

# IMPLEMENTATION PLAN

The final segment of this Master Plan contains the proposed actions to implement the land use recommendations of the Plan. The existing areas of the Rural Density Transfer Zone are generally recommended to retain that zoning, with minor adjustments around certain rural villages. Most of the RE-2C and RC Zones, and existing zoning outside the Town Center not specifically discussed are recommended to retain their existing zoning. Four properties are recommended for a change to the Rural Neighborhood Cluster Zone, and two of those are recommended for additional density as TDR receiving areas. Three new zones are proposed to implement these recommendations, two for the Town Center, and one for rural villages:

- Town Center Zone 1
- Town Center Zone 2
- Rural Hamlet Zone

## ZONING RECOMMENDATIONS

### Town Center

Damascus is envisioned to remain the local market center for northern Montgomery County. Commercial activity that includes a mix of retail, service and office uses is an important component of a successful town center. A mixture of mutually beneficial uses within a Town Center allows residents and patrons to reach destinations and consolidate errands without driving long distances. When a healthy proportion of moderate density multi-family residential is added to this mix it lowers the burden on the roadway network, making access easier for residents of outlying neighborhoods and bolstering the market base to support a healthy retail center catering primarily to local residents. The recommendations for zoning in the Damascus Town Center include the following:

- **Create mixed-use zoning appropriate for town-scale development**  
The Plan envisions a fully mixed-use Town Center. Achieving this vision will require the type of zoning that emphasizes the scale, proportion, design, and architectural context of structures, rather than separation of uses. As in a Central Business District (CBD) Zone, the zoning will allow a broad range of uses, but with density and review standards appropriate to this small town setting. This zone, to be called the Town Center Zone, will allow appropriately scaled development that emphasizes how structures fit into the town center context rather than focusing on the uses within the structures. The zone will allow a very broad range of uses by right, but will require site plan review for most new structures and major structural modifications. The range of uses allowed will limit certain uses now allowed that are not appropriate for a small town context, and will encourage mixed-use structures that can more easily evolve over time as market demand changes to offer retail, office and residential uses.

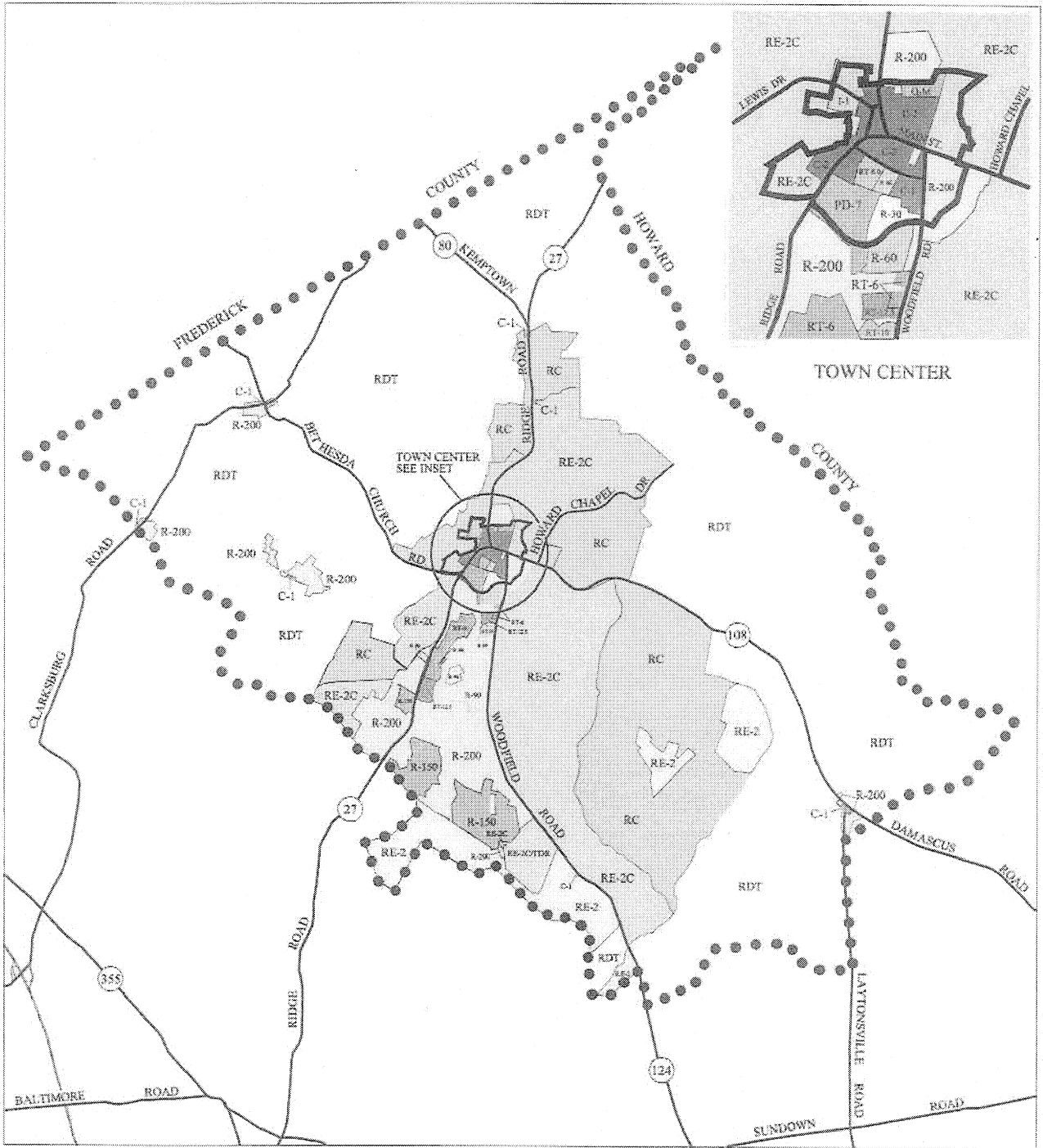
This zone will be enacted with two levels of emphasis, and slightly different intensities. Town Center Zone 1 will encourage, but not be limited to, residential uses; and Town Center Zone 2 will encourage, but not be limited to, commercial uses and have slightly higher intensities allowed. The zoning intensities will not exceed the potential intensity within the cumulative range of the existing zones in the Town Center, but mixed-use development will be strongly encouraged to

retain commercial uses on the ground floor. The zone will allow development and redevelopment appropriate for the scale and land use needs of a small town. Allowing a wide variety of uses within the Town Center is critical for residential development and supporting community-oriented businesses.

- **Prepare development design guidelines or codes for future development**

Additional guidance is needed to insure that appropriate scale, form and appearance of new development in conformance with the goals of this Master Plan and the vision for the Town Center. The recommended guidelines are in the Town Center section of the Land Use Chapter. They address elements such as architecture, site planning, open space design and streetscape design.

# Existing Zoning



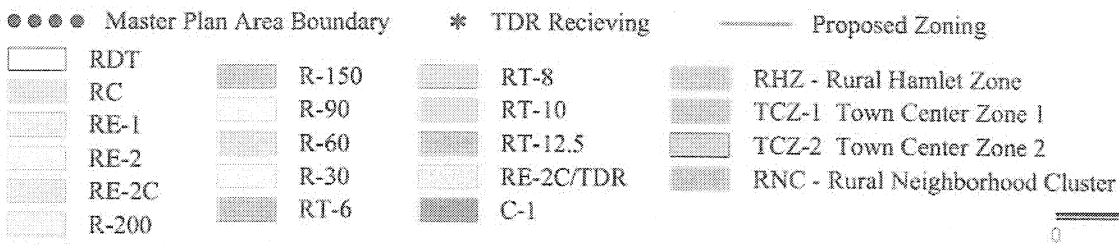
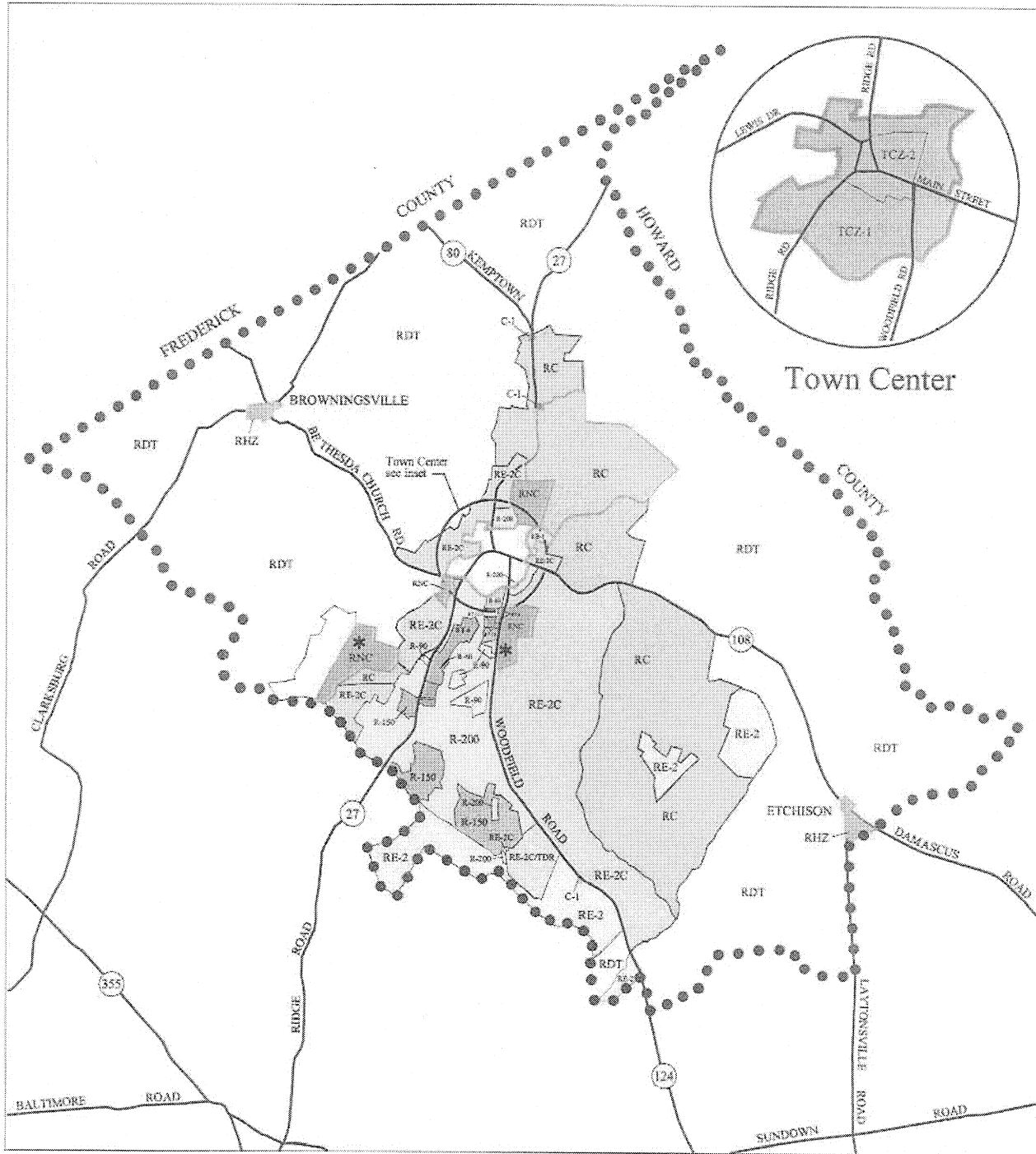
●●●● Master Plan Area Boundary

RDT	R-150	RT-8	C-2
RC	R-90	RT-10	CT
RE-2	R-60	RT-12.5	I-1
RE-2C	R-30	RE-2C/TDR	O-M
R-200	RT-6	C-1	PD-7



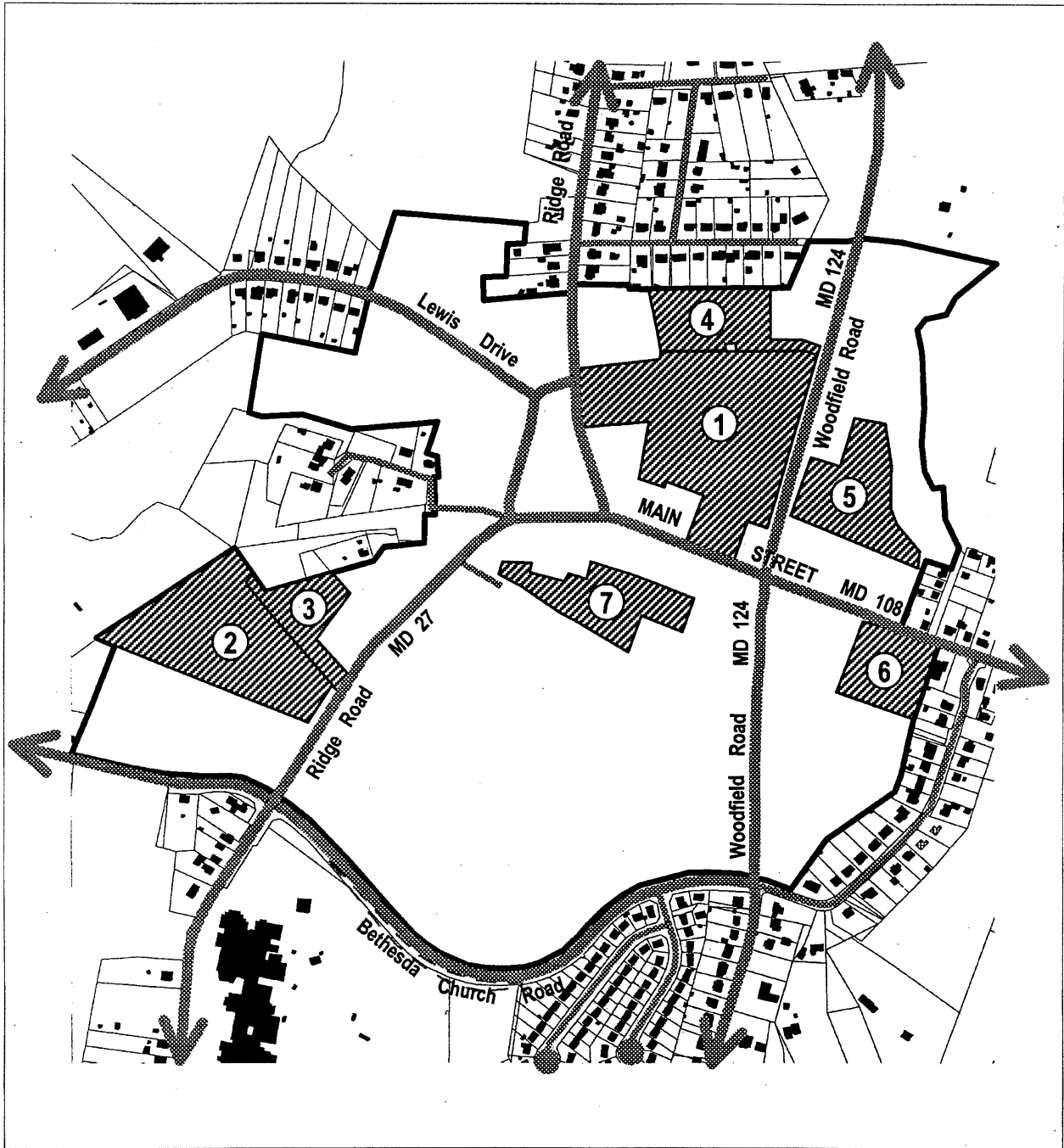
0 7000'

# Proposed Zoning



0 7000'

# Town Center Developable Sites

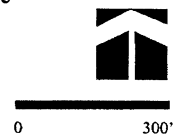


**Legend:**

- Limits of the Town Center
- Developable Sites
- Existing Streets
- Existing Buildings

**Property Key:**

- ① Damascus Centre Property
- ② King Property
- ③ Burdette Property
- ④ Schoeb Property
- ⑤ State of Maryland Property
- ⑥ Boyer Property
- ⑦ Parcels Located in the Rear of Main Street



## Transition Areas

Little change in intensity of land use is recommended within the Transition Areas of Damascus. The Rural Neighborhood Cluster Zone, because it allows smaller lot cluster development, is recommended for four developable properties, and three developable properties are recommended only for a change in water category only. One Rural Transition Area is recommended for a more substantial change. Overall, six properties are proposed for a change to a different zone creating 77 additional dwelling units above the existing zoning, but 72 of those are achieved through transfer of development rights. These minor modifications reinforce the Plan's vision of strengthening the Town Center, and limiting further growth on the perimeters.

**Town Neighborhood Area** – This Master Plan confirms and supports the existing zoning in the Town Neighborhood Area, located in the Magruder Stream Valley between Ridge Road and Woodfield Road.

**Neighborhood Transition Areas** - Neighborhood Transition Areas are located adjacent to Ridge Road and Woodfield Road. Few developable properties remain and where change is recommended, a policy of cluster zoning, primarily in the Rural Neighborhood Cluster (RNC) Zone, is recommended. Areas north and east of the Town are particularly impacted by the 1993 *Functional Master Plan for the Patuxent River Watershed* that establishes a high threshold for protection of lands that drain to the Patuxent River drinking water reservoirs. In these areas development with limited imperviousness is strongly encouraged, and a zoning change that will reduce potential imperviousness is recommended. Specific recommendations for this transition area include:

- **Burdette Property**

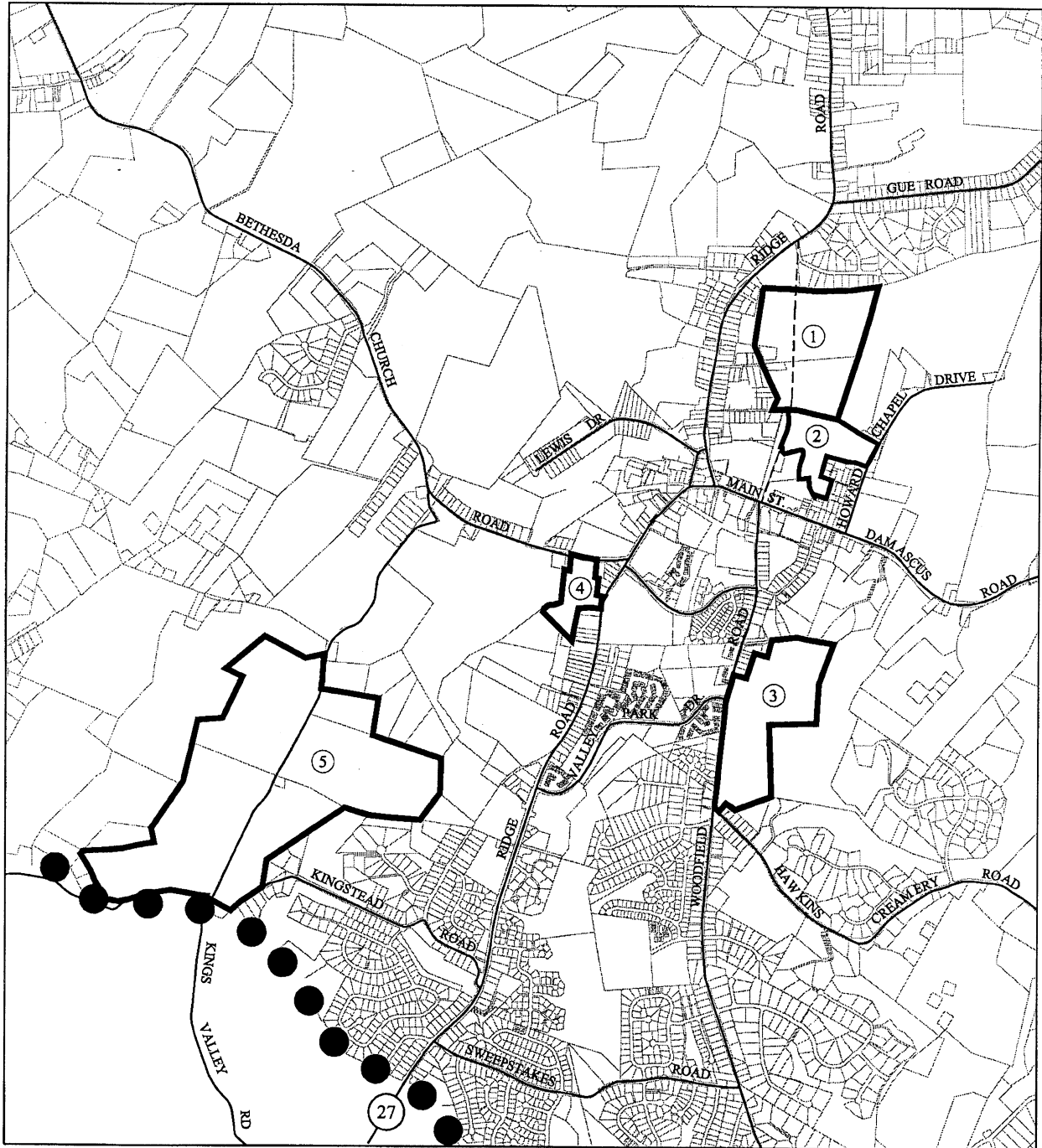
The Rural Neighborhood Cluster Zone at .4-dwelling units per acre, with public water and sewer, is recommended. Limited additional density can be considered through the use of TDRs if a relocated sewer pump station (recommended by WSSC and under evaluation) creates a broader gravity flow service area, and the development meets the requirements of the Patuxent Functional Master Plan. Any development on this property will be subject to the Guidelines for Cluster Development in the Land Use Chapter.

The current RE-2C zoning on this 82-acre property would allow approximately 32 lots with public sewer service, under the .4 units per acre allowed for the zone. Because the property is located immediately adjacent to the Town Center, the full existing density is proposed for this property through the Rural Neighborhood Cluster Zone. This zone will allow smaller lots on a tighter cluster. No additional density is recommended due to the limited sewer access area and the goals for protection of the Patuxent River Watershed. The RNC Zone will allow greater protection of the Patuxent River Watershed by allowing building lots to be located near the Town Center and along the route of Woodfield Road Extended, reducing the extent of roads and sidewalks needed.

WSSC requested that sewer extension be limited to areas that may be served by gravity or limited pressure sewers to the existing pump station currently located at the shopping center, and service potential is subject to WSSC evaluation. This small service area may limit development below zoning potential. WSSC has recently recommended replacement and possible relocation of that pump station, which may impact the development potential of the property.

This property is located immediately adjacent to the Town Center. If the pump station is relocated in closer proximity to the property, allowing a wider service area by gravity flow, some limited additional density may be warranted. Any additional proposed density must meet the impervious goals of the Patuxent Functional Master Plan. Any additional density considered for this property should be through the use of TDRs.

# Transition Properties Proposed for Zoning Change



## Developable Site Ownership

- ● ● Master Plan Area Boundary
- Developable Sites

- ① BURDETTE
- ② MILLER
- ③ WARFIELD
- ④ SMART / MINER
- ⑤ KINGSTEAD / LEISHEAR



NOT TO SCALE

- **Miller Property and adjoining properties to the south**

This Plan recommends the RE-1 Zone (with public water), and removal of the PD-5 Zone recommendation for the Miller property in the Neighborhood Transition Area. The development potential will be 10–15 lots depending on septic limitations and requirements of the Patuxent Functional Master Plan.

This is the portion of the Miller Property accessed from Howard Chapel Road, east of the “Town Spring” stream. The approximately 21-acre site is close to the Town Center (approximately one-half mile). This Plan recommends limited additional development at one dwelling per acre density, with access to public water.

This Plan also recommends the RE-1 Zone for the adjoining, already developed properties east of the Town Center, south of the Miller property, west of Howard Chapel Drive, and north of MD 108.

- **Warfield Property**

The Rural Neighborhood Cluster Zone at .75 dwelling units per acre, with TDRs used to achieve any density above existing base density of .5 dwelling units per acre is recommended, with public water and sewer service. This will yield approximately 58 building lots, and will meet the requirements of the Patuxent Functional Master Plan. Any development on this property will be subject to the Guidelines for Cluster Development in the Land Use Chapter.

Because of its proximity to the Town Center, a cluster design will enable better vista protection, and make providing pedestrian and bicycle access easier. The tighter cluster and smaller lots allowed within the RNC Zone gives more design flexibility to better protect the historic farm site, while replicating the small town lot patterns in the subdivision across Woodfield Road. The RNC Zone will allow the use of a few large lots on some portions of the site, and make it easier for a trail system to be designed to implement the recommendations for connectivity of the County Trail Master Plan.

Sewer lines exist across Woodfield Road that would be able to serve areas of the Warfield Farm near the road, and the clustered lots should generally be limited to those areas that can be served by gravity and limited pressure sewers to these existing lines, subject to WSSC evaluation. As with the Burdette property, WSSC evaluation of such systems may have an impact on the ultimate number and design layout of new home lots. A new pump station to serve this site is not recommended but the proposed cluster development pattern would be appropriate for this limited sewer access recommendation.

TDR Receiving Site Potential – The Council has requested consideration of limited additional density to meet Housing Policy objectives. This property is appropriate for that consideration because it does not face the environmental constraints of properties in the Patuxent watershed. To meet agricultural preservation concerns, this Plan recommends that any new density potential be achieved through the use of TDRs.

The existing RE-2C Zone allows up to 30 lots at .4 units per acre density. The limited sewer access available for this 75-acre property can support approximately 56 lots, .75 dwelling units per acre. This Plan supports .75 dwelling units per acre for the Warfield property if TDRs are used for any density above the existing .4 dwellings per acre. This would require the purchase of up to 27 TDRs and further the agricultural preservation goal of providing desirable TDR receiving sites.



This proposal will create a new method for using TDRs. Because the RNC Zone density is set through the Master Plan rather than the Zoning Ordinance; this allows the use of TDRs at a designated level, under designated circumstances, without creating a separate RNC/TDR Zone.

- **Smart/Miner Property**

The Rural Neighborhood Cluster Zone at .4 dwelling units per acre with public water and sewer service is recommended. This will yield approximately 6 lots.

This 15.55-acre property is in immediate proximity to the Town Center. The RNC Zone density of 0.4 dwelling units per acre parallels the allowed density of the existing RE-2C Zone. Sewer service can be provided to this property by a limited pressure system on the north side of the property at Bethesda Church Road accessing sewer lines in Ridge Road, subject to WSSC evaluation. Although this property adjoins the Town Center, no additional density is recommended as the small size of the property and the slopes at the rear would result in too much crowding on the developable portion near Bethesda Church Road.

### Rural Transition Areas

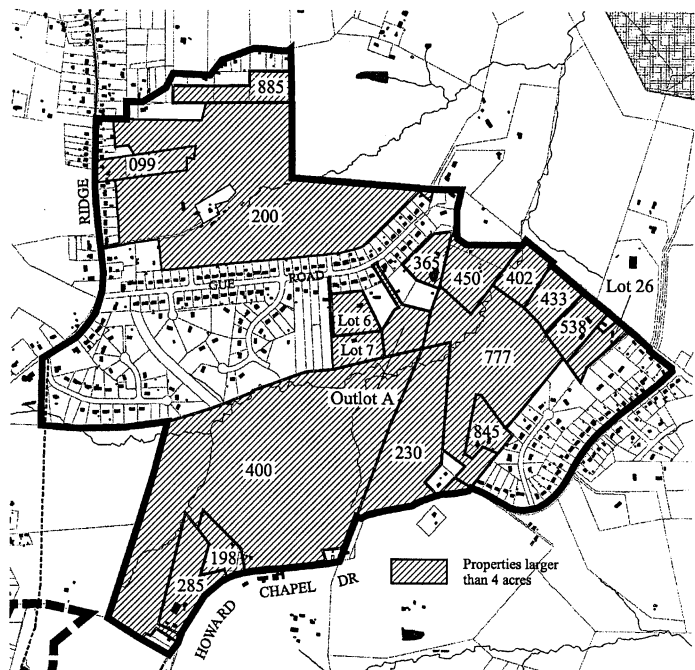
Most of the Rural Transition Areas are not recommended for zoning changes. They provide a buffer between the developed portions of the Master Plan area and the Agricultural Reserve. Modifications to existing zoning are recommended in the Patuxent River Watershed, and for one area in the southwest segment of the Master Plan.

- **Patuxent River Watershed**

The Rural Cluster Zone is recommended for approximately 560 acres in the northeast section of the planning area for environmental and water supply protection goals.

Reflecting the enhanced environmental considerations of the *Functional Master Plan for the Patuxent River Watershed*, this Plan recommends that most of the two-acre zoning in the area north and east of Ridge Road (MD 27) beyond Gue Road, and along the west side of Howard Chapel Road be changed to the Rural Cluster Zone. Putting these properties in this agricultural zone will also increase their potential eligibility for conservation easements.

While 560 total acres are affected, the change impacts only 18 properties larger than four acres (those theoretically able to subdivide) in the RE-2C Zone, and only four of those are larger than 15 acres. Of these larger properties, approximately 460 acres are affected, and the theoretical number of new building lots is reduced from 221 to 86. But the realistic development potential of this area is closer to 110 lots, due to the very poor potential for septic approval for soils in this area. This is a probable loss of 24 lots rather than 135. The table below evaluates the land use impact on the properties eligible for subdivision under the current RE-2C Zone.



## Properties Impacted by Change to Rural Cluster Zone

Property Parcel Number	Acres	Existing Zoning Density	Probable Actual Density	Proposed Density
400	127.80	64	32	25
230	104.00	52	25	20
200	91.43	45	24	18
777	42.00	21	12	8
285	11.00	5	2	2
450	8.95	4	2	1
885	8.10	4	2	1
Outlot A	6.75	3	1	1
433	6.60	3	1	1
099	6.25	3	1	1
402	6.00	3	1	1
538	5.97	2	1	1
198	5.12	2	1	1
854	5.05	2	1	1
Lot 6	5.00	2	1	1
Lot 7	5.00	2	1	1
365	4.69	2	1	1
Lot 26	4.07	2	1	1
<b>Total</b>	<b>453.78</b>	<b>221</b>	<b>110</b>	<b>86</b>

### Kingstead and Leishear Properties

On the designated 126 acres of developable Kingstead and Leishear properties east of Kings Valley Road, this Plan recommends a clustered development in the Rural Neighborhood Cluster (RNC) Zone with a density of up to .56 dwelling units per acre, yielding up to 71 homes.

This recommendation is predicated on the use of TDRs to achieve any density above the cumulative density .21 dwelling units per acre equivalent in the existing Rural Cluster and RE-2C Zone. This proposal will allow the use of TDRs from the adjoining King RDT property, and acquisition of 17 additional TDRs for full density. This proposal would benefit the County goal of providing desirable TDR receiving sites.

If TDRs are not used, this Plan recommends the RNC Zone at a density of .21 units per acre, equal to the equivalent density of the existing zones.

This Plan only recommends a change to the RNC Zone for the Leishear property if it jointly develops with the King properties. If that does not occur, the Leishear property is recommended to remain in the Rural Cluster Zone with no public water or sewer access.

As depicted in the illustration, the Kingstead Farm comprises the largest developable area evaluated for this Master Plan. It includes three properties comprising 113.7 acres in the RE-2C and Rural Cluster Zones (east of Kings Valley Road), and the 174 acres in the RDT Zone (west of Kings Valley Road) owned by several members of the King family, collectively known as the

Kingstead Farm. The 13.23-acre Chester Leishear property is located on the east side of Kings Valley Road immediately north of the King family properties. Its development potential is discussed jointly with the Kingstead properties.

This Plan recommends a cluster approach for these properties via the Rural Neighborhood Cluster (RNC) Zone, like the other transition areas; but additional density potential is recommended because there is existing sewer access, TDR receiving area potential, strong environmental benefits, strong park and trails benefits, strong historic preservation benefits, and fewer transportation constraints.

The cumulative base density under current Rural Cluster and RE-2C zoning would allow 26 lots on the east side of Kings Valley Road and 6 lots on the west (RDT Zone) side of Kings Valley Road; with 27 “transfer” TDRs available on the RDT property. Authorizing the transfer of the King RDT property TDRs only into the RNC Zone east of Kings Valley would allow a development of .42 units per acre - 54 lots. For the previously stated reasons, this Plan recommends the RNC Zone with additional density, up to a .56 unit per acre for the properties east of Kings Valley Road - authorizing use of up to 45 TDRs (including the 28 “transfer” TDRs from the Kingstead RDT property) to achieve any density above the inherent density of the existing zoning.

This recommendation approximates the anticipated yield from the limited sewer access available to the site. Sewer access for this property is available, but is recommended to be limited to gravity flow access only. Given that limitation and the requirements of the RNC Zone, it is believed that this will allow up to 71 lots – reflecting the recommended .56 RNC units per acre. This will require the acquisition of 17 additional TDRs to achieve full density potential. If TDRs are not used, this Plan recommends the RNC Zone with .21 units per acre. The chart below outlines the proposed zoning changes:

**Kingstead/Leishear Zoning Recommendation**

Property Zone	Acres	Lot Yield Existing Zoning	Lot Yield Proposed Zoning RNC .21	Lot Yield Proposed Zoning RNC .56
Kingstead RE-2C	9.77	4	26	71*
Kingstead RC	103.93	20		
Leishear RC	13.23	2		
<b>TOTAL</b>	<b>126.93</b>	<b>26</b>		

\*Reflects 28 TDRs transferred from adjoining 174-acre Kingstead RDT property, and 17 TDRs acquired from another source

**Summary of Proposed Zoning Changes**

The following chart summarizes the impact of the proposed zoning changes for the Transition Areas of the Damascus Master Plan. These recommendations provide approximately 77 more lots than currently allowed in the Master Plan area, but 72 of those lots would only be allowed through the use of TDRs. As noted earlier, the Town Center is to be the primary area of additional growth for this Master Plan, not the outlying Transition or Rural areas with limited or no access to public water and sewer. This calculation does not include MPDU calculations.

## Summary of Transition Areas Proposed Zoning Changes

Name	Acres	Zoning Modification	Approximate Existing Yield	Approximate Anticipated Yield
<b>Neighborhood Transition Area</b>				
Burdette	82.67	RE-2C to RNC .4	32	32
Miller	21.01	RE-2C/PD-5 to RE-1	10	15
Warfield	78.52	RE-2C to RNC .4 or RNC .75 with TDRs	31	58
Smart/Miner	15.55	RE-2C to RNC .4	6	6
<b>Rural Transition Area</b>				
King/Leishear	126.93	RC and RE-2C to RNC .21 or RNC .55 with TDRs	26	71
<b>TOTAL</b>	<b>324.68</b>		<b>105</b>	<b>182</b>

\*Recommendation contingent on joint development of King and Leishear properties, and transfer of 28 TDRs from adjoining King Property and 17 additional TDRs

## Rural Areas

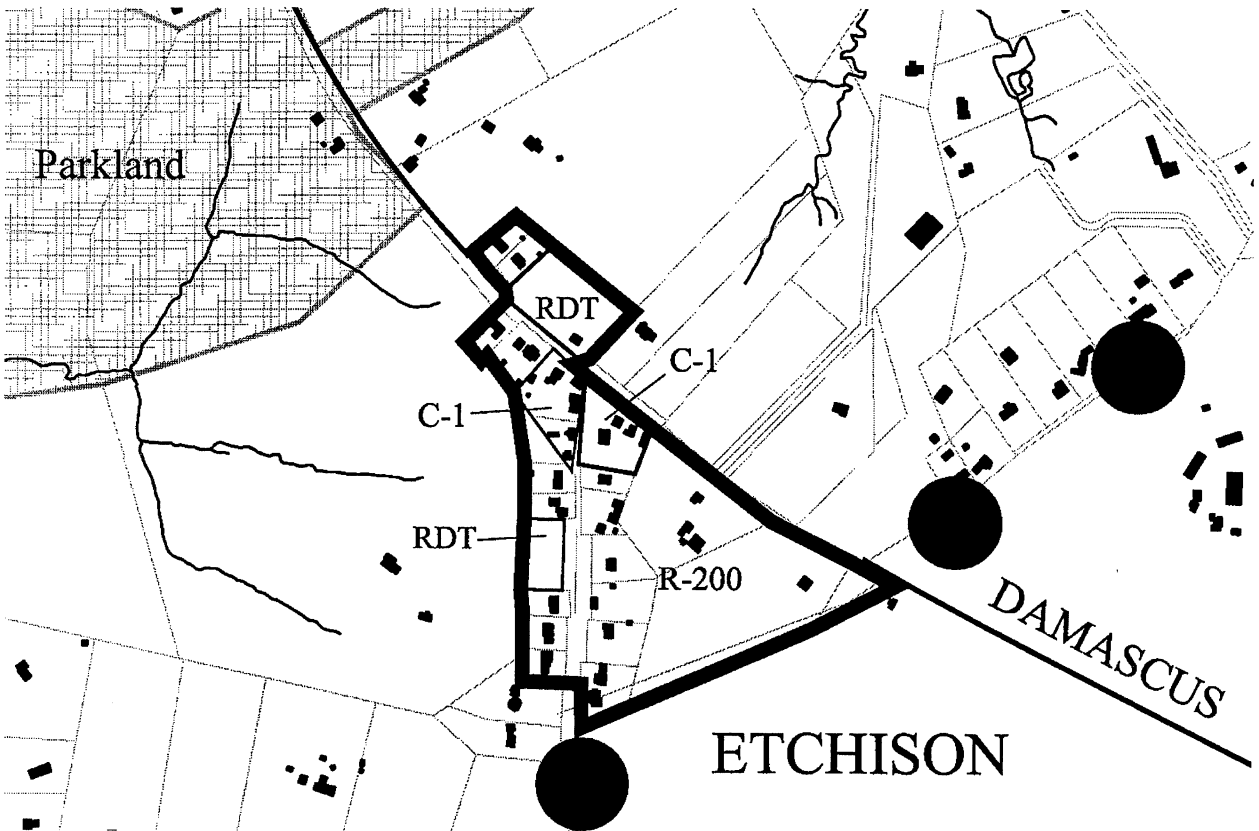
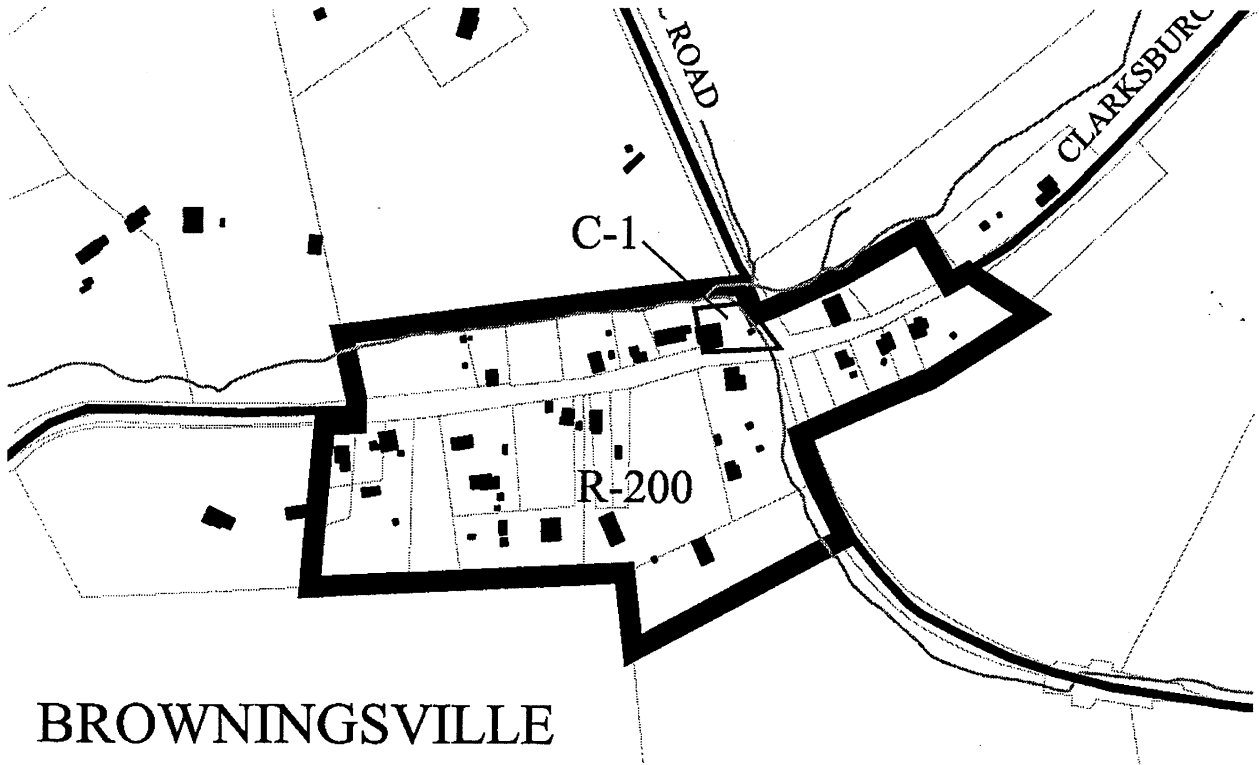
### Historic Rural Crossroad Communities

A new mixed-use zone with appropriate types of uses and levels of intensity, the Rural Hamlet Zone, is recommended for Etchison and Browningsville.

A zone of this type was initially recommended in the 1980 Master Plan for the Preservation of Agricultural and Rural Open Space [page 72, "investigate the use of a "Rural Village Zone" to provide for a mix of residential lot sizes and limited commercial uses"]. Enacting this zone will protect these village areas from inappropriate uses that are allowed in the commercial, residential, and even industrial zones found in some of these villages in the County. The zone will limit development potential, yet allow a variety of uses at a scale appropriate in a rural setting. Public sewer and water is not recommended for these communities except as necessitated by public health concerns, although innovative waste water treatment systems are appropriate to consider for this village.

This zone can serve as a template for certain other villages scattered in the Agricultural Reserve. Evaluation of the Rural Hamlet Zone for other villages in the County can be proposed within the Planning Board's workprogram since the recommendation for its creation is already within the Agricultural and Rural Open Space Master Plan.

Rural Villages – Browningsville and Etchison



## **COMMUNITY WATER AND SEWER SERVICE RECOMMENDATIONS**

### **Community Sewer Service**

The provision of community sewer service in the Damascus planning area is guided by the County's Water Supply and Sewerage Systems Plan, the General Plan, and prior Master Plans; as well as regional environmental policies, such as the Chesapeake Bay Initiatives and the Maryland Smart Growth policies.

Community sewer service in the Damascus planning area is provided by the Washington Suburban Sanitary Commission (WSSC) through trunk lines that run the length of the Magruder Branch Stream Valley Park to the Damascus Wastewater Treatment Plant off Log House Road. Two wastewater pumping stations, Spring Garden and Damascus Center, deliver sewage flows from community sewer service areas located within the Little Bennett Creek and Upper Patuxent watersheds. The sewerage system serving the Damascus Master Plan area is completely independent of WSSC's other sewerage systems in the County.

This Plan proposes to maintain the existing sewer envelope with a few limited changes discussed in the Land Use Chapter. The Plan proposes that existing sewer lines be used to provide service to cluster development in areas already cleared of forest and relatively accessible to existing sewer mains. This will minimize disturbance to large areas of existing forest along streams and in the headwaters. The Plan does not recommend extending new sewer lines along stream tributaries, except where such extensions are unavoidable.

If cluster development is used, sewer service is recommended for the Burdette and Kingstead properties but only those areas that can be served by gravity. The proposed relocation of the pump station that would serve the Burdette property may modify or expand the areas that can be accessed. Other areas recommended for land use changes with sewer service (the Warfield and Smart/Miner properties) should utilize gravity sewer where possible but may use small pressure systems where necessary, subject to WSSC feasibility analysis.

### **Aging Septic Systems**

Most of the planning area is served by individual septic systems with the exception of the sewer envelope encompassing and adjacent to the Magruder Valley. Older areas of Damascus were built under now outdated septic system regulations. If these systems fail, unfavorable soil conditions and relatively small lot sizes could make it impossible for the Department of Permitting Services to grant new permits for replacing traditional septic systems that satisfy current regulations. This Plan recommends, within the context of the Water and Sewer Plan, a comprehensive analysis for alternative mode of service to address this looming situation. This analysis should consider how service can be provided in a way that will benefit the entire neighborhood that is subject to the same conditions.

Where the recommendations of the Master Plan and the policies of the Comprehensive Water and Sewer Plan do not support the provision of community sewer service, development should occur, as feasible, using private, on-site sewerage systems. Where new individual systems are planned for residential zones, this Plan encourages the use of innovative systems to reduce nutrient loadings. The Plan also recommends that the Department of Permitting Services modify existing regulations to allow innovative septic systems in residential areas to reduce nutrient loads to the Chesapeake Bay.

Recommendations to meet the Community Sewer goals of this Plan include:

- Provide community sewer service in the planning area in conformance with Water and Sewer Plan service policies. This excludes areas zoned for low-density development (RE-1, RE-2, and RC) not already approved for service from further extension of community service.
- Extend sewer service to designated areas of properties proposed for the RNC Zone, provided that these properties develop using the cluster method.
- Comprehensively analyze designated neighborhoods for alternative ways to address failing septic systems including, but not limited to, the provision of community sewer service.
- Encourage innovative systems for new individual systems in residential areas. The Department of Permitting Services is requested to update its regulations to promote nutrient reductions by permitting innovative systems.
- All development seeking community sewer service under the provision of Private Institutional Facility Policy of Water and Sewerage System Plan should minimize their level of imperviousness so that it does not exceed the level anticipated under the base zone or as required within the Patuxent River Watershed.

### **Community Water Service**

The County's Water and Sewer Plan policy allows for the provision of community water service throughout the majority of the Master Plan area except for the area zoned RDT. Community water service, where available in the Master Plan area, is provided by the WSSC. Previous policies allowed community water service to be extended to several neighborhoods now zoned RDT that predate the RDT Zone. The Water and Sewer Plan generally advocates community water service for areas zoned for moderate to high-density development only. In addition, areas zoned for one- and 2-acre development and five-acre cluster development can be considered for community water service on a case-by-case basis if factors such as maintenance of drinking water quality, the need to reduce fire hazard, and economic feasibility are present.

Two properties are recommended for community water service as discussed in the Land Use Chapter. These include:

- **Souder Property**  
This Plan recommends retention of the RE-2C Zone and authorization to connect to public water, but not sewer. The approximately two-acre Souder property (RE-2C) is accessed from Bethesda Church Road, just behind the Damascus Elementary School. This location is not appropriate for additional density, and it would be technically difficult to provide sewer access.
- **Stanley/Leishear Property**  
This Plan recommends retention of the RE-2C Zone, and authorization to connect to public water but not sewer. If developed, access to the property would be preferable at the north, near Beale Avenue. The 22-acre Leishear property is located off Ridge Road just north of the Town Center in the Bennett Creek watershed. Significant additional density was considered inadvisable due to environmental concerns and traffic congestion constraints, and no zoning change is recommended. It would also be technically difficult to provide sewer access.

**Public Water and Sewer Category Change Recommendations  
(at time of development)**

<b>Location</b>	<b>Water</b>	<b>Sewer</b>
<i>Water and Sewer Access</i>		
Burdette Property	W3	S3 gravity
Warfield Property	W3	S3
Smart/Miner Property	W3	S3
Kingstead/Leishear Properties	W3	S3 gravity
<i>Water Access Only</i>		
Miller Property – Howard Chapel	W3	S6
Souder Property	W3	S6
Stanley/Leishear Property	W3	S6

**Well Contamination Concerns** – Some older subdivisions in the Plan area are reported to have well contamination. If confirmed by the Department of Permitting Services, this Plan recommends providing community service according to the policies of the Water and Sewerage System Plan. They are unlikely to receive community water service for the foreseeable future unless the Master Plan recommends water service. Because of the concentration of homes in older subdivisions along Howard Chapel Road near its intersection with Gue Road, this Plan recommends that public water be extended along Gue Road or Howard Chapel Drive if WSSC determines that this is technically feasible.



# Public Sewer Envelope



- |       |                           |     |                        |  |                       |
|-------|---------------------------|-----|------------------------|--|-----------------------|
| ● ● ● | Master Plan Area Boundary | —   | Sewer Line             |  | Town Center Boundary  |
|       | Existing Sewer Service    | * * | Pumping Station        |  | Waste Water Treatment |
|       | Proposed Service Area     | ▲   | Proposed Water Service |  |                       |
|       | Developable Sites         |     |                        |  |                       |

NOT TO SCALE

## ACKNOWLEDGEMENTS

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STAFF DRAFT

# DAMASCUS MASTER PLAN

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



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DAMASCUS MP STAFF DR