

ATTACHMENT B

Benning & Associates, Inc.

Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301)948-0240

September 8, 2025

Mark C. Etheridge, Manager
Water Resources Section | Montgomery Co. Department of Permitting Services
2425 Reedie Drive, 7th Floor
Wheaton, MD 20902

Re: Stormwater Management Statement for 19101 Darnestown Road /
Administrative Subdivision Plan #620260050

Dear Mr. Etheridge,

I am writing to request your approval of this stormwater management statement in lieu of a formal stormwater concept plan submission for this project. We believe the circumstances of the property support this abbreviated approach.

The subject property consists of a rural parcel which is 16 acres in size. The property is located in the western portion of the County and is within the AR zone. The unimproved property currently consists of about 12 acres of open land and 4 acres of forest. The open area is currently farmed. The owner of the property is proposing to convert the deeded parcel to a building lot through the Administrative Subdivision process so that a new single-family home can be built.

Because of the limited scope of development proposed for this large site, we are confident that stormwater management requirements can be met in some way. We believe the details of how these requirements are met can be worked out later at the permit stage.

We hereby confirm the following for this application:

- One (1) building lot is proposed on 16 acres of land. The improvements will be in the open area of the site where no environmentally sensitive conditions are present.
- Any associated stormwater management requirements for this lot will be fully met by way of environmental site design (ESD) to the maximum extent practicable.
- It is understood that an engineered sediment control plan will be required to be submitted for the work to construct the new single-family dwelling and associated improvements.
- This letter must appear on the sediment control/stormwater management plan at its

Admin. Sub. Plan #620260050

initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

We appreciate your consideration of this request. To confirm your approval of this stormwater management statement, please sign and date below where indicated.

Sincerely,



David McKee

Approved by: Mark Etheridge Date: September 22, 2025

Mark C. Etheridge



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

January 29, 2026

Ms. Jane Peuser, Planner I
Mid County Planning Division
The Maryland-National Capital
Park & Planning Commission (M-NCPPC)
2425 Reedie Drive,
Wheaton, MD 20902

RE: Administrative Subdivision Plan Letter
Administrative Plan No. 620260050
19101 Darnestown Road

Dear Ms. Peuser:

We completed our review of the Administrative Subdivision Plan uploaded to eplans on January 9, 2026. A previous version of this plan was reviewed by the Development Review Committee at its December 2, 2025, meeting. This project is tentatively scheduled for the February 26, 2026, Planning Board meeting. We recommend approval of the plan, subject to the following comments:

The subject property has street frontage along Darnestown Road (MD 28) which is maintained by Maryland State Highway Administration (MSHA). MCDOT has no jurisdiction other than maintaining and operating traffic signals, sidewalks, bus stops, bus shelters or shared-use paths along the MSHA-maintained right-of-way (ROW). In accordance with Montgomery County Code Chapter 50, Section 4.2, MCDOT provides recommendations for areas within the ROW maintained by MSHA. Based upon the Administrative Plan review, the following comments are provided for the attention of the concerned agencies:

Significant Plan Comments

1. Jerusalem Road:
 - a. This road is classified as a Rustic Road with a 70-foot right-of-way. The applicant shall dedicate 35' from centerline along the project's Jerusalem Road frontage.

2. Darnestown Road:
 - a. Per the Master Plan of Highways and Transitway, the roadway is classified as a Country

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

Connector with two lanes and an 80-ft right-of-way. The applicant shall dedicate 40' from centerline along the project's Darnestown Road frontage.

- b. The Bicycle Master Plan proposes painted, bikeable shoulders along the frontage. However, the applicant is exempt from providing the master planned facility per Section 49-33 (d) (1) (A) of the County Code which states "If a lot or lots front on a public road, the permittee must construct sidewalks, master-planned bikeways, ramps, curbs, and gutters, except - any sidewalk or sidepath in front of a lot that is larger than 25,000 square feet for a single-family detached dwelling in a rural area".

Standard Plan Review Comments

1. All Planning Board Opinions relating to this plan or any subsequent revision, project plans, or site plans should be submitted to the MCDPS in the package for record plats, storm drain, grading, paving plans, or application for an access permit. Include this letter and all other correspondence from this department.
2. The storm drain analysis was reviewed and is acceptable to MCDOT. No improvements are needed to the downstream public storm drain system for this plan.
3. The sight distance study has been accepted. A copy of the accepted Sight Distance Evaluation certification form is enclosed for your information and reference.
4. Trees in county right of way—spacing and species must follow the applicable MCDOT standards. Tree planting within the public right-of-way must be coordinated and approved by MCDPS Right-of-Way Plan Review Section at the time of permit.
5. The Developer shall provide Erosion and sediment control measures as required by Chapter 19 and on-site stormwater management where applicable (at no cost to the County) at locations deemed necessary by the MCDPS and will comply with their specifications. Erosion and sediment control measures are to be built prior to the construction of streets, houses, and/or site grading. They are to remain in operation (including maintenance) as long as the MCDPS deems them necessary.
6. Posting of a right-of-way permit bond is a prerequisite to DPS approval of the record plat. The right-of-way permit will include, but not necessarily be limited to, providing permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.

Ms. Jane Peuser
Administrative Subdivision Plan No. 620260050
January 29, 2026
Page 3

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. Billy Whelan, our Development Review Engineer, at william.whelan@montgomerycountymd.gov or (240) 777-2194.

Sincerely,

William Whelan

William Whelan, Engineer III
Development Review Team
Office of Transportation Policy

SharePoint\teams\DOT\Director's Office\Development Review\WhelanW\620260050 19101 Darnestown Road - MCDOT Review Letter 012926.docx

Attachment: Sight Distance Form

cc: Sharepoint Correspondence – Preliminary Plans

cc-e:	David McKee	Benning & Associates
	Carlos Pazmino	MNCPPC
	Richard Brockmeyer	MNCPPC
	Sam Farhadi	MCDPS RWPR



FIRE MARSHAL COMMENTS

DATE: Monday, December 29, 2025
TO: David McKee
Benning and Associates
FROM: Marie LaBaw
RE: 19101 Darnestown Road
620260050

NO COMMENT

To The Applicant:

When Fire Department Access plans are ready for approval from the Fire Marshals Office, please provide the reviewer listed above with four folded copies. The copies will be stamped and an Approval letter will be provided.

*** Recordation of an existing (1979) deeded parcel: current code does not apply ***

Benning & Associates, Inc.

8933 Shady Grove Court
Gaithersburg, MD 20877
Phone: 301-948-0240
dmckee@benninglandplan.com

To: S. Marie LaBaw, PhD PE - MCDPS / Fire Code Enforcement Office

Date: December 26, 2025

Re: 19101 Darnestown Road - MNCPPC #620260050

Dear S. Marie LaBaw, PhD PE:

I am writing to provide the relevant information for the subject application to obtain confirmation of grandfather status from Fire Department Apparatus & Access requirements. The application proposes to convert an existing deeded parcel to a building lot through the Administrative Subdivision Plan process. Please note the following:

- The application proposes conversion of the existing deed parcel to a building lot for one single-family dwelling (no subdivision).
- The parcel is 16.38 acres in size.
- The property is located within a rural area of Montgomery County where existing public water supply for fire protection (i.e. fire hydrants or other water source) is not available nearby.
- The parcel has existed in its present form since at least as far back as October 1979.
- No shared driveways are proposed.

Based upon the above facts as stated, we understand that this application will not be subject to current Fire Department access or water supply requirements.

Please let me know if you have any questions or need additional information to confirm this matter.

Sincerely,



David W. McKee



MONTGOMERY COUNTY, MD

APPROVED BY Kam

Salisbury, McLister & Foley, LLP

File No. 22-33680BRS

Tax ID # 03-01926341

Property Address - 19101 Darnestown Road, Poolesville, MD 20837

JUL 20 2022

\$ 3,649.⁰⁰ RECORDATION TAX PAID
\$ 4100.⁰⁰ TRANSFER TAX PAID

This Deed, made this 29th day of June, 2022, by and between **Paul Zsebedics** and **Ellen Zsebedics**, GRANTORS, and **Andrea Burton**, GRANTEE.

Witnesseth -

That in consideration of the sum of Four Hundred Ten Thousand and 00/100 Dollars (\$410,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantee, as sole owner, in fee simple, all that lot of ground situate in the County of Montgomery, State of Maryland and described as follows, that is to say:

All that piece or parcel of land situate, lying and being in Poolesville Election District No. 3, Montgomery County, Maryland, being part of the land conveyed by Morris A. Marks and Veronique C. Marks, his wife, Henry J. Fox, Frances F. Arent and Herbert C. Singer to Charles H. Jamison, Inc., by deed September 17, 1974 and recorded among the Land Records of the aforementioned County in Liber 4577 at folio 227; Said piece or parcel of land being more particularly described as follows:

Beginning for the same at a point on the 1st line of said conveyance recorded in Liber 4577 at folio 227. Said point being 1230.00 feet from the beginning of said line thence running with part of said 1st line.

1. North 43 degrees 48' 11" East, 662.66 feet to the end of said line at a point in the center of the Beallsville-Dawsonville Road (Maryland State Route No. 28); thence running with the 2nd line of said conveyance and in said centerline.

2. South 25 degrees 00' 40" East, 41.58 feet to a point thereon at station 5 + 50 as shown on Maryland State Roads Commission plat recorded in Plat Book 4 as Plat No. 11367; thence running with the outlines of said plat and with the 3rd through 9th lines of said conveyance the Seven following courses and distances.

3. South 64 degrees 36' 10" West, 30.00 feet to a point at the beginning of a curve to the left having a radius of 1175.92 feet; thence

4. 176.50 feet along the arc of said curve having a chord bearing and length of South 29 degrees 08' 50" East, 176.34 feet to the end of said curve; thence

5. South 56 degrees 55' 10" West, 20.000 feet to a point; thence

6. South 37 degrees 44' 50" East, 74.09 feet to a point; thence

7. North 53 degrees 00' 10" East, 20.00 feet to a point at the beginning of a curve to the left having a radius of 1175.92 feet; thence

8. 161.11 feet along the arc of said curve having a chord bearing and length South 41 degrees 17' 50" East, 160.98 feet to the end of said curve; thence

9. North 45 degrees 09' 10" East, 30.00 feet to a point in the centerline of the aforesaid road; thence running in said road and with the 10th line of said conveyance

10. South 49 degrees 19' 52" East, 1010.13 feet to a point at the end of said line; thence leaving said road and running with part of the 11th line of said conveyance and in Jerusalem Road

11. South 23 degrees 05' 44" West, 400.00 feet to a point thereon; thence leaving said 11th line and running in, through, over and across said conveyance

12. North 55 degrees 20' 58" West, 1600.31 feet to the place of beginning, containing computed area of 16.3788 acres of land.

BEING the fee simple property which, by Deed dated June 6, 2008, and recorded in the Land Records of the County of Montgomery, Maryland, in Liber 35774, Folio 70, was granted and conveyed by Charles H. Jamison, Inc. unto Paul Zsebedics and Ellen Zsebedics.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

RECEIVED FOR TRANSFER

State Department of Assessments & Taxation for Montgomery County

W
INT

7/13/2022
DATE

AGRICULTURE TRANSFER TAX IN THE AMOUNT OF \$ **LETTER INTENT** SIGNATURE W 7/13/2022

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) KAB 66070, p. 0350, MSA_CE63_66027. Date available 07/28/2022. Printed 03/05/2025.

NRS
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CA

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Andrea Burton, as sole owner, in fee simple.

And the Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant Specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

In Witness Whereof, Grantors have caused this Deed to be properly executed and sealed the day and year first above written.

[Signature]
Witness

[Signature] (SEAL)
Paul Zsebedics

[Signature]
Witness

[Signature] (SEAL)
Ellen Zsebedics

STATE OF Florida } ss
COUNTY OF Hillsborough

I hereby certify that on this 23rd day of June, 2022, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Paul Zsebedics and Ellen Zsebedics, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Javier Perez
Notary Public
State of Florida
Comm# HH129384
Expires 5/12/2025

[Signature]
Notary Public

My Commission Expires: 5/12/2025

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

[Signature]
Patrick F. McLister, Attorney

AFTER RECORDING, PLEASE RETURN TO:
Andrea Burton

12154 Darnestown Road #628, Gaithersburg, MD 20878

35774 070

Parcel ID#: 01926341 File #
Title Insurer: First American Title Ins. Co. 080150
After Recording, return to:
Clarke Title LLC
6 Montgomery Village Ave., Ste.630
Gaithersburg, MD 20879

STATE AGRIC. TRANSFER

TAX PAID \$ Letter INTENT

MONTGOMERY COUNTY, MD

APPROVED BY [Signature]

JUN 19 2008

DEED

\$ 3450.00 RECORDATION TAX PAID

\$ 5000.00 TRANSFER TAX PAID

Tax I.D. #03-001-01926341

THIS DEED is made this 6th day of June, 2008, by and between Charles

H. Jamison, Inc., a Maryland corporation, with its principal place of business located at 19939 Fisher Avenue, Poolesville, MD 20837, party of the first part, and Paul Zsebedics and Ellen Zsebedics, parties of the second part;

WHEREAS, party of the first part is the owner of that piece or parcel of land situate, lying and being in Montgomery County, Maryland, designated as 19101

Darnestown Rd., Poolesville, MD 20837, consisting of approximately 16.788

acres and more particularly described in Exhibit "A", attached hereto and

incorporated herein by reference (the "Property"); and,

IM PD SUR	20.00
RECORDING FEE	20.00
STATE TAX	2,500.00
TOTAL	2,540.00
Rest MD07	Rcpt # 68705
LEK BOH	Blk # 6315
Jun 20, 2008	01:02 PM

WHEREAS, pursuant to Chapter 59, Montgomery County Code, the Grantor

owns and the Property possesses three (3) Transferable Development Rights

("TDR"); and,

WHEREAS, Grantor desires to convey one (1) TDR to Grantee with this

Deed, and hereby reserves to itself the right to and ownership of the remaining two

(2) TDRs, all as is more fully set forth in the Transfer of Development Rights

Easement, by and between Charles H. Jamison, Inc., and Montgomery County,

Maryland, recorded on a date subsequent hereto.

AGRICULTURE TRANSFER TAX IN THE AMOUNT OF \$ Letter INTENT

SIGNATURE CHH

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Montgomery County

CHH #116010

DATE 6/18/2008

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) LEK 35774, p. 0070, MSA_CE63_35731. Date available 06/26/2008. Printed 10/20/2025.

2008 JUN 20 P 1:03

FILED
LORETTA E. KNIGHT
CLERK'S OFFICE
MONTGOMERY CO. MD.

5000.00
20
20
H

35774 071

NOW THEREFORE, WITNESSETH, that for and in consideration of payment of the sum of Five Hundred Thousand and 00/100 Dollars (\$500,000.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey the Property and one (1) TDR to the said parties of the second part, their successors and assigns, in Fee Simple, as Tenants by the Entirety; and,

Together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining; subject, however, to covenants, conditions and restrictions of record.

AND the said party of the first part covenants that it will warrant specially title to the Property and the TDR hereby conveyed, and that it will execute such further assurances of said land and TDR as may be requisite.

The party of the first part further certifies that the transfer of the Property and TDR being conveyed herein does not constitute a transfer of all or substantially all of the assets owned by Charles H. Jamison, Inc.


By signing hereunder, the individual so signing warrants and attests that he has been duly authorized by Charles H. Jamison, Inc. to grant and convey this property for and on behalf of Charles H. Jamison, Inc., that such conveyance has been duly approved and authorized that his authority is without limitation or restriction. Such approval is contained in a corporate resolution dated May 17,

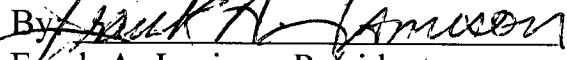
2008, attesting to such, which resolution was duly and properly adopted after proper notice of such meeting to consider and adopt such resolution was given in accordance with applicable law.

WITNESS the hand and seal of said Grantor.

ATTEST:

CHARLES H. JAMISON, INC.
A Maryland Corporation


Laura J. Griffin, Secretary

By 
Frank A. Jamison, President

STATE OF MARYLAND)

)To Wit:

COUNTY OF MONTGOMERY)


ON this 6th day of June, 2008, and before me, the undersigned officer, personally appeared Frank A. Jamison, the President and authorized representative of Charles H. Jamison, Inc. , known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public

My commission expires: 12/1/09

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.


Henry C. Clarke, Jr.

35774 073

PARCEL ID#: 03-001-01926341 ✓
FILE NO: 080150
INSURANCE COMPANY: First American Title Insurance Company
GRANTEES ADDRESS: 16516 Montecrest Lane, Gaithersburg, MD 20878
GRANTORS ADDRESS: 19929 Fisher Ave., Poolesville, MD 20837

After recording, please return to:
Clarke Title, LLC
6 Montgomery Village Ave., Suite 630
Gaithersburg, MD 20879
Tel: 301-840-8988

35774 074

FILE NO: 080150

EXHIBIT "A"

All that piece or parcel of land situate, lying and being in Poolesville Election District No. 3, Montgomery County, Maryland, being part of the land conveyed by Morris A. Marks and Veronique C. Marks, his wife, Henry J. Fox, Frances F. Arent and Herbert C. Singer to Charles H. Jamison, Inc., by deed September 17, 1974 and recorded among the Land Records of the aforementioned County in Liber 4577 at folio 227; Said piece or parcel of land being more particularly described as follows:

Beginning for the same at a point on the 1st line of said conveyance recorded in Liber 4577 at folio 227. Said point being 1230.00 feet from the beginning of said line thence running with part of said 1st line.

1. North 43 degrees 48' 11" East, 662.66 feet to the end of said line at a point in the center of the Beallsville-Dawsonville Road (Maryland State Route No. 28); thence running with the 2nd line of said conveyance and in said centerline.
2. South 25 degrees 00' 40" East, 41.58 feet to a point thereon at station 5 + 50 as shown on Maryland State Roads Commission plat recorded in Plat Book 4 as Plat No. 11367; thence running with the outlines of said plat and with the 3rd through 9th lines of said conveyance the Seven following courses and distances.
3. South 64 degrees 36' 10" West, 30.00 feet to a point at the beginning of a curve to the left having a radius of 1175.92 feet; thence
4. 176.50 feet along the arc of said curve having a chord bearing and length of South 29 degrees 08' 50" East, 176.34 feet to the end of said curve; thence
5. South 56 degrees 55' 10" West, 20.000 feet to a point; thence
6. South 37 degrees 44' 50" East, 74.09 feet to a point; thence
7. North 53 degrees 00' 10" East, 20.00 feet to a point at the beginning of a curve to the left having a radius of 1175.92 feet; thence
8. 161.11 feet along the arc of said curve having a chord bearing and length South 41 degrees 17' 50" East, 160.98 feet to the end of said curve; thence

35774 075

File #080150
Exhibit "A" continued

9. North 45 degrees 09' 10" East, 30.00 feet to a point in the centerline of the aforesaid road; thence running in said road and with the 10th line of said conveyance
10. South 49 degrees 19' 52" East, 1010.13 feet to a point at the end of said line; thence leaving said road and running with part of the 11th line of said conveyance and in Jerusalem Road
11. South 23 degrees 05' 44" West, 400.00 feet to a point thereon; thence leaving said 11th line and running in, through, over and across said conveyance
12. North 55 degrees 20' 58" West, 1600.31 feet to the place of beginning, containing computed area of 16.3788 acres of land.

Subject, however, to any and all easements, rights of way or covenants of record.

Property Address: 19101 Darnestown Road, Poolesville, MD 20837

Parcel ID No. 03-001-01926341

This Deed, made this 9th day of October, 1979, by and between

CHARLES H. JAMISON

1979 OCT 29 PM 2:56

party of the first part, and

CLERK'S OFFICE
MONTGOMERY COUNTY, MD

CHARLES H. JAMISON, INC., a Maryland corporation

party of the second part:

Witnesseth, that in consideration of -----TEN (\$10.00) DOLLARS -----
the said party of the first part do es grant and convey unto

CHARLES H. JAMISON, INC.

party of the second part, its successors and assigns, in fee simple
all those piece or parcel of said land situate,
lying and being in Montgomery County, State of Maryland, described as follows to wit:

PARCEL I: A 16.3788 Acre parcel of land, situate in the Poolesville Election District, and being the same land described in a Deed recorded in Liber 5411, at folio 770, among the aforesaid Land Records.

PARCEL II: A 20.0136 Acre parcel of land, situate in the Poolesville Election District, and being the same land described in a Deed recorded in Liber 5411, at folio 779, among the aforesaid Land Records.

PARCEL III: A 20.0025 Acre parcel of land, situate in the Poolesville Election District, and being the same land described in a Deed recorded in Liber 5411, at folio 775, among the aforesaid Land Records.

AFFIDAVIT OF NO CONSIDERATION

CHARLES H. JAMISON, does hereby affirm under the penalties of perjury that there is no consideration for the within transfer, and the property is not subject to any liens, mortgages or other encumbrances.

And the said party of the first part covenants that he will warrant specially the property hereby conveyed;

and that he will execute such further assurances of said land as may be required

DEED 5.00
SUBTOTAL 5.00
TOTAL 5.00
CK CHECK 5.00
#24642 C214 R01 T1457
OCT 29 79

Witness my hand and seal

TEST:

Charles H. Jamison [SEAL]
Charles H. Jamison [SEAL]

STATE OF MARYLAND
COUNTY OF MONTGOMERY

To Wit:

On this 28th day of October, 1979, before me,

the undersigned officer, personally appeared Charles H. Jamison

known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

My commission expires:

July 1, 1982

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Joseph A. Lynott, Jr.
Notary Public
Joseph A. Lynott, Jr.
Attorney

This Deed

Made this 8th day of October in the year 1979, by and between
CHARLES H. JAMISON, INC.

a body corporate under and by virtue of the laws of the State of Maryland acting
herein pursuant to a resolution of its Board of Directors, party of the first part, and
CHARLES H. JAMISON
party of the second part:

Witnesseth: that for and in consideration of the sum of Ten Dollars (\$10.00), receipt
whereof is hereby acknowledged, the said party of the first part does grant unto the said
party of the second part, in fee simple,
the following described land and premises, situate in the State of Maryland, County
of Montgomery and known and distinguished as

A 16.3788 Acre parcel of land, situate in the Poolesville Election
District, as particularly described in Exhibit "A" hereto attached
and made a part hereof.

BEING part of the land conveyed to the Grantor by deed dated
September 17, 1974, and recorded among the Land Records of
Montgomery County, Maryland, in Liber 4577, at folio 227.

DEED 14.00

CERTIFICATION IS HEREBY MADE That the conveyance made by this Deed
is not part of a transaction in which there is a sale, lease, exchange
or other transfer of all or substantially all of the property and assets
of the Grantor herein.

1979 OCT -9 PM 3:28
CLERK'S OFFICE
MONTGOMERY COUNTY, MD

I HEREBY CERTIFY THAT I AM AN ATTORNEY BARELY ADMITTED TO
PRACTICE BEFORE THE COURT OF APPEALS OF MARYLAND AND THE
WITHIN INSTRUMENT WAS PREPARED UNDER MY SUPERVISION.

Joseph A. Lynott, Jr.

together with all and singular the ways, easements, rights, privileges and appurtenances to the
same belonging or in anywise appertaining, and all the estate, right, title, interest, and claim,
either at law or in equity, or otherwise however, of the said party of the first part, of, in, to,
or out of the said land and premises.

And the said party of the first part covenants that it will warrant specially the prop-
erty hereby conveyed, and that it will execute such further assurances of said land as may be
requisite.

In Testimony Whereof, the said party of the first part, on the day and year first
hereinbefore written, has had its corporate seal hereto attached, and caused these presents to
be signed with its corporate name by CHARLES H. JAMISON
its President, attested by LAURA C. JAMISON its Secretary, and has
appointed the said CHARLES H. JAMISON to be its attorney, the
same to acknowledge and deliver according to law.

CHARLES H. JAMISON, INC.

Signed, sealed and delivered in the presence of:-

By Charles H. Jamison
Charles H. Jamison
Attest: Laura C. Jamison
Laura C. Jamison

14

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) HMS 5411, p. 0770, MSA_CE63_5369. Date available 08/08/2005. Printed 10/20/2005.



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

MEMORANDUM

November 24, 2025

TO: Jane Peuser, Lead Reviewer
Development Review
Maryland National Capital Park and Planning Commission

FROM: Heidi Benham, Manager
Well and Septic Section
Department of Permitting Services

SUBJECT: Administrative Subdivision : 19101 Darnestown Road
620260050

This is to notify you that the Well & Septic Section of MCDPS approved the administrative subdivision plan on 11/5/2025. Approved with the following reservations:

- The record plat must show the proposed well sites and the septic reserve areas as they are shown on this plan.
- Forest conservation easements established subsequent to this approval must meet all minimum well and septic setback requirements:
 - 5 feet from the septic area
- Plats must be signed by the Approving Authority and recorded in the land records within **six months** of preliminary plan approval. A written request for an extension may be submitted before the six-month period ends, allowing a **one-time 12-month extension** at the Approving Authority's discretion.

If you have any questions, please contact Heidi Benham at (240) 777-6318.



Outlook

RE: Request for RRAC Review of Admin Sub Plan 620260050

From Van Alstyne, Chris <Chris.VanAlstyne@montgomerycountymd.gov>

Date Thu 1/8/2026 4:36 PM

To dmckee@benninglandplan.com <dmckee@benninglandplan.com>

Hi Dave, by way of this email please note that the Rustic Roads Advisory Committee has reviewed the proposal for Administrative Subdivision Plan 620260050 located at 19101 Darnestown Road at the December 11th, 2025 meeting. The committee did not present any objections to the plan as presented.

Thank you,

Chris Van Alstyne
Senior Planning Specialist, Transportation Policy and Planning

Director's Office
Montgomery County Department of Transportation
Chris.VanAlstyne@montgomerycountymd.gov
240.777.7163
101 Monroe Street, 10th Floor
Rockville, MD 20850



Stay connected @MCDOTNow



From: David McKee <dmckee@benninglandplan.com>
Sent: Tuesday, January 6, 2026 10:04 AM
To: Van Alstyne, Chris <Chris.VanAlstyne@montgomerycountymd.gov>
Subject: Re: Request for RRAC Review of Admin Sub Plan 620260050

[EXTERNAL EMAIL]

Hi Chris,

Any chance of getting the RRAC letter for this one soon? MNCPPC is getting ready to take the plan to the Board soon.

Thank you,
Dave

David W. McKee
Benning & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
Phone: (301)948-0240
Web: www.benninglandplan.com

On Fri, Nov 28, 2025 at 11:51 AM David McKee <dmckee@benninglandplan.com> wrote:

Yes, I will plan to attend. Thank you!

Dave

David W. McKee
Benning & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
Phone: (301)948-0240
Web: www.benninglandplan.com

On Fri, Nov 28, 2025 at 11:22 AM Van Alstyne, Chris
<Chris.VanAlstyne@montgomerycountymd.gov> wrote:

Great, thanks Dave. I will add to the agenda. The meeting will be on Thursday, Dec. 11th at 7:00 pm – would you be able to attend?

Chris

From: David McKee <dmckee@benninglandplan.com>
Sent: Friday, November 28, 2025 10:49 AM
To: Van Alstyne, Chris <Chris.VanAlstyne@montgomerycountymd.gov>
Subject: Request for RRAC Review of Admin Sub Plan 620260050

[EXTERNAL EMAIL]

Hi Chris,

Please place this project on the committee's next available agenda. The application proposes to convert a deeded parcel to a building lot. One new point of access is proposed along Jerusalem Road for access to the new home. I've attached a couple of plans showing what is proposed. Let me know if you need anything more from me.

Thank you,
Dave

David W. McKee
Benning & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
Phone: (301)948-0240
Web: www.benninglandplan.com

----- Forwarded message -----

From: Braunstein, Neil <neil.braunstein@montgomeryplanning.org>
Date: Fri, Nov 28, 2025 at 10:34 AM
Subject: DRC Comments Summary for 620260050 F20260200 19101 Darnestown

Road

To: aburton@me.com <aburton@me.com>, office@benninglandplan.com <office@benninglandplan.com>, David McKee <dmckee@benninglandplan.com>
 Cc: Peuser, Jane <Jane.Peuser@montgomeryplanning.org>, Yearwood, Nkosi <nkosi.yearwood@montgomeryplanning.org>, Stamets, Molly <Molly.Stamets@montgomeryplanning.org>, Lindsey, Amy <amy.lindsey@montgomeryplanning.org>

Please find attached the comment summary for the above-referenced plan that will be discussed at 1:15pm on the Tuesday, December 2, 2025, DRC meeting. The primary contact now has access to view and print plan file markups in ePlans by clicking on the icon with the red exclamation point below the file names.



Neil Braunstein

Supervisor

Montgomery County Planning Department
 2425 Reedie Drive, Floor 14, Wheaton, MD 20902
neil.braunstein@montgomeryplanning.org
 301-495-4532

