE 10 (B)" ALONG THE LINE.
10. A SEPTIC FIELD BOUNDARY RESTRICTION LINE SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY ZONING ORDINANCES SHALL BE SHOWN AS A DASHED LINE WITH THE WORDS "SEPTIC FIELD RESTRICTION" AND "SEE NOTE 10 (B)" ALONG THE LINE.
11. A SEPTIC FIELD BOUNDARY RESTRICTION LINE SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY ZONING ORDINANCES SHALL BE SHOWN AS A DASHED LINE WITH THE WORDS "SEPTIC FIELD RESTRICTION" AND "SEE NOTE 10 (B)" ALONG THE LINE.
12. THE LAND CONTAINED HEREIN IS WITHIN AN APPROVED CLUSTER DEVELOPMENT AND SUBDIVISION OR RESUBDIVISION IS NOT PERMITTED AFTER THE PROPERTY IS DEVELOPED.
13. THIS PLAT IS SUBJECT TO A COVENANT FOR PRIVATE OPEN SPACE RECORDED IN BOOK 09010 AT PAGE 38.
14. THE 100 YEAR FLOODPLAIN HEREON HAS BEEN LOCATED BY STUDY PERFORMED BY JAS ENGINEERING AND DESIGN ON 04/20/2018, 2019 AND APPROVED BY MONTGOMERY COUNTY ON MAY 22, 2019 FOR FLOODPLAIN APPLICATION IN 2019.

APPROVED: 11/19/2021

[Signature]
 TITLE SECRETARY/TREASURER

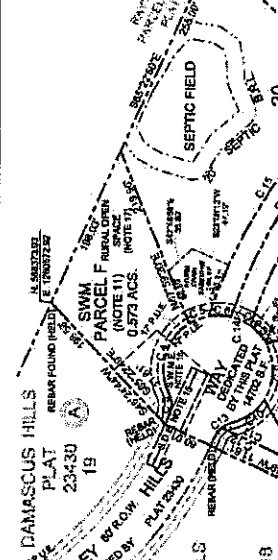
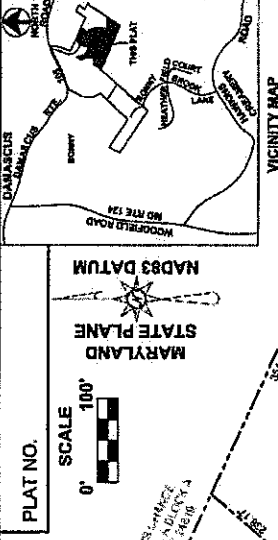
[Signature]
 CHAIRMAN, ASST. SECRETARY/TREASURER

M.N.C.P. & P.C. RECORD FILE NO. _____

DATE: _____

PLAT _____

DATE _____



SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct, that it is a subdivision of a tract of land as shown on a deed from Damascus Development Trust Limited Partnership to Roy E. and Kathy A. Stanley dated September 27, 1999 and recorded in Liber 17541 of Folio 219 and described in the same deed re-recorded October 12, 2004 in Liber 29449 of Folio 38, all 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 50-4.3.G of Montgomery County Code. The total area included on this plat is 23,246 acres of land of which 0.338 acres or 14,702 square feet is dedicated to public use.

Thomas A. Maddox
 Registered Professional Land Surveyor
 MD #10680 - Expires 04-03-2022

RELATIVES

NUMBER OF LOTS	7
NUMBER OF PARCELS	3
AREA OF LOTS	16,789 ACS
AREA OF PARCELS	12,226 ACS
TOTAL AREA OF DEDICATION	0.338 ACS
TOTAL AREA SUBJECT TO PLAN	20,396 ACS

CATEGORY 1 CONSERVATION EASEMENT
 BOOK 57241 PAGE 154

PARCEL E
 NOT INCLUDED IN SUBDIVISION PLAT

PARCEL D
 (TO BE CONVEYED TO THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION)
 881,758 SQ FT
 15.651 Acres

PARCEL F
 15,973 ACS

PARCEL G
 0,569 ACS

PARCEL H
 2,204 ACS

PARCEL I
 2,145 ACS

PARCEL J
 1,887 ACS

PARCEL K
 1,887 ACS

PARCEL L
 1,887 ACS

PARCEL M
 1,887 ACS

PARCEL N
 1,887 ACS

PARCEL O
 1,887 ACS

PARCEL P
 1,887 ACS

PARCEL Q
 1,887 ACS

PARCEL R
 1,887 ACS

PARCEL S
 1,887 ACS

PARCEL T
 1,887 ACS

PARCEL U
 1,887 ACS

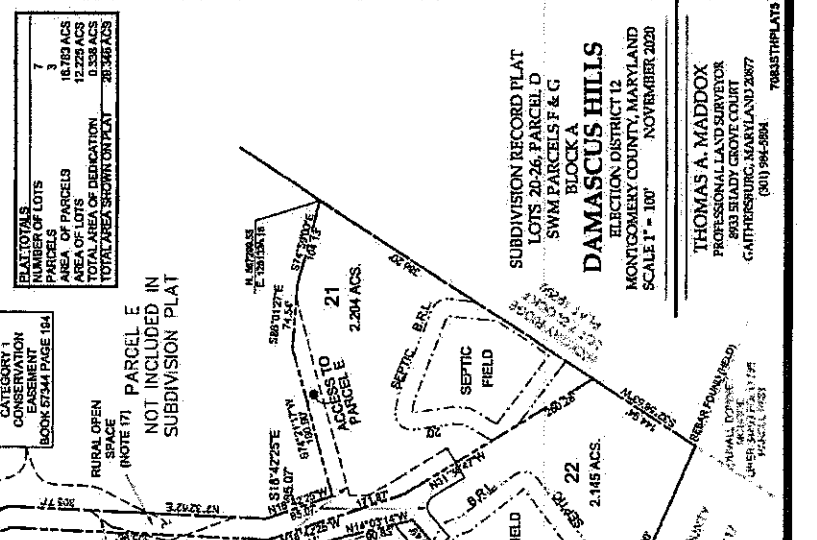
PARCEL V
 1,887 ACS

PARCEL W
 1,887 ACS

PARCEL X
 1,887 ACS

PARCEL Y
 1,887 ACS

PARCEL Z
 1,887 ACS



NOTES CONTINUED

15. THE LOCATION OF EXISTING SUBDIVISION RECORDS RECORDED IN LIBER 2304 AT FOLIO 88.
16. THE LOCATION OF EXISTING SUBDIVISION RECORDS RECORDED IN LIBER 2304 AT FOLIO 88.
17. PART OF THIS PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO A RURAL OPEN SPACE EASEMENT RECORDED IN BOOK 57241 PAGE 154.
18. THE 100 YEAR FLOODPLAIN HEREON HAS BEEN LOCATED BY STUDY PERFORMED BY JAS ENGINEERING AND DESIGN ON 04/20/2018, 2019 AND APPROVED BY MONTGOMERY COUNTY ON MAY 22, 2019 FOR FLOODPLAIN APPLICATION IN 2019.

NOTES CONTINUED

19. THE 100 YEAR FLOODPLAIN HEREON HAS BEEN LOCATED BY STUDY PERFORMED BY JAS ENGINEERING AND DESIGN ON 04/20/2018, 2019 AND APPROVED BY MONTGOMERY COUNTY ON MAY 22, 2019 FOR FLOODPLAIN APPLICATION IN 2019.
20. THE 100 YEAR FLOODPLAIN HEREON HAS BEEN LOCATED BY STUDY PERFORMED BY JAS ENGINEERING AND DESIGN ON 04/20/2018, 2019 AND APPROVED BY MONTGOMERY COUNTY ON MAY 22, 2019 FOR FLOODPLAIN APPLICATION IN 2019.
21. THE 100 YEAR FLOODPLAIN HEREON HAS BEEN LOCATED BY STUDY PERFORMED BY JAS ENGINEERING AND DESIGN ON 04/20/2018, 2019 AND APPROVED BY MONTGOMERY COUNTY ON MAY 22, 2019 FOR FLOODPLAIN APPLICATION IN 2019.
22. THE 100 YEAR FLOODPLAIN HEREON HAS BEEN LOCATED BY STUDY PERFORMED BY JAS ENGINEERING AND DESIGN ON 04/20/2018, 2019 AND APPROVED BY MONTGOMERY COUNTY ON MAY 22, 2019 FOR FLOODPLAIN APPLICATION IN 2019.
23. THE 100 YEAR FLOODPLAIN HEREON HAS BEEN LOCATED BY STUDY PERFORMED BY JAS ENGINEERING AND DESIGN ON 04/20/2018, 2019 AND APPROVED BY MONTGOMERY COUNTY ON MAY 22, 2019 FOR FLOODPLAIN APPLICATION IN 2019.
24. THE 100 YEAR FLOODPLAIN HEREON HAS BEEN LOCATED BY STUDY PERFORMED BY JAS ENGINEERING AND DESIGN ON 04/20/2018, 2019 AND APPROVED BY MONTGOMERY COUNTY ON MAY 22, 2019 FOR FLOODPLAIN APPLICATION IN 2019.
25. THE 100 YEAR FLOODPLAIN HEREON HAS BEEN LOCATED BY STUDY PERFORMED BY JAS ENGINEERING AND DESIGN ON 04/20/2018, 2019 AND APPROVED BY MONTGOMERY COUNTY ON MAY 22, 2019 FOR FLOODPLAIN APPLICATION IN 2019.
26. THE 100 YEAR FLOODPLAIN HEREON HAS BEEN LOCATED BY STUDY PERFORMED BY JAS ENGINEERING AND DESIGN ON 04/20/2018, 2019 AND APPROVED BY MONTGOMERY COUNTY ON MAY 22, 2019 FOR FLOODPLAIN APPLICATION IN 2019.
27. THE 100 YEAR FLOODPLAIN HEREON HAS BEEN LOCATED BY STUDY PERFORMED BY JAS ENGINEERING AND DESIGN ON 04/20/2018, 2019 AND APPROVED BY MONTGOMERY COUNTY ON MAY 22, 2019 FOR FLOODPLAIN APPLICATION IN 2019.
28. THE 100 YEAR FLOODPLAIN HEREON HAS BEEN LOCATED BY STUDY PERFORMED BY JAS ENGINEERING AND DESIGN ON 04/20/2018, 2019 AND APPROVED BY MONTGOMERY COUNTY ON MAY 22, 2019 FOR FLOODPLAIN APPLICATION IN 2019.

DAMASCUS HILLS
 SUBDIVISION RECORD PLAT
 LOTS 20-26, PARCEL D
 SWM PARCELS F & G
 BLOCK A

DAMASCUS HILLS
 ELECTION DISTRICT 12
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 100' NOVEMBER 2020

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 893 SLADY GROVE COURT
 GAITHERSBURG, MARYLAND 20878
 (301) 994-9584

OWNER'S CERTIFICATION

The undersigned, owners of the property shown herein, hereby adopt this plat of subdivision. We, the owners, will cause all property corner markers and any other means of monumentation to be set by a registered Maryland Land Surveyor, in accordance with § 5-3-1.02 of the Montgomery County Code. There are no easements, liens, mortgages, or taxes, affecting the property included in this plat of subdivision.

WITNESSES: *Robert Stanley* (Date: 1/19/2021), *Kathy A. Stanley* (Date: 1/19/2021)

SURVEYOR'S CERTIFICATION

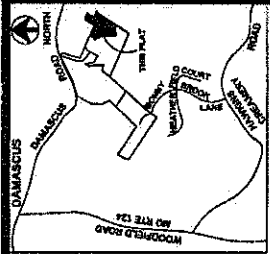
I hereby certify that the plat shown hereon is correct; that it is a subdivision of part of the land referenced in a deed from Damascus Development Trust Limited Partnership to Roy E. and Kathy A. Stanley dated September 27, 1989 and recorded in Liber 17541 at Folio 219 and described in the same deed re-recorded October 12, 2004 in Liber 28449 at Folio 38, all 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 § 5-4.3.0 of the Montgomery County Code. The total area indicated on this plat is 13,078 acres of land. There is no dedication to the public use.

Thomas A. Maddox
Registered Professional Land Surveyor
MD #10850 (EXPIRES 4/3/2023)

PLAT NO.



VICINITY MAP
SCALE: 1" = 2,000'



NOTES

1. PROPERTY ZONED RC AT DATE OF RECORDATION. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING.
2. THIS PLAT LIMITED TO USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLANNING ORDINANCE ENTITLED "DAMASCUS HILLS", DATED 9/12/2016. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
3. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE CONSERVATION LAW OF MARYLAND AND THE REQUIREMENTS OF THE FEDERAL FOREST RESTORATION ACT AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A REDEMPTION CONTROL PERMIT.
4. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN, INCLUDING ANY REQUIREMENTS OF THE MONTGOMERY COUNTY PLANNING BOARD ARE ENFORCED TO SURVIVE AND NOT BE WAIVED BY THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
5. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE SHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN ABANDONED OF TITLE OR TO DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.
6. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP F382 AND W.S.C.238(W) 08.
7. THE CATEGORY 1 CONSERVATION EASEMENT SHOWN HEREON AS RECORDED IN BOOK 87441 AT PAGE 114 AMONG THE MONTGOMERY COUNTY LAND RECORDS.
8. THE LAND CONTAINED HEREON IS WITHIN AN APPROVED CLUSTED DEVELOPMENT AND SUBDIVISION OR RESUBDIVISION IS NOT PERMITTED AFTER THE PROPERTY IS DEVELOPED.
9. OPEN SPACE PARCELS ACCESSED BY EASEMENT RECORDED IN BOOK 8670 AT PAGE 388.
10. THIS PLAT IS SUBJECT TO A COVENANT FOR PRIVATE OPEN SPACE RECORDED IN BOOK 8630 AT PAGE 281.
11. THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO A RURAL OPEN SPACE EASEMENT RECORDED IN BOOK _____ AT PAGE _____.

MONTGOMERY COUNTY
DEPARTMENT OF PERMITTING SERVICES
APPROVED: *1/19/2021*
Ally Polocem
DIRECTOR

APPROVED:	DATE
CHAIRMAN	DATE
ASST. SECRETARY/TREASURER	DATE
M.N.C.P. & P.C. RECORD FILE NO.	

PLAT TOTALS	NONE
NUMBER OF LOTS	13,078 ACRES
NUMBER OF PARCELS	13,078 ACRES
AREA OF PARCEL	13,078 ACRES
TOTAL AREA SHOWN ON PLAT	13,078 ACRES

SUBDIVISION RECORD PLAT
BLOCK A
DAMASCUS HILLS
ELECTION DISTRICT 12
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 100' NOVEMBER 2020

THOMAS A. MADDOX
PROFESSIONAL LAND SURVEYOR
8943 SHADY GROVE COURT
GAITHERSBURG, MARYLAND 20877
(301) 984-5804

14-23-194-013



Scale: 1" = 100'



Date: 03/14

Montgomery County, Maryland

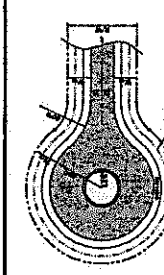


DAMASCUS HILLS
PRELIMINARY PLAN
Montgomery County, Maryland

ZONING STANDARDS:

ZONE: RC (Character)	Reqd.	Privy.
Lot Size	40,000 SF	71,970 SF or larger
Front Setback	50'	50' or more
Sideways	17' min., 35' total	17' or more
Rearyard	35'	35' or more
Building Height	50' Max.	50' or less
Lot Coverage	10% Max.	3%
Lot Width @ Building Line	125'	125'
Lot Frontage	25'	25'

- LEGEND:**
- Proposed House (Over Lot)
 - Proposed Building Footprint (Approved/Proposed Lot)
 - Building Center
 - M.P.S.
 - Spot Elevation
 - Lot Line
 - Street Center Line
 - Conservation Easement
 - Line of Discontinuity
 - Swamp Line
 - Area of Inner Subdivided
 - Approved Easement
 - Proposed Right-of-Way
 - Driveway
 - Stream/Drain Pipe



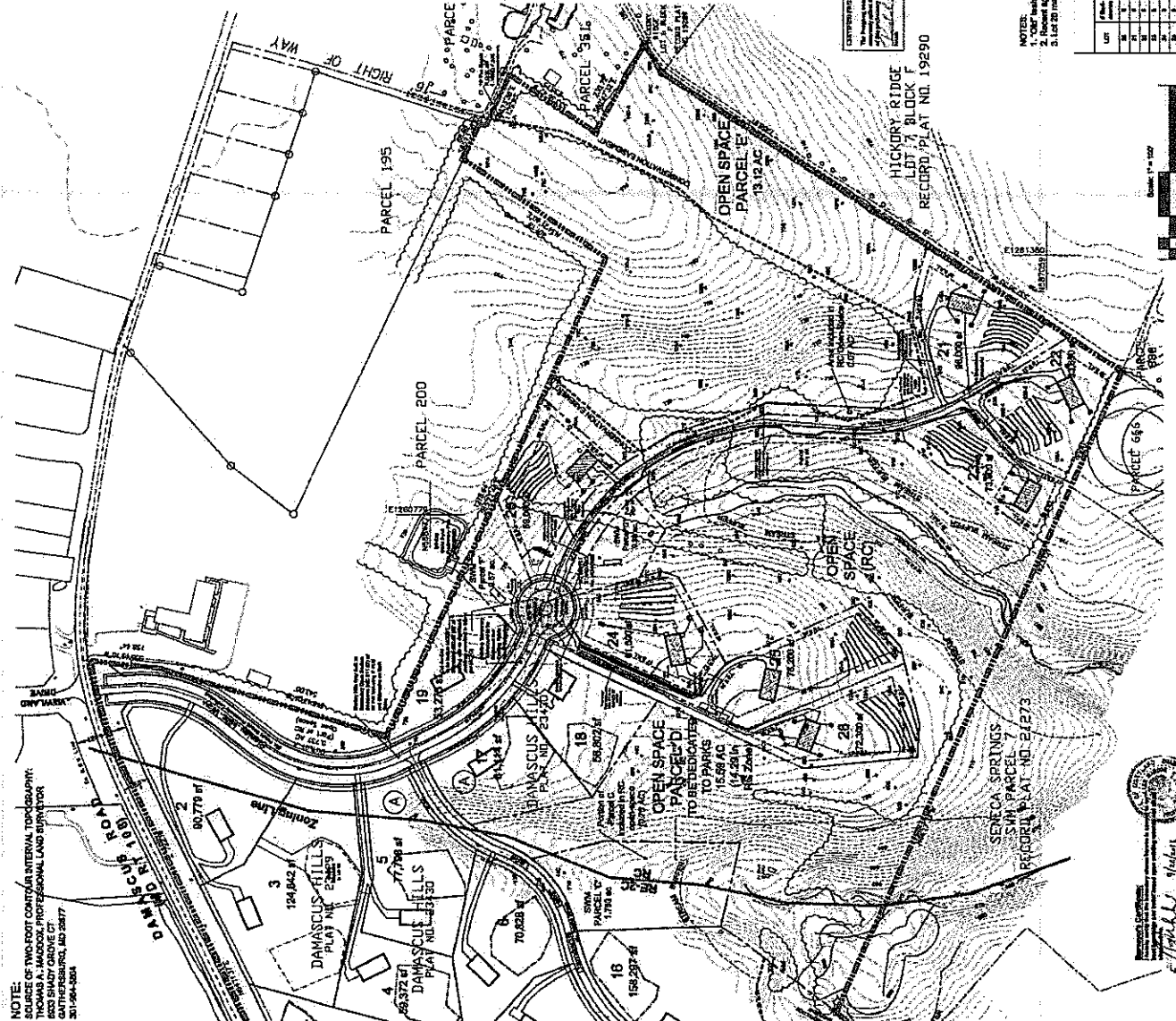
GENERAL NOTES:
1. SEE ZONING ORDINANCE TITLE 29, CHAPTER 43 FOR ZONING STANDARDS.
2. SEE ZONING ORDINANCE TITLE 29, CHAPTER 43 FOR SETBACK REQUIREMENTS.
3. SEE ZONING ORDINANCE TITLE 29, CHAPTER 43 FOR LOT COVERAGES.
4. SEE ZONING ORDINANCE TITLE 29, CHAPTER 43 FOR BUILDING HEIGHT REQUIREMENTS.
5. SEE ZONING ORDINANCE TITLE 29, CHAPTER 43 FOR LOT WIDTH REQUIREMENTS.
6. SEE ZONING ORDINANCE TITLE 29, CHAPTER 43 FOR LOT FRONTAGE REQUIREMENTS.
7. SEE ZONING ORDINANCE TITLE 29, CHAPTER 43 FOR FRONT SETBACK REQUIREMENTS.
8. SEE ZONING ORDINANCE TITLE 29, CHAPTER 43 FOR SIDE YARD SETBACK REQUIREMENTS.
9. SEE ZONING ORDINANCE TITLE 29, CHAPTER 43 FOR REAR YARD SETBACK REQUIREMENTS.
10. SEE ZONING ORDINANCE TITLE 29, CHAPTER 43 FOR CONSERVATION EASEMENT REQUIREMENTS.
11. SEE ZONING ORDINANCE TITLE 29, CHAPTER 43 FOR SWAMP LINE REQUIREMENTS.
12. SEE ZONING ORDINANCE TITLE 29, CHAPTER 43 FOR DISCONTINUITY LINE REQUIREMENTS.
13. SEE ZONING ORDINANCE TITLE 29, CHAPTER 43 FOR DRIVEWAY REQUIREMENTS.
14. SEE ZONING ORDINANCE TITLE 29, CHAPTER 43 FOR STREAM/RAIN PIPE REQUIREMENTS.
15. SEE ZONING ORDINANCE TITLE 29, CHAPTER 43 FOR PROPOSED RIGHT-OF-WAY REQUIREMENTS.
16. SEE ZONING ORDINANCE TITLE 29, CHAPTER 43 FOR M.P.S. REQUIREMENTS.
17. SEE ZONING ORDINANCE TITLE 29, CHAPTER 43 FOR SPOT ELEVATION REQUIREMENTS.
18. SEE ZONING ORDINANCE TITLE 29, CHAPTER 43 FOR LOT LINE REQUIREMENTS.
19. SEE ZONING ORDINANCE TITLE 29, CHAPTER 43 FOR STREET CENTER LINE REQUIREMENTS.
20. SEE ZONING ORDINANCE TITLE 29, CHAPTER 43 FOR CONSERVATION EASEMENT REQUIREMENTS.
21. SEE ZONING ORDINANCE TITLE 29, CHAPTER 43 FOR DISCONTINUITY LINE REQUIREMENTS.
22. SEE ZONING ORDINANCE TITLE 29, CHAPTER 43 FOR SWAMP LINE REQUIREMENTS.
23. SEE ZONING ORDINANCE TITLE 29, CHAPTER 43 FOR AREA OF INNER SUBDIVIDED REQUIREMENTS.
24. SEE ZONING ORDINANCE TITLE 29, CHAPTER 43 FOR APPROVED EASEMENT REQUIREMENTS.
25. SEE ZONING ORDINANCE TITLE 29, CHAPTER 43 FOR PROPOSED RIGHT-OF-WAY REQUIREMENTS.

NOTES:
1. UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE BREAKING, AND UTILITIES SHOWN ON THE PRELIMINARY PLAN WILL BE DETERMINED AT THE TIME OF ISSUANCE OF BUILDING PERMITS. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTIONS, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.

APPROVED:

(Signature)
DATE: 03/14

STANDARD NO. RC-222-02



SEWAGE DISPOSAL SYSTEM - DESIGN DATA:

Lot	Area (sq. ft.)	Volume (gallons)	Peak (gallons)	Design (gallons)
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

NOTES:
1. ALL LOTS ARE FROM DAMASCUS DEVELOPMENT TRUD PROPERTY (L30095).
2. RECORD APPLICATION NUMBER: H0217-03, 7-20000110, and 102004000.
3. LOT 22 MAY REQUIRE A SEWER TANK.

UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE BREAKING, AND UTILITIES SHOWN ON THE PRELIMINARY PLAN WILL BE DETERMINED AT THE TIME OF ISSUANCE OF BUILDING PERMITS. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTIONS, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.



THOMAS A. MADDOCK, PROFESSIONAL LAND SURVEYOR
NO. 13683, MONTGOMERY COUNTY, MARYLAND
301.964.5264

(Signature)
Montgomery Co. E-0111347