

19/1-2-96A Lot 8 Hawks Nest Lane
Germantown (Waters Cemetery) MP 19/1-2

12/1/1910



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-6370

Historic Preservation Commission
 (301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON DAVID G. DOMBERT
 DAYTIME TELEPHONE NO. (301) 948-4616

TAX ACCOUNT # _____
 NAME OF PROPERTY OWNER MILESTONE JOINT VENTURE DAYTIME TELEPHONE NO. (301) 948-4616
C/O NATELLI COMMUNITIES 20878
 ADDRESS 806 W. DIAMOND AVE SUITE 300 GAITHERSBURG MD
CITY STATE ZIP CODE
 CONTRACTOR SAME AS OWNER TELEPHONE NO. () ABOVE
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER DAVID G. DOMBERT DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE
 HOUSE NUMBER N/A STREET HAWKS NEST LANE
 TOWN/CITY GERMANTOWN NEAREST CROSS STREET EMERALD DRIVE
 LOT _____ BLOCK _____ SUBDIVISION MILESTONE
 LIBER _____ FOLIO _____ PARCEL "B" BLOCK O PLAT BOOK 177
plot # 18824 19879

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
 1B. CONSTRUCTION COST ESTIMATE \$ 2,000⁰⁰ FENCE, PATH, BENCHES
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 () WSSC 02 () SEPTIC 03 () OTHER _____
 2B. TYPE OF WATER SUPPLY 01 () WSSC 02 () WELL 03 () OTHER _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT _____ feet _____ inches
 3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:
 On party line/property line _____ Entirely on land of owner X On public right of way/easement _____

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT

Signature of owner or authorized agent _____ Date Nov 1, 1996

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 9611060062 DATE FILED: _____ DATE ISSUED: _____

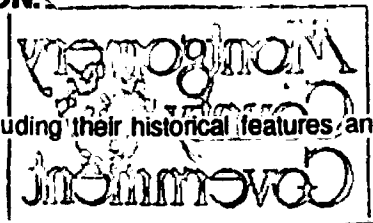
SEE REVERSE SIDE FOR INSTRUCTIONS

19/1-2-96A

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance.



2. SITE PLAN

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district.

3. PLANS AND ELEVATIONS

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. MATERIALS SPECIFICATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" X 17". Plans on 8 1/2" X 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

5. PHOTOGRAPHS

- a. Clearly-labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

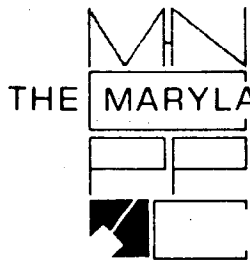
If you are proposing construction adjacent to or within the dripline of any tree 6"-or-larger-in-diameter-(at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location and species of each tree of at least that dimension for the resource of this project.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (279-1355).

Please print (in blue or black ink) or type this information on the following page. Please stay within the guides of the template, as this will be photocopied directly onto mailing labels.

SEE REVERSE SIDE FOR MAILING LABELS



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

DATE: December 3, 1996

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

OWNER'S DEDICATION

MILESTONE JOINT VENTURE, A MARYLAND JOINT VENTURE, OWNER OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S AND ENGINEER'S CERTIFICATE HEREBY ADOPTS THIS PLAT OF SUBDIVISION; DEDICATES THE STREETS TO PUBLIC USE AND ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES; GRANTS PUBLIC UTILITY EASEMENTS, DESIGNATED HEREON AS "P.U.E." 10 FEET WIDE OR AS OTHERWISE SHOWN, TO THE PARTIES LISTED AND WITH THE TERMS AND PROVISIONS BEING SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC UTILITY EASEMENTS" AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 3834 AT FOLIO 457, SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN BY THIS REFERENCE; GRANTS TEMPORARY SLOPE EASEMENTS TO MONTGOMERY COUNTY, MARYLAND, 25 FEET WIDE, OR OTHERWISE SHOWN, ADJACENT, CONTIGUOUS AND PARALLEL TO ALL STREETS, SAID SLOPE EASEMENTS SHALL BE TERMINATED AFTER ALL PUBLIC IMPROVEMENTS ABUTTING SAID EASEMENTS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND; SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES;

THERE ARE NO SUITS, ACTIONS, LEASES, LIENS, MORTGAGES OR TRUSTS INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT A CERTAIN DEED OF TRUST AND THE PARTIES IN INTEREST THERETO HAVE BELOW INDICATED THEIR ASSENT.

MILESTONE JOINT VENTURE,
A MARYLAND JOINT VENTURE

BY: CLASSIC COMMUNITY CORPORATION,
GENERAL PARTNER

DATE: 4-20-95

[Signature]
STEPHEN A. ECKERT, PRESIDENT

BY: NATELLI ASSOCIATES LIMITED PARTNERSHIP,
GENERAL PARTNER

BY: NATELLI CONSTRUCTION CORPORATION,
GENERAL PARTNER

DATE: 4-20-95

[Signature]
THOMAS A. NATELLI, PRESIDENT

WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION.

DATE: 4/21/95

[Signature]
STEPHEN G. EARLE, TRUSTEE

DATE: 4/21/95

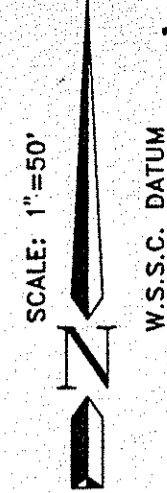
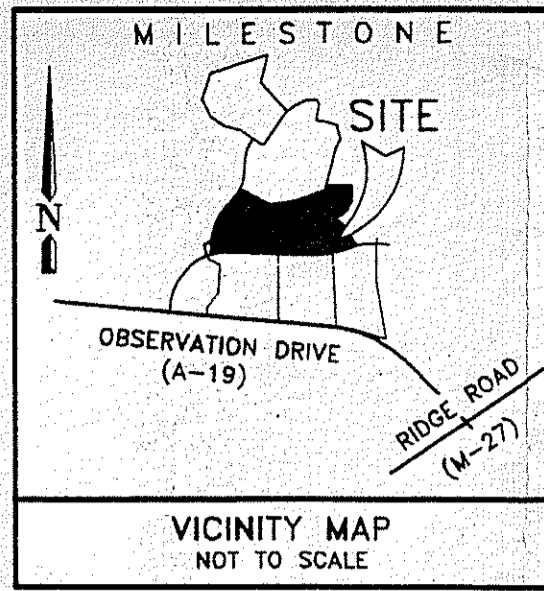
[Signature]
ALICE A. STEEL, TRUSTEE

DATE: 4/24/95

[Signature]
WILLIAM T. WHEELER, TRUSTEE

DATE: 4-24-95

[Signature]
ROBERT L. BROWNELL, TRUSTEE



SURVEYOR'S & ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN OF SUBDIVISION SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS ACQUIRED BY MILESTONE JOINT VENTURE, A MARYLAND JOINT VENTURE, FROM GERMANTOWN-SENECA JOINT VENTURE, A MARYLAND JOINT VENTURE, BY TWO (2) DEEDS, THE FIRST DATED NOVEMBER 18, 1991 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 10267 AT FOLIO 812 AND THE SECOND DATED FEBRUARY 23, 1994 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 12391 AT FOLIO 473; THAT IT IS ALSO A RESUBDIVISION OF LOT 8 AND PARCEL A, BLOCK O AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "LOTS 8-13, BLOCK K; LOTS 22-25 & PARCEL A, BLOCK O; LOTS 5-8, BLOCK P, MILESTONE" AND RECORDED AMONG THE AFORESAID LAND RECORDS IN PLAT BOOK 167 AS PLAT NUMBER 18824; THAT PROPERTY LINE MARKERS WILL BE SET IN ACCORDANCE WITH SECTION 50-24 (e) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 199,592 SQUARE FEET OR 4.58 ACRES OF LAND, OF WHICH 49,410 SQUARE FEET OR 1.13 OF AN ACRE OF LAND IS DEDICATED TO PUBLIC USE FOR STREETS.

AS TO THE ESTABLISHMENT OF PROPERTY LINES

DATE: 4-13-95

[Signature]
RONALD L. COLLIER
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND NO. 307

AS TO THE DESIGN OF ROADWAYS AND/OR DRAINAGE SYSTEMS

DATE: April 25, 1995

[Signature]
CHARLES P. JOHNSON
REGISTERED PROFESSIONAL ENGINEER
MARYLAND NO. 4955

NOTES:

1. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER PRIOR TO CONSTRUCTION.
2. DEVELOPMENT IS SUBJECT TO THE TERMS OF A SITE PLAN ENFORCEMENT AGREEMENT (MNC&PC #8-90038) AND AN ADEQUATE PUBLIC FACILITIES AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED, THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
4. THIS PROPERTY IS BEING DEVELOPED IN CONFORMANCE WITH SECTION 59-C-16, R-200 M.P.D.U. OF THE ZONING ORDINANCE.
5. PARCEL B, BLOCK O TO BE CONVEYED TO THE HOMEOWNERS ASSOC.
6. PARCEL B, BLOCK O SUBJECT TO OPEN SPACE COVENANT RECORDED IN LIBER 13394 AT FOLIO 255.

LOTS 8-13, BLOCK K; LOTS 22-25 & PARCEL A, BLOCK N; LOTS 3-8 & PARCEL A' BLOCK O; LOTS 5-8, BLOCK P
MILESTONE
P.B.167 P.No.18824

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
1	329.77'	224.25'	38°57'43"	116.65'	N22°00'50"E 219.95'
2	185.00'	41.52'	12°51'36"	20.85'	N35°03'54"E 41.44'
3	159.92'	171.49'	61°26'31"	95.03'	S32°23'48"W 163.39'
4	255.00'	56.98'	12°48'13"	28.61'	S35°05'37"W 56.86'
5	225.00'	178.27'	45°23'43"	94.11'	S76°09'15"E 173.64'
6	770.00'	205.93'	15°19'25"	103.58'	N88°48'35"E 205.32'
7	159.92'	93.09'	33°21'14"	47.91'	N79°47'40"E 91.79'
8	209.92'	137.55'	37°32'36"	71.35'	S77°41'59"W 135.10'
9	720.00'	192.56'	15°19'23"	96.86'	S88°48'35"W 191.98'
10	275.00'	218.29'	45°28'52"	115.26'	N76°06'40"W 212.61'
11	259.77'	106.63'	23°31'10"	54.08'	S14°17'33"W 105.88'

LOTS 9 THROUGH 17 & PARCEL B, BLOCK O AND LOTS 9 THROUGH 19, BLOCK P

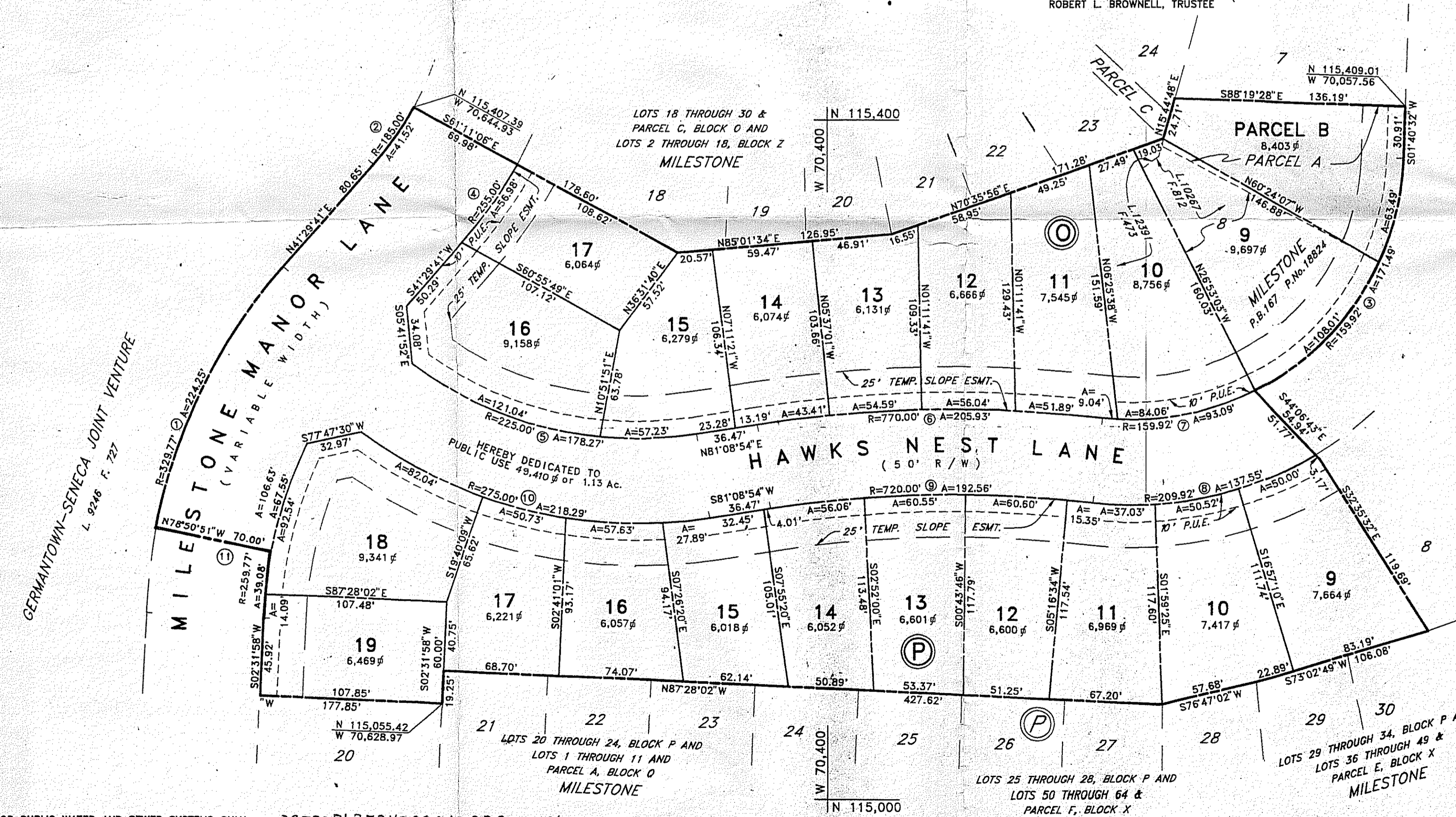
MILESTONE

CLARKSBURG (2nd) DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE 1"=50' MARCH, 1995

Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS ARCHITECTS SURVEYORS
1751 ELLYON ROAD SUITE 2000 ROCKVILLE, MD 20851
(301) 484-7000 FAX (301) 484-7000

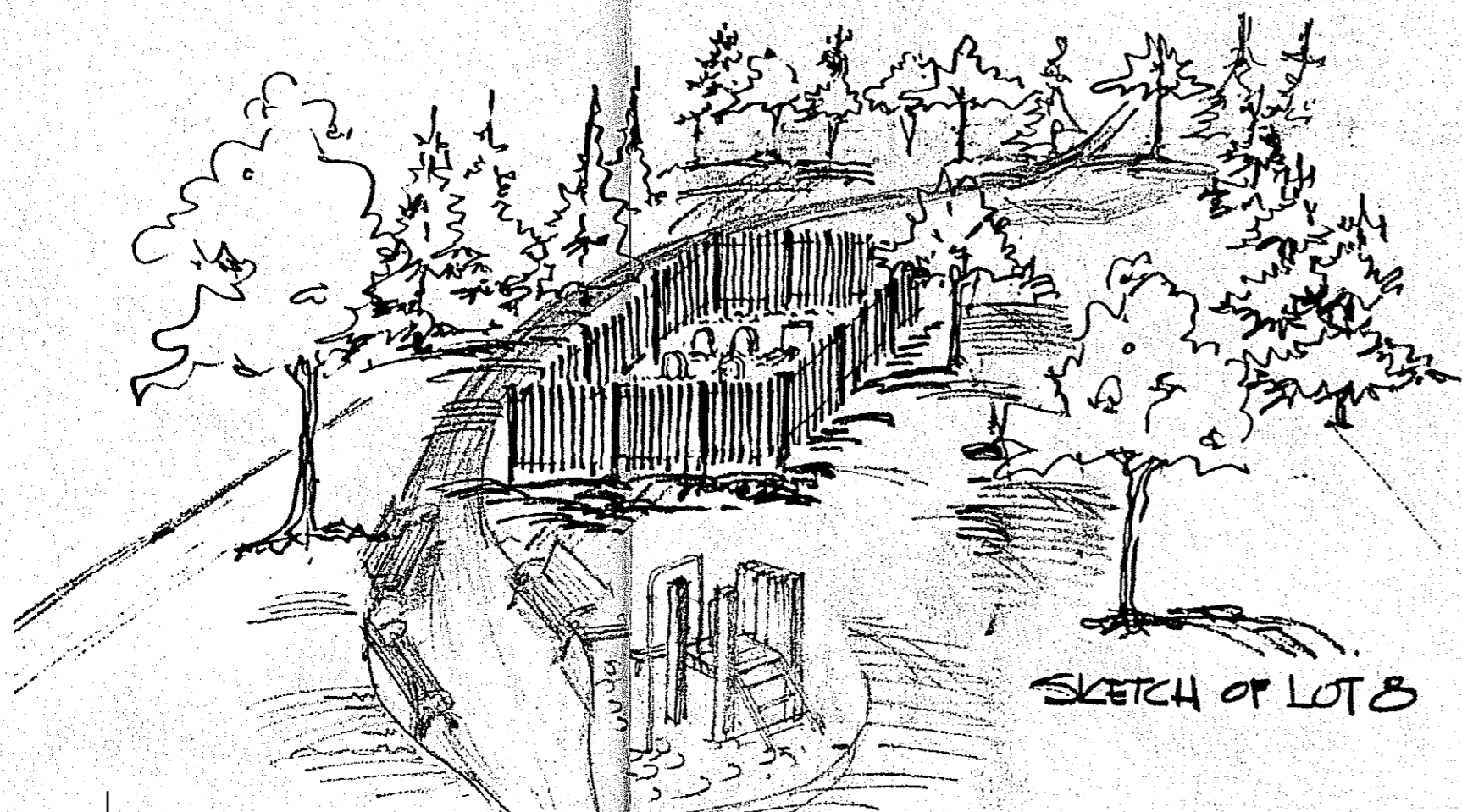
PHASE 3 SECTION 8
DAO DFD
24-074-15.5A



FOR PUBLIC WATER AND SEWER SYSTEMS ONLY 29532318724389002820031196

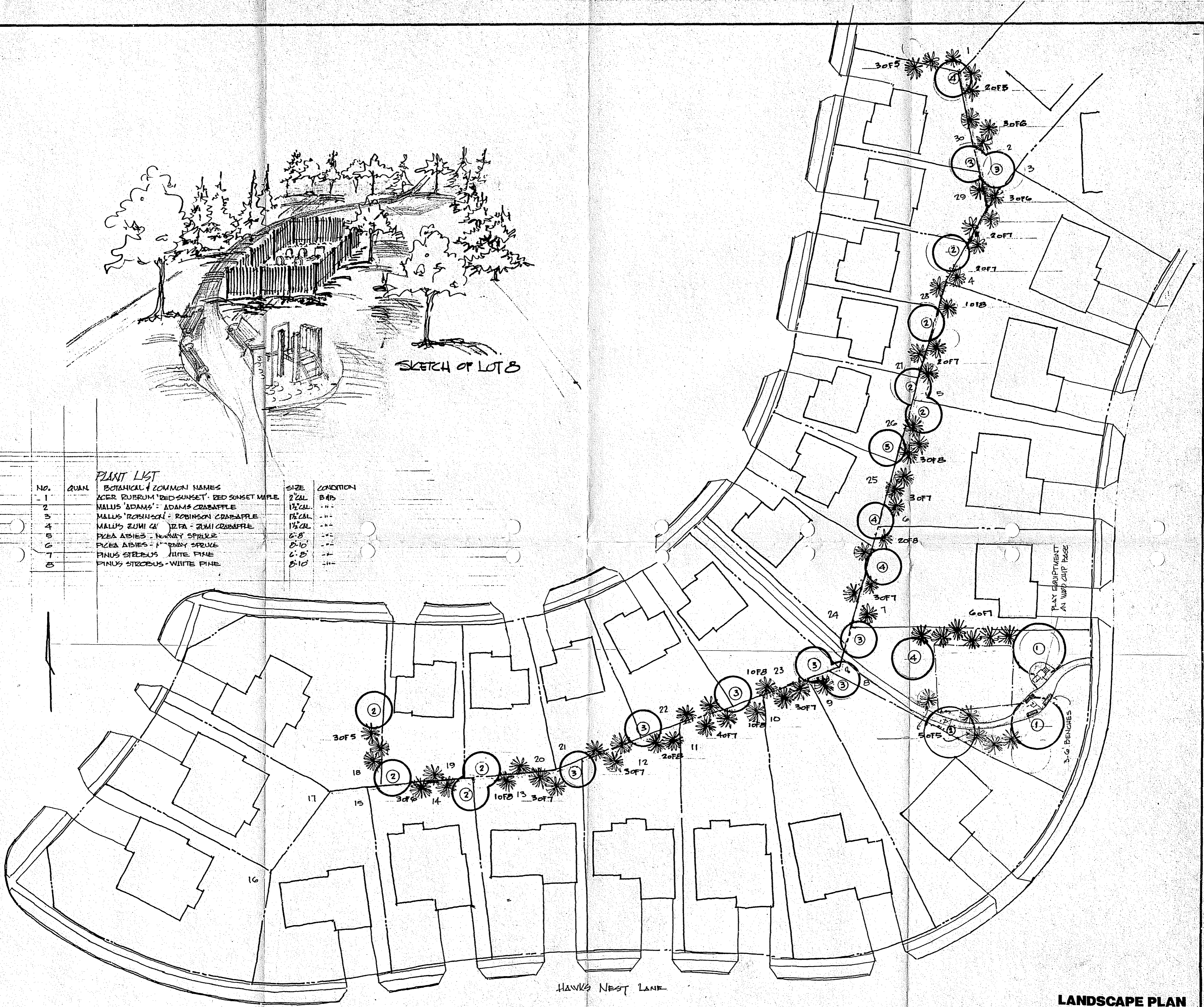
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	DEPARTMENT OF TRANSPORTATION MONTGOMERY COUNTY, MARYLAND	DEPT. OF ENVIRONMENTAL PROTECTION MONTGOMERY COUNTY, MARYLAND
APPROVED: <u>May 18, 1995</u> <i>[Signature]</i> CHAIRMAN	APPROVED: <u>15 AUGUST 1995</u> <i>[Signature]</i> FOR THE DIRECTOR	APPROVED: <u>August 21, 1995</u> <i>[Signature]</i> FOR DIRECTOR
MNC&PC Record File No. <u>897-30</u>	P.B. No. <u>95-112</u>	

RECORDED: 10/13/95
PLAT BOOK: 177
PLAT NO.: 19879
20 LOTS
1 PARCEL



PLANT LIST

NO.	QTY	BOTANICAL / COMMON NAMES	SIZE	CONDITION
1		ACER RUBRUM 'RED SUNSET' - RED SUNSET MAPLE	2' CAL	BAB
2		MALUS 'ADAMS' - ADAMS CRABAPPLE	1 1/2' CAL	---
3		MALUS 'ROBINSON' - ROBINSON CRABAPPLE	1 1/2' CAL	---
4		MALUS 'ZUMI CA' - ZUMI CRABAPPLE	1 1/2' CAL	---
5		PICEA ABIES - NORWAY SPRUCE	6'-8'	---
6		PICEA ABIES - NORWAY SPRUCE	8'-10'	---
7		PINUS STROBUS - WHITE PINE	6'-8'	---
8		PINUS STROBUS - WHITE PINE	8'-10'	---

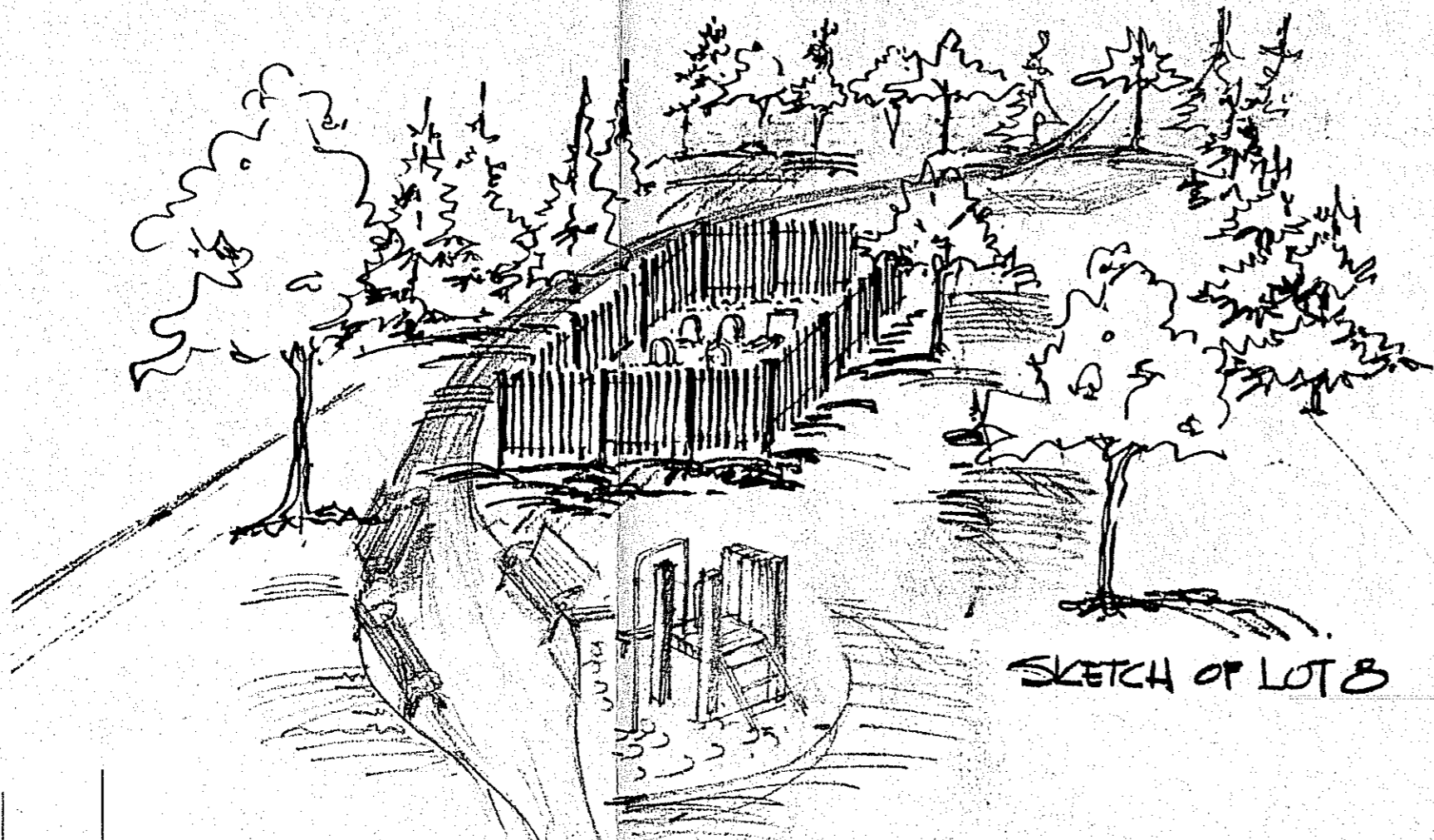


LANDSCAPE PLAN

SECTION 6 MILESTONE
BLOCK O LOTS 1-30

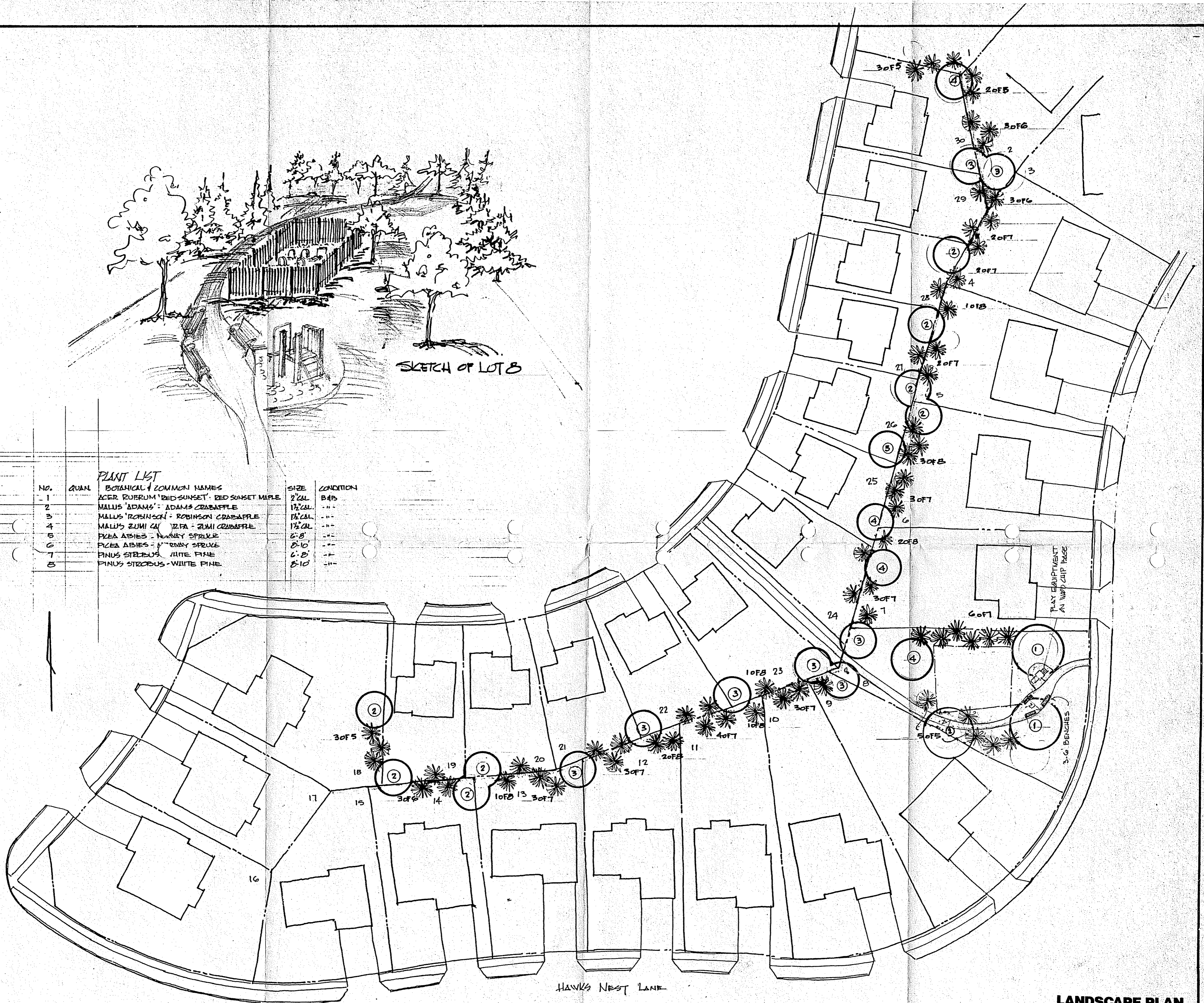
DFB DONOVAN • FEOLA • BALDERSON & ASSOCIATES, INC.
 19110 Montgomery Village Avenue • Suite 210 • Gaithersburg, Maryland 20879
 301 • 358 • 7778 FAX 301 • 948 • 8834
 LANDSCAPE ARCHITECTURE • P.L. PLANNING
 FOREST CONSERVATION PLANNING • LANDSCAPE ILL. ACCENT • SITESHIP PLANNING

DATE: 6/15/10



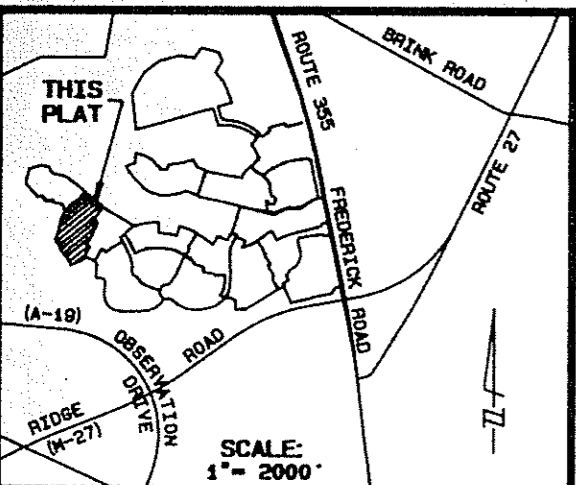
PLANT LIST

NO.	QUAN.	BOTANICAL & COMMON NAMES	SIZE	CONDITION
1		ACER RUBRUM - RED SUNSET - RED SUNSET MAPLE	2' CAL	B&B
2		MALUS 'ADAMS' - ADAMS CRABAPPLE	1 1/2' CAL	---
3		MALUS 'ROBINSON' - ROBINSON CRABAPPLE	1 1/2' CAL	---
4		MALUS 'ZUMI CA' - ZUMI CRABAPPLE	1 1/2' CAL	---
5		PICEA ABIES - NORWAY SPRUCE	6'-8'	---
6		PICEA ABIES - NORWAY SPRUCE	8'-10'	---
7		PINUS STROBUS - WHITE PINE	6'-8'	---
8		PINUS STROBUS - WHITE PINE	8'-10'	---



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301 • 258 • 7778 FAX 301 • 948 • 8834

LANDSCAPE ARCHITECTURE • P.O. PLANNING
FOREST CONSERVATION PLANNING • LANDSCAPE MAINTENANCE • SECURITY PLANNING



	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARINGS	CHORD DIST.
1	2°34'54"	1165.00	52.49	26.25	N 57°00'47"W	52.49
2	28°20'06"	175.00	77.38	39.33	N 71°43'29"W	76.75
3	28°49'42"	225.00	101.43	51.59	N 71°58'17"W	100.57
4	40°57'21"	256.96	183.66	95.96	N 22°09'12"E	179.79
5	5°53'40"	1165.00	119.65	59.98	N 52°48'30"W	119.60
6	8°21'13"	1105.00	161.11	80.70	N 51°32'44"W	150.96
7	40°57'21"	306.96	219.42	114.63	N 22°09'12"E	214.77
8	61°26'19"	159.92	171.49	95.03	N 32°23'42"E	163.39
9	43°35'17"	209.92	159.70	63.94	N 37°07'58"E	155.66

SURVEYOR'S AND ENGINEER'S CERTIFICATE

WE HEREBY CERTIFY THAT THE DATA SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED TO MILESTONE JOINT VENTURE, A MARYLAND JOINT VENTURE, FROM GERMANTOWN SENECA JOINT VENTURE, A MARYLAND JOINT VENTURE BY A DEED RECORDED MARCH 31, 1992 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 10267 AT FOLIO 812, EXHIBIT "B" AND THAT THE TOTAL AREA INCLUDED ON THIS PLAT IS 214420 SQUARE FEET OR 4.92241 ACRES OF LAND OF WHICH 50388 SQUARE FEET OR 1.15671 ACRES OF LAND IS DEDICATED TO PUBLIC USE AND THAT PROPERTY CORNER MARKERS WILL BE SET IN ACCORDANCE WITH SECTION 50-24 (a) (2) AND (3) OF THE MONTGOMERY COUNTY CODE.

DATE: 08-14-1992

AS TO PROPERTY LINE ESTABLISHMENT SHOWN ON THIS PLAT.

AS TO ROAD DESIGN AND STORM DRAINAGE SHOWN ON THIS PLAT.

Julien Kim Ripley
 JULIEN KIM RIPLEY
 REGISTERED PROPERTY LINE SURVEYOR
 MARYLAND REGISTRATION NO. 147

Michael A. Ruddo
 MICHAEL A. RUDDO
 REGISTERED PROFESSIONAL ENGINEER
 MARYLAND REGISTRATION NO. 12900

OWNER'S DEDICATION AND GRANT OF EASEMENTS

WE, MILESTONE JOINT VENTURE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS PLAN OF SUBDIVISION, DEDICATE THE STREETS TO PUBLIC USE, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, GRANT STORM DRAIN EASEMENTS AS SHOWN HEREON TO MONTGOMERY COUNTY, MARYLAND AND GUARANTEE COMPLIANCE WITH THE PROVISIONS OF SECTION 50-24 OF THE SUBDIVISION REGULATIONS. FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, SLOPE EASEMENTS 25 FEET WIDE, ADJACENT, CONTIGUOUS AND PARALLEL TO ALL STREETS. SLOPE EASEMENTS SHALL BE EXTINGUISHED AT SUCH TIME AS THE PUBLIC IMPROVEMENTS ON THE ADJUTING RIGHT OF WAY HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

FURTHER, WE GRANT TO THE WASHINGTON SUBURBAN SANITARY COMMISSION, (M.S.S.C.) SUCH EXCLUSIVE RIGHTS AS NECESSARY FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR OF SANITARY SEWERS AND/OR WATER MAINS AND APPURTENANCES WITHIN THE WATER AND/OR SEWER RIGHTS OF WAYS/EASEMENTS SHOWN HEREON, IF ANY, SUBJECT TO AND TOGETHER WITH THE CONDITIONS CONTAINED IN A RIGHT OF WAY DOCUMENT FROM THE GRANTOR(S) THEIR SUCCESSORS OR ASSIGNS TO THE W.S.S.C. AND TO BE RECORDED HEREAFTER.

FURTHER, WE GRANT TO POTOMAC EDISON COMPANY, CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF MARYLAND, AND WASHINGTON GAS LIGHT COMPANY, AND TO EACH OF THEM, AND THEIR SUCCESSORS OR ASSIGNS, A PUBLIC UTILITY EASEMENT IN, ON, AND OVER THE LAND DESIGNATED HEREON AS "P.U.E.", IF ANY, WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THOSE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISION OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS OR ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT FOR CERTAIN DEEDS OF TRUST AND THE PARTIES IN INTEREST THERETO HAVE INDICATED THEIR ASSENT BELOW.

MILESTONE JOINT VENTURE

BY: CLASSIC COMMUNITY CORPORATION, GENERAL PARTNER

DATE: 7/29/92

John Williams
 WITNESS

Stephen A. Eckert
 STEPHEN A. ECKERT, PRESIDENT

BY: NATELLI ASSOCIATES LIMITED PARTNERSHIP, GENERAL PARTNER
 BY: NATELLI CONSTRUCTION CORPORATION, GENERAL PARTNER

DATE: 7/27/92

Thomas A. Natelli
 WITNESS

Thomas A. Natelli
 THOMAS A. NATELLI, PRESIDENT

Manica Brown
 WITNESS

Olav B. Kollvall, Jr.
 OLAV B. KOLLVALL, JR., TRUSTEE

Shirley J. Hall
 WITNESS

Maria Marzke Breitenberg
 MARIA MARZKE BREITENBERG, TRUSTEE

Louis O. Kiani
 WITNESS

Richard L. Perlmuter
 RICHARD L. PERLMUTER, TRUSTEE

WE, GERMANTOWN-SENECA JOINT VENTURE, A MARYLAND GENERAL PARTNERSHIP, HEREBY ASSENT TO AND JOIN IN THIS PLAN OF SUBDIVISION FOR THE PURPOSE OF GRANTING THE EASEMENTS ACROSS THE PROPERTY ADJACENT TO THIS PLAN OF SUBDIVISION, PURSUANT TO A DEED RECORDED MARCH 18, 1992 AMONG THE AFORESAID LAND RECORDS IN LIBER 10267 AT FOLIO 812.

GERMANTOWN-SENECA JOINT VENTURE

BY: JAJ NEELSVILLE LIMITED PARTNERSHIP, GENERAL PARTNER
 BY: PROPERTY CONSORTIUM, INC., GENERAL PARTNER

DATE: 8/13/92

John Williams
 WITNESS

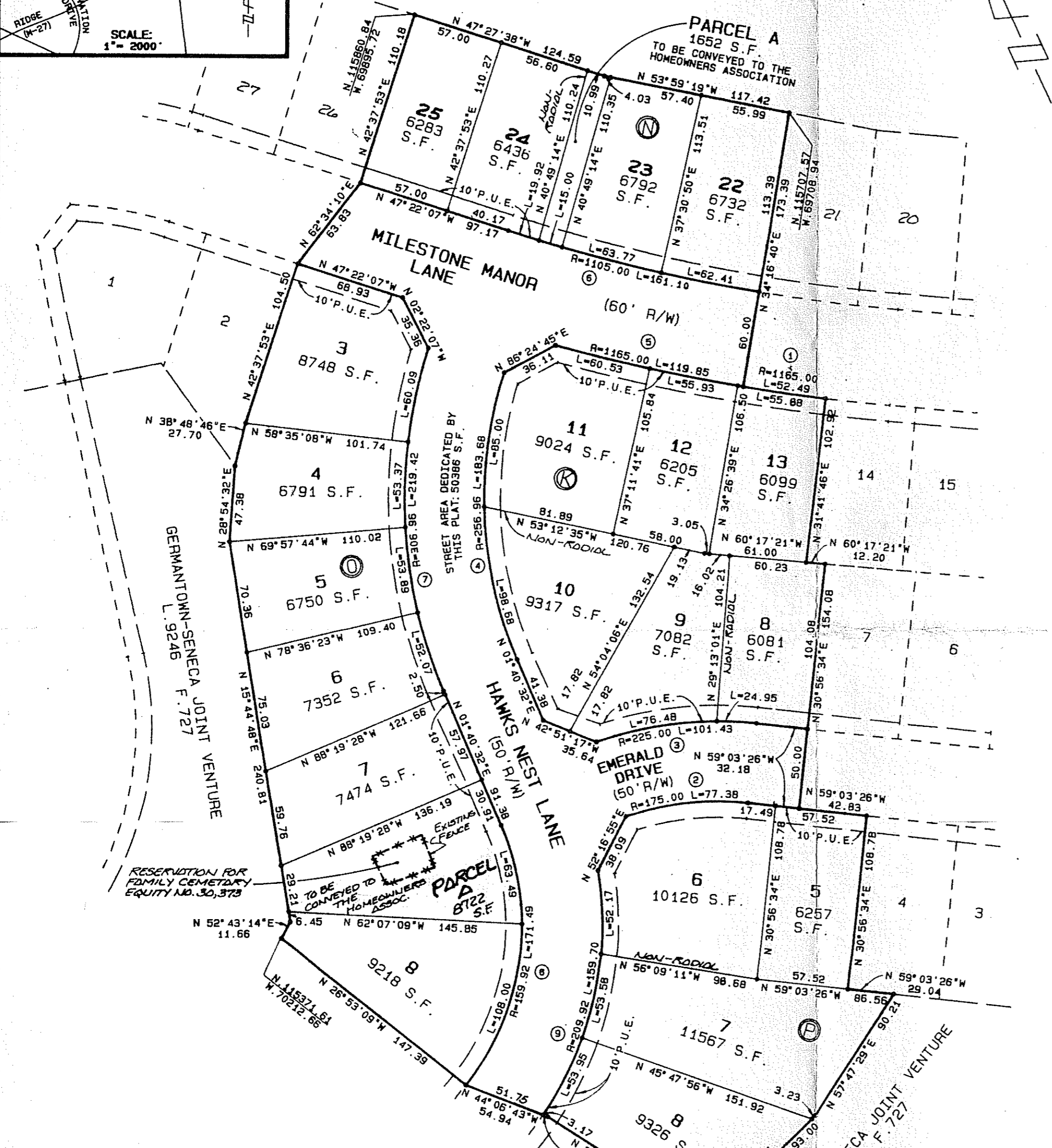
Stephen J. Lebling
 STEPHEN J. LEBLING, PRESIDENT

BY: SENECA C.L.I. LIMITED PARTNERSHIP, GENERAL PARTNER
 BY: SENECA C.L.I. INC., GENERAL PARTNER

DATE: 8/13/92

Deborah K. Carlen
 WITNESS

Dennis D. Lobkin
 DENNIS D. LOBKIN, PRESIDENT



- NOTES:
- APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
 - SUBJECT PROPERTY IS BEING DEVELOPED IN CONFORMANCE WITH SECTION 59-C-16, R-200 M.P.D.U. PROVISIONS OF THE ZONING ORDINANCE.
 - THIS PLAT: 20 LOTS, 2 PARCELS
 - DEVELOPMENT SUBJECT TO A SITE PLAN ENFORCEMENT AGREEMENT (SITE PLAN NO. 8-9003B) AND AN ADEQUATE PUBLIC FACILITIES AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD.
 - SUBJECT TO P.I.A. NO. 91-067.
 - NO CURRENT TITLE REPORT FURNISHED.
 - SUBJECT TO OPEN SPACE COVENANT RECORDED IN LIBER 10168 AT FOLIO 160.
 - THIS PLAT IS AN ORIGINAL W.S.S.C. DUTUM FOR CONSISTENCY WITH PREVIOUSLY RECORDED PLATS.
 - ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDED OF THIS PLAT, UNLESS EXPRESSLY CONTAINED IN THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

RESERVATION FOR FAMILY CEMETARY EQUITY NO. 30,373

STREET AREA DEDICATED BY THIS PLAT: 50388 S.F.

PARCEL A 1652 S.F. TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION

PARCEL B 8122 S.F.

PRINT MADE

SEP 20 1996

Rodgers & Associates, Inc.

LOTS 8-13, BLOCK K; LOTS 22-25 & PARCEL A, BLOCK N; LOTS 3-8, & PARCEL A BLOCK O; LOTS 5-8, BLOCK P

MILESTONE
 CLARKSBURG (2ND) ELECTION DISTRICT
 MONTGOMERY COUNTY MARYLAND
 SCALE: 1" = 60' JULY, 1992

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY 29233610724389003803012730200 AGR

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

Approved JULY 30, 1992

Phyllis Bauman CHAIRMAN
Thomas C. Kiani ASST. SECRETARY-TREASURER

MNCP&PC Record File No. 588-5

DEPARTMENT OF TRANSPORTATION
 MONTGOMERY COUNTY, MARYLAND

Approved SEPTEMBER 11, 1992

Robert D. Meyman FOR DIRECTOR

DEPARTMENT OF ENVIRONMENTAL PROTECTION
 MONTGOMERY COUNTY, MARYLAND

Approved SEPT. 24, 1992

Stan Berg FOR DIRECTOR

DRAWN J.J.S. Codd
 COMPUTED J.J.S.
 CHECKED T.F.Q.
 RECORDED Sept. 23, 1992
 PLAT BOOK 167
 PLAT NO. 1882d

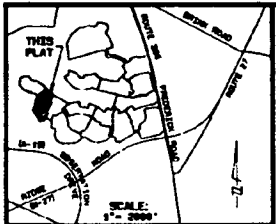
R&A LAND USE EVALUATION • PLANNING
 CIVIL ENGINEERING • SURVEYING

RODGERS & ASSOCIATES, INC.

15800 CRABS BRANCH WAY (301) 948-4700 ROCKVILLE
 ROCKVILLE, MD. 20855 (301) 233-6809 FREDERICK
 (301) 948-6286 FAX

PLAT NO. 16
 JOB NO. 529-H4

588-5



CURVE DATA

STATION	CHORD BEG.	CHORD END	CHORD LEN.	ANGLE	ARC LEN.	CHORD BEG.	CHORD END	CHORD LEN.	ANGLE	ARC LEN.
1+00.00	148.00	52.40	160.00	171° 52' 00"	100.00	1+00.00	148.00	52.40	160.00	171° 52' 00"
2+00.00	175.00	77.38	192.38	171° 43' 20"	100.00	2+00.00	175.00	77.38	192.38	171° 43' 20"
3+00.00	200.00	91.43	211.43	171° 30' 17"	100.00	3+00.00	200.00	91.43	211.43	171° 30' 17"
4+00.00	220.00	100.00	220.00	171° 18' 18"	100.00	4+00.00	220.00	100.00	220.00	171° 18' 18"
5+00.00	240.00	109.08	240.00	171° 07' 30"	100.00	5+00.00	240.00	109.08	240.00	171° 07' 30"
6+00.00	260.00	117.11	260.00	170° 57' 24"	100.00	6+00.00	260.00	117.11	260.00	170° 57' 24"
7+00.00	280.00	124.02	280.00	170° 47' 12"	100.00	7+00.00	280.00	124.02	280.00	170° 47' 12"
8+00.00	300.00	130.00	300.00	170° 37' 00"	100.00	8+00.00	300.00	130.00	300.00	170° 37' 00"
9+00.00	320.00	135.00	320.00	170° 26' 50"	100.00	9+00.00	320.00	135.00	320.00	170° 26' 50"
10+00.00	340.00	140.00	340.00	170° 16' 40"	100.00	10+00.00	340.00	140.00	340.00	170° 16' 40"

SURVEYOR'S AND ENGINEER'S CERTIFICATE

WE HEREBY CERTIFY THAT THE DATA SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED TO MILESTONE JOINT VENTURE, A MARYLAND JOINT VENTURE, FROM GERMANTOWN-SENECA JOINT VENTURE, A MARYLAND JOINT VENTURE BY A DEED RECORDED MARCH 18, 1992 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 10267 AT FOLIO 812. EXCEPT TO AND THAT THE TOTAL AREA INCLUDED IN THIS PLAN IS 24,448 SQUARE FEET OR A 60244 ACRES OF LAND OF WHICH 20,308 SQUARE FEET OR 4.6974 ACRES OF LAND IS DEDICATED TO PUBLIC USE AND THAT PROPERTY CORNER NUMBERS WILL BE SET IN ACCORDANCE WITH SECTION 20-26(b) (2) AND (3) OF THE MONTGOMERY COUNTY CODE.

DATE: 28-10-1992

AS TO PROPERTY LINE ESTABLISHMENT AS TO ROAD DESIGN AND STORM DRAINAGE SHOWN ON THIS PLAN

John H. Riley
 JOHN H. RILEY
 REGISTERED PROFESSIONAL SURVEYOR
 MARYLAND REGISTRATION NO. 1417

Michael A. Russo
 MICHAEL A. RUSSO
 REGISTERED PROFESSIONAL ENGINEER
 MARYLAND REGISTRATION NO. 12960

OWNER'S DEDICATION AND GRANT OF EASEMENTS

WE, MILESTONE JOINT VENTURE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ACCEPT THIS PLAN OF SUBDIVISION, DEDICATE THE STREETS TO PUBLIC USE, ESTABLISH THE BOUNDARY EASEMENTS, RESTRICTION LINES, GRANT STORM DRAIN EASEMENTS AS SHOWN HEREON TO MONTGOMERY COUNTY, MARYLAND AND GUARANTEE COMPLIANCE WITH THE PROVISIONS OF SECTION 20-24 OF THE SUBDIVISION RECRUITING PARTITION. WE GRANT TO MONTGOMERY COUNTY, MARYLAND, SLOPE EASEMENTS 25 FEET WIDE, ADJACENT, CONTIGUOUS AND PARALLEL TO ALL STREETS. SLOPE EASEMENTS SHALL BE EXTENDED UP AT SUCH LINE AS THE PUBLIC IMPROVEMENTS ON THE ADJUTING EASEMENTS OF ANY HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

FURTHER, WE GRANT TO THE MONTGOMERY SUBURBAN SANITARY COMMISSION (M.S.C.) SUCH EXCLUSIVE RIGHTS AS NECESSARY FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR OF SANITARY SEWERS AND/OR WATER MAINS AND APPURTENANCES WITHIN THE WATER AND/OR SEWER RIGHTS OF WAY/EASEMENTS SHOWN HEREON. IF ANY, SUBJECT TO AND TOGETHER WITH THE CONDITIONS CONTAINED IN A DEED OF MARYLAND DOCUMENT FROM THE GRANTOR OR THEIR SUCCESSORS OR ASSIGNS TO THE M.S.C. AND TO BE RECORDED HEREINAFTER.

FURTHER, WE GRANT TO POTOMAC ESTERON COMPANY, CHESTERAPE AND POTOMAC TELEPHONE COMPANY OF MARYLAND, AND WASHINGTON GAS LIGHT COMPANY, AND TO EACH OF THEM AND THEIR SUCCESSORS OR ASSIGNS, A PUBLIC UTILITY EASEMENT IN, ON, AND OVER THE LAND DESIGNATED HEREON AS "P.U.E." IF ANY, WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THESE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DEED AND PROVISIONS OF SAID PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

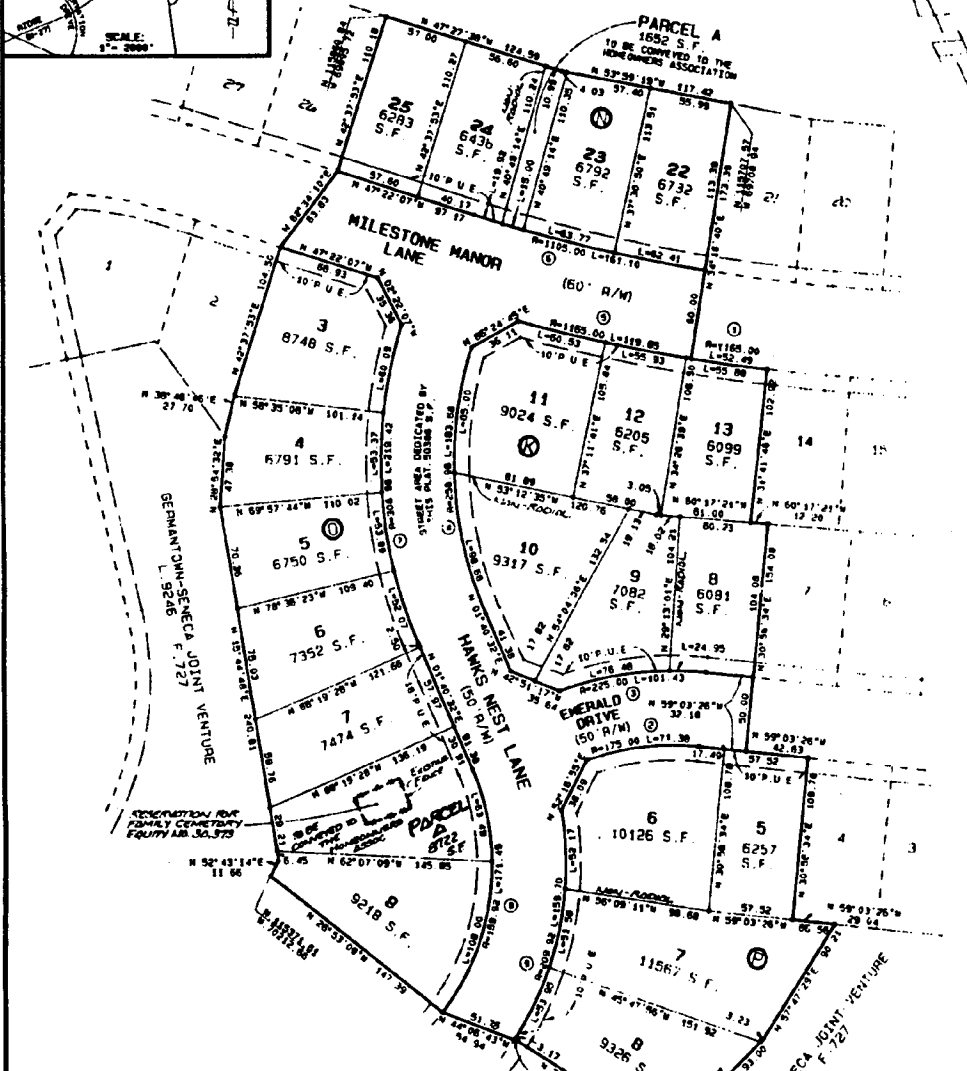
THERE ARE NO SUITS OR ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON. EXCEPT FOR CERTAIN DEEDS OF TRUST AND THE PARTIES IN INTEREST THEREIN HAVE INDICATED THEIR ASSENT BELOW.

MILESTONE JOINT VENTURE
 BY CLASSIC COMMUNITY CORPORATION, GENERAL PARTNER
 DATE: 1/29/92
John H. Riley WITNESS
Steven A. Eckert PRESIDENT

BY: HATELL ASSOCIATES LIMITED PARTNERSHIP, GENERAL PARTNER
 DATE: 7/2/92
Thomas S. Hatell WITNESS
Thomas S. Hatell PRESIDENT
Debra S. Hatell PRESIDENT
Shirley S. Hatell WITNESS
Louis P. Kiana WITNESS
Richard L. Larkin PRESIDENT

BY: GERMANTOWN-SENECA JOINT VENTURE, A MARYLAND GENERAL PARTNERSHIP
 HEREBY ASSENT TO AND JOIN IN THIS PLAN OF SUBDIVISION FOR THE PURPOSE OF GRANTING THE EASEMENTS AND PROPERTY PLACEMENT TO THIS PLAN OF SUBDIVISION, PURSUANT TO A DEED RECORDED MARCH 18, 1992 AMONG THE AFORESAID LAND RECORDS IN LIBER 10267 AT FOLIO 812.
 GERMANTOWN-SENECA JOINT VENTURE
 BY: JAY HILLSVILLE LIMITED PARTNERSHIP, GENERAL PARTNER
 BY: PROPERTY CONSORTIUM, INC., GENERAL PARTNER
 DATE: 7/18/92
John H. Riley WITNESS
Debra S. Hatell PRESIDENT

BY: SENECA C.I.I. LIMITED PARTNERSHIP, GENERAL PARTNER
 BY: SENECA C.I.I., INC., GENERAL PARTNER
 DATE: 7/18/92
Debra S. Hatell WITNESS
Debra S. Hatell PRESIDENT



NOTES:

- APPROVAL OF THIS PLAN IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
- SUBJECT PROPERTY IS BEING DEVELOPED IN CONFORMANCE WITH SECTION 55-C-16, R-200 M.P.O.U. PROVISIONS OF THE ZONING ORDINANCE.
- THIS PLAN: 20 LOTS, 2 PARCELS.
- DEVELOPMENT SUBJECT TO A SITE PLAN ENFORCEMENT AGREEMENT (SITE PLAN NO. G-90030) AND AN ADEQUATE PUBLIC FACILITIES AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD.
- SUBJECT TO P.L. 2, NO. 91-067.
- NO CURRENT TITLE REPORT FURNISHED.

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY: 2923361872438000380302730240 AGS

DEPARTMENT OF TRANSPORTATION
 MONTGOMERY COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION
 MONTGOMERY COUNTY, MARYLAND

APPROVED: JULY 30, 1992
Thomas S. Hatell CHAIRMAN
Debra S. Hatell ASST. SECRETARY-TREASURER

APPROVED: SEPTEMBER 1, 1992
Michael A. Russo FOR DIRECTOR

APPROVED: DEPT. 25, 1992
John H. Riley FOR DIRECTOR

DESIGNED: _____
 CHECKED: _____
 RECORDED: _____
 PLAT BOOK: _____
 PLAT NO.: _____

PRINT MADE
 SEP 20 1996
 ROGERS & ASSOCIATES, INC.

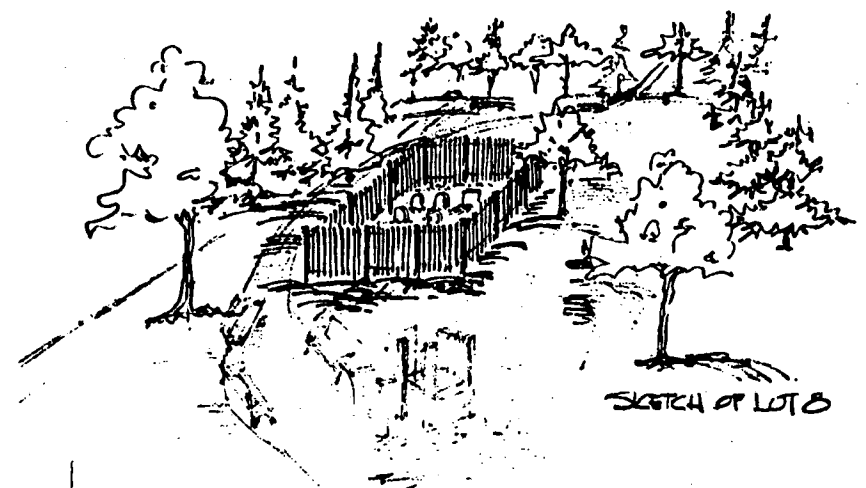
**LOTS 8-13, BLOCK K; LOTS 22-25
 & PARCEL A, BLOCK N; LOTS 3-5, & PARCEL A
 BLOCKS; LOTS 5-8, BLOCK P
 MILESTONE
 CLARKSBURG (2ND) ELECTION DISTRICT
 MONTGOMERY COUNTY MARYLAND
 SCALE: 1" = 60' JULY, 1992**

R&A
 ROGERS & ASSOCIATES, INC.

LAND SURVEYING & PLANNING
 CIVIL ENGINEERING & SURVEYING

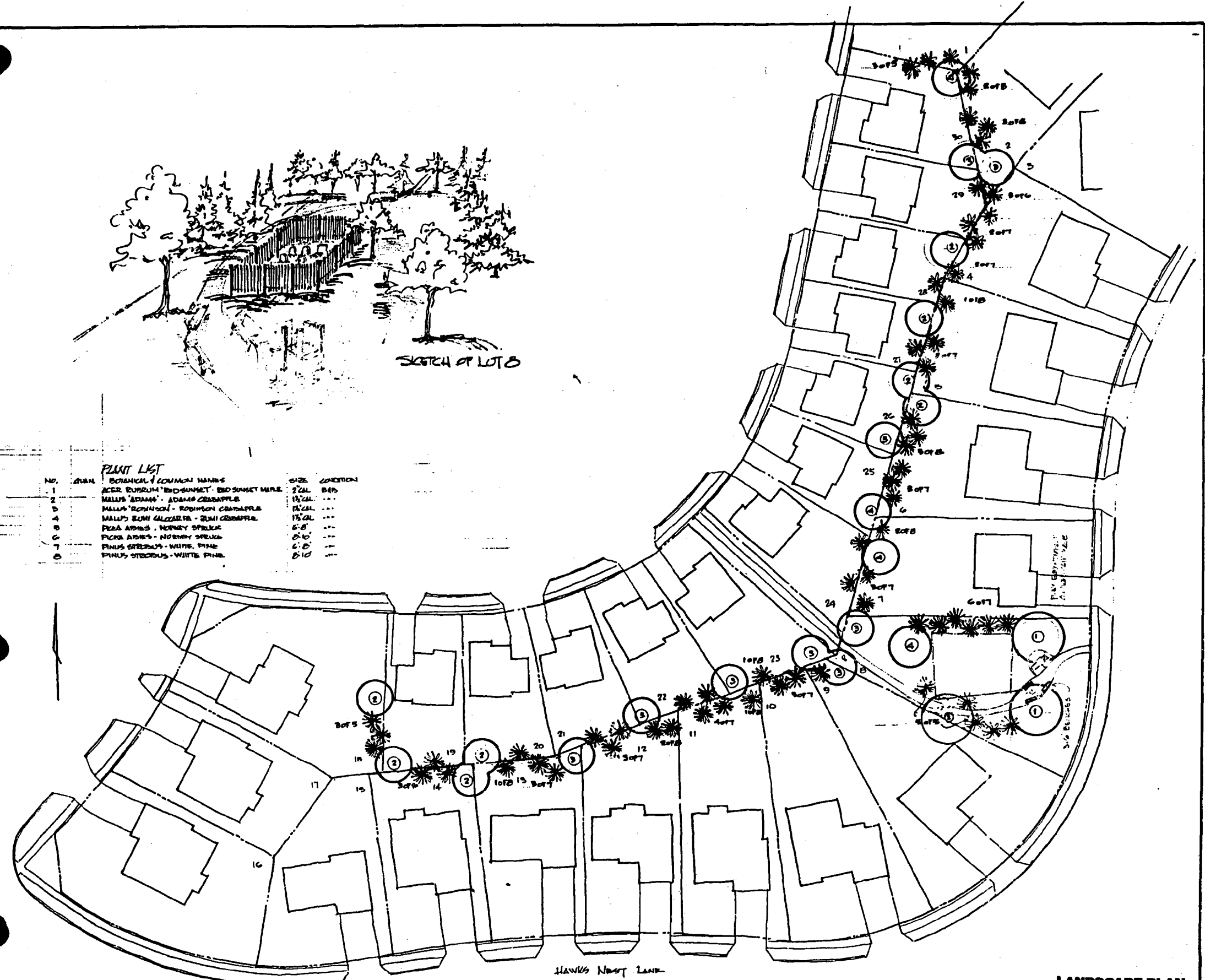
12000 CHERRY BUSHES RD. SUITE 200-0700 ROCKVILLE, MD 20850
 (301) 582-0700
 (301) 582-0700 FAX

PLAT NO. 16
 JOB NO. 929-144



PLANT LIST

NO.	QUAN.	BOTANICAL / COMMON NAME	SIZE	CONDITION
1		ACER RUBRUM - RED SUNSET - RED SUNSET MAPLE	2" CAL	B&B
2		MALUS 'ADAMS' - ADAMS CRABAPPLE	1 1/2" CAL	---
3		MALUS 'ROBINSON' - ROBINSON CRABAPPLE	1 1/2" CAL	---
4		MALUS 'SUNI GARGARE' - SUNI CRABAPPLE	1 1/2" CAL	---
5		PIZZA ARBIS - NORWAY SPRUCE	6" B	---
6		PIZZA ARBIS - NORWAY SPRUCE	6" B	---
7		FINUS STROBUS - WHITE PINE	6" B	---
8		FINUS STROBUS - WHITE PINE	6" B	---



HAWKS NEST LANE

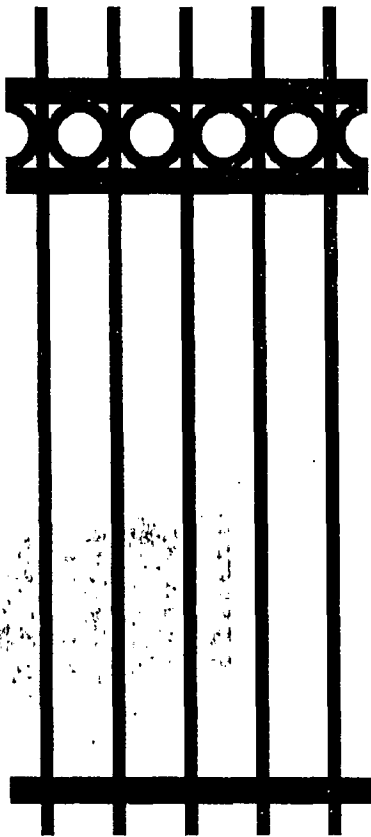
LANDSCAPE PLAN

**SECTION 6 MILESTONE
BLOCK O LOTS 1-30**

DFB DONOVAN • FEOLA • BALDERSON & ASSOCIATES, INC.
 2110 Huntington Village Avenue • Suite 200 • Cary, North Carolina 27513
 919.328.7777 • Fax 919.328.7778

DATE: 03.26.90

Estate Style...



Estate Style with flat top pickets is the most contemporary look offered in the Estate series. Good looking and long lasting, this fence with the flat top pickets will complement any architectural design.

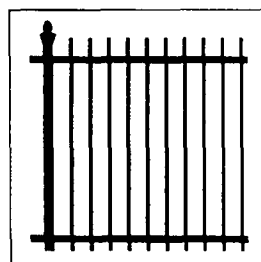
Every Monumental Iron Works fence is strong,

secure and has low maintenance. The discriminating buyer who selects a Monumental Iron Works fence will be proud of his choice. His fence will look far more expensive than it costs. Matching gates are shown on pages 20-29.

4' HIGH

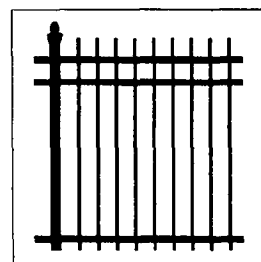


Estate K



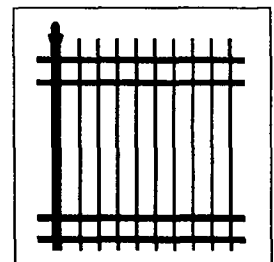
2 horizontal rails
Flat Top Pickets

Estate L



3 horizontal rails
Flat Top Pickets

Estate M



4 horizontal rails
Flat Top Pickets

MILESTONE JOINT VENTURE

VIA FAX

(301) 495-1307

November 18, 1996

Ms. Sue Brubacker
Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Milestone Property (Germantown, Maryland)

Dear Ms. Brubacker:

Please be advised that the names and addresses of the homeowners whose lots adjoin the Waters cemetery at the above-referenced property are as follows:

Lot 7, Block O

Joseph V. McClintock and
Laura N. Kravetsky
12513 Hawks Nest Lane
Germantown, MD 20876

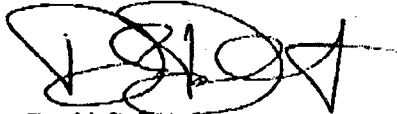
Lot 9, Block O

Steven W. Kuhl and
Susan M. Kuhl
12509 Hawks Nest Lane
Germantown, MD 20876

Should you have any questions or require additional information, please do not hesitate to contact me.

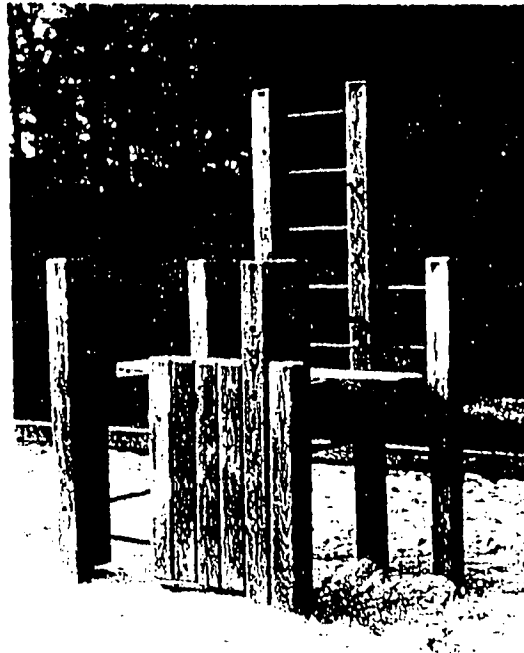
Sincerely,

MILESTONE JOINT VENTURE



David G. Dombert
Project Manager

SEE LOCATION ON OVERALL PLAN



**Model 3285 Ladder and Platform
Climber—The basic climbing
elements in one small climber.**

OWNER'S DEDICATION

MILESTONE JOINT VENTURE, A MARYLAND JOINT VENTURE, OWNER OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S AND ENGINEER'S CERTIFICATE HEREBY ADOPTS THIS PLAN OF SUBDIVISION; DEDICATES THE STREETS TO PUBLIC USE AND ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES; GRANTS PUBLIC UTILITY EASEMENTS, DESIGNATED HEREON AS "P.U.E." 10 FEET WIDE OR AS OTHERWISE SHOWN, TO THE PARTIES LISTED AND WITH THE TERMS AND PROVISIONS BEING SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC UTILITY EASEMENTS" AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 3834 AT FOLIO 457; SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN BY THIS REFERENCE; GRANTS TEMPORARY SLOPE EASEMENTS TO MONTGOMERY COUNTY, MARYLAND, 25 FEET WIDE, OR OTHERWISE SHOWN, ADJACENT, CONTIGUOUS AND PARALLEL TO ALL STREETS, SAID SLOPE EASEMENTS SHALL BE TERMINATED AFTER ALL PUBLIC IMPROVEMENTS ABUTTING SAID EASEMENTS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND; SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES;

THERE ARE NO SUITS, ACTIONS, LEASES, LIENS, MORTGAGES OR TRUSTS INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT A CERTAIN BEED OF TRUST AND THE PARTIES IN INTEREST THERE TO HAVE BELOW INDICATED THEIR ASSENT.

MILESTONE JOINT VENTURE,
A MARYLAND JOINT VENTURE

BY: CLASSIC COMMUNITY CORPORATION,
GENERAL PARTNER

DATE: 4-20-95

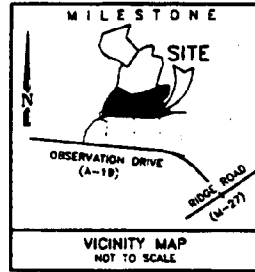
[Signature]
STEPHEN A. ECKERT, PRESIDENT

BY: MATELL ASSOCIATES LIMITED PARTNERSHIP,
GENERAL PARTNER

DATE: 4-20-95

BY: MATELL CONSTRUCTION CORPORATION,
GENERAL PARTNER

[Signature]
THOMAS A. MATELL, PRESIDENT



SURVEYOR'S & ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN OF SUBDIVISION SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS ACQUIRED BY MILESTONE JOINT VENTURE, A MARYLAND JOINT VENTURE, FROM DERAMANTOWN-SENECA JOINT VENTURE, A MARYLAND JOINT VENTURE, BY TWO (2) DEEDS, THE FIRST DATED NOVEMBER 14, 1981 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 10287 AT FOLIO 812 AND THE SECOND DATED FEBRUARY 23, 1984 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 1238 AT FOLIO 678; THAT IT IS ALSO A RESUBDIVISION OF LOT 8 AND PARCEL A, BLOCK O AS SHOWN ON A PLAN OF SUBDIVISION ENTITLED "LOTS 8-13, BLOCK K; LOTS 22-28 & PARCEL A, BLOCK O; LOTS 8-13, BLOCK P; MILESTONE" AND RECORDED AMONG THE AFORESAID LAND RECORDS IN PLAT BOOK 187 AS PLAT NUMBER 1824; THAT PROPERTY LINE MARKERS WILL BE SET IN ACCORDANCE WITH SECTION 30-24 (b) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 199,996 SQUARE FEET OR 4.58 ACRES OF LAND, OF WHICH 49,810 SQUARE FEET OR 1.15 OF AN ACRE OF LAND IS DEDICATED TO PUBLIC USE FOR STREETS.

AS TO THE ESTABLISHMENT OF PROPERTY LINES
DATE: 4-13-95

[Signature]
RONALD L. COLLIER
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND NO. 307

AS TO THE DESIGN OF ROADWAYS AND/OR DRAINAGE SYSTEMS

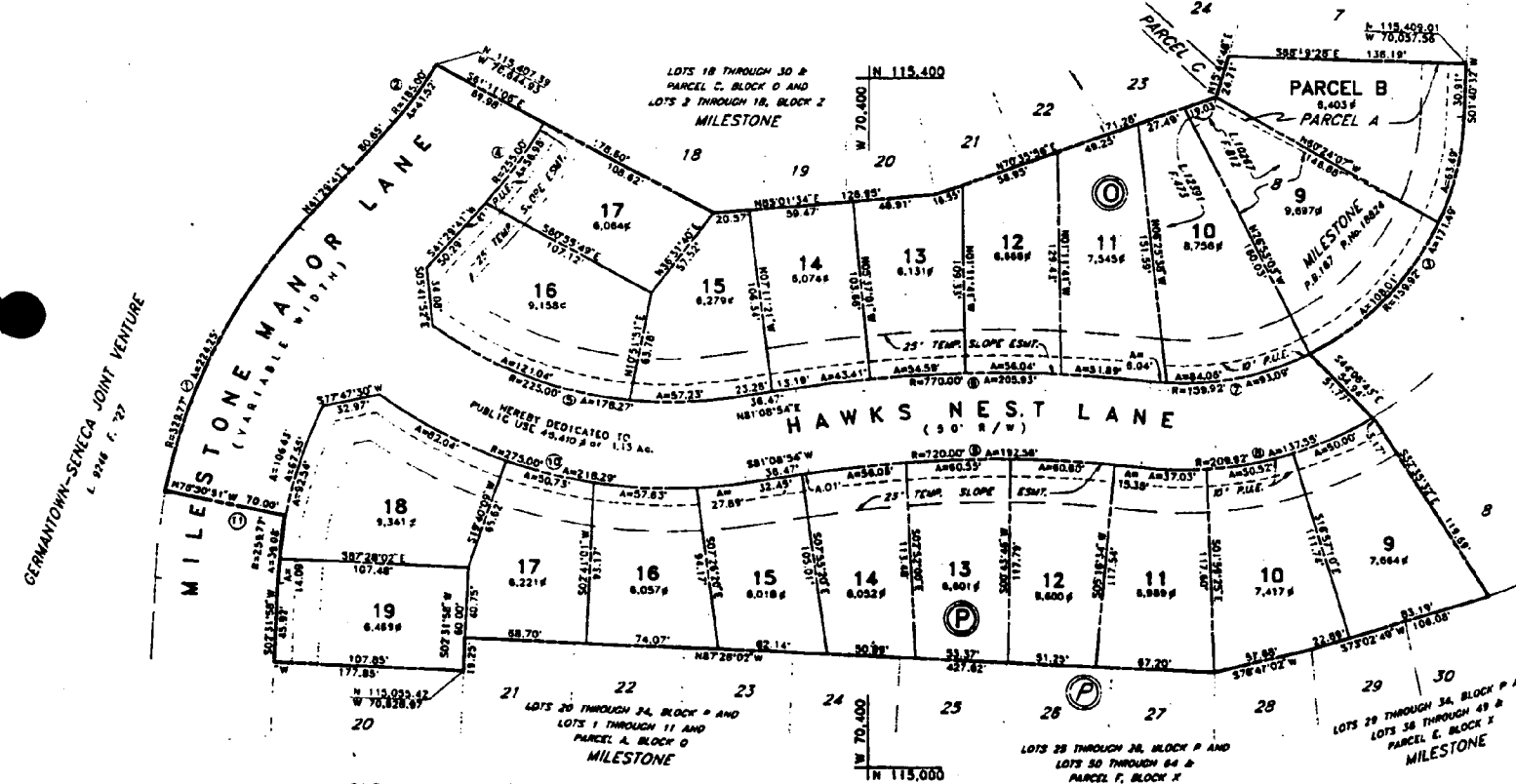
DATE: APRIL 25, 1995

[Signature]
CHARLES F. JOHNSON
REGISTERED PROFESSIONAL ENGINEER
MARYLAND NO. 4955

NOTES:

1. THE APPROVAL OF THIS PLAN IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER PRIOR TO CONSTRUCTION.
2. DEVELOPMENT IS SUBJECT TO THE TERMS OF A SITE PLAN ENFORCEMENT AGREEMENT (MHC-PAC 88-0003) AND AN ADEQUATE PUBLIC FACILITIES AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDED OF THIS PLAN, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
4. THIS PROPERTY IS BEING DEVELOPED IN CONFORMANCE WITH SECTION 30-C-18, R-200 M.P.D.U. OF THE ZONING ORDINANCE.
5. PARCEL B, BLOCK O TO BE CONVEYED TO THE HOMEOWNERS ASSOC.
6. PARCEL B, BLOCK O SUBJECT TO OPEN SPACE COVENANT RECORDED IN LIBER 12399 V AT FOLIO 295.

LOTS 8-13, BLOCK K; LOTS 22-28 & PARCEL A, BLOCK N; LOTS 3-B & PARCEL A, BLOCK O; LOTS 3-B, BLOCK P
MILESTONE
P.B. 187 P.M. 1824



CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
1	328.77'	224.22'	38°27'43"	116.65'	N22°00'30" E 219.92'
2	183.00'	41.52'	12°51'36"	20.85'	N35°03'54" E 41.44'
3	158.92'	171.49'	61°28'31"	85.03'	S32°33'40" W 163.38'
4	268.00'	56.98'	12°48'13"	28.81'	S35°05'37" W 56.88'
5	225.00'	178.27'	45°23'43"	94.11'	S76°08'15" E 173.64'
6	770.00'	205.83'	15°18'23"	103.58'	N86°48'35" E 205.32'
7	158.92'	83.09'	35°21'14"	47.91'	N77°41'40" E 91.79'
8	308.82'	137.55'	37°32'38"	71.35'	S77°41'59" W 138.16'
9	720.00'	182.12'	15°11'23"	88.38'	S82°48'15" W 181.06'
10	275.00'	218.28'	45°28'52"	113.24'	N76°08'40" W 121.87'
11	258.27'	196.63'	23°51'10"	94.08'	S14°17'35" W 195.88'

LOTS 9 THROUGH 17 & PARCEL B, BLOCK O AND LOTS 9 THROUGH 19, BLOCK P
MILESTONE
CLARKSBURG (2nd) DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE 1"=50' MARCH, 1995

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY 295 3231 8724 89002920231196

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

APPROVED: May 11, 1995

CHAIRMAN *[Signature]* SECRETARY-TREASURER *[Signature]*

DEPARTMENT OF TRANSPORTATION MONTGOMERY COUNTY, MARYLAND

APPROVED: August 21, 1995

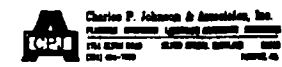
FOR DIRECTOR *[Signature]*

RECORDED: 10/13/95

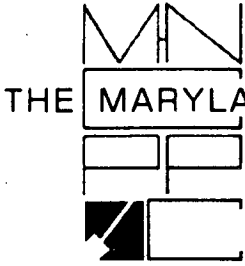
PLAT BOOK: 177

PLAT NO.: 19879

20 LOTS
1 PARCEL



PHASE 3
SECTION 8
G.M. 1995
14-374-15.5



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

FAX TRANSMITTAL SHEET

**Historic Preservation Section
Department of Park & Planning**

Telephone Number: (301) 495-4570

Fax Number: (301) 495-1307

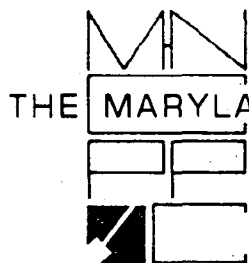
TO: Brooks Farquhar FAX NUMBER: (301) 495-1306

FROM: Pat Parker PHONE NUMBER: (301) 495-4730

DATE: 2/12/97

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 9

NOTE: Forwarded for Dev. Rev. to determine if new location
for play lot possible.



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

December 10, 1996

The Honorable Jean W. Roesser
15th Legislative District, Montgomery County
Maryland State Senate
308 James Senate Office Building
Annapolis, MD 21401-1991

Dear Senator Roesser:

Thank you for your letter of November 21st regarding the Waters Family Cemetery in the Milestone Residential Community. Historic preservation staff has been working with Natelli Communities for many months on their plans for renovation of the Waters Family Cemetery. In addition to meeting the requirements of the Historic Preservation Ordinance, the developer must also meet Site Plan requirements.

In mid-November, Natelli Communities did submit a Historic Area Work Permit application to renovate the cemetery and install landscaping, benches, a fence, a plaque, one piece of climbing equipment for use by children, and a path that will connect to larger pathway system through the community. The Commission reviewed that proposal at its meeting on December 2nd. The application was approved with a number of conditions including, but not limited to, elimination of the proposed children's play equipment and resetting of the headstones in the cemetery that have fallen over. The HPC agreed to provide language on the history of the cemetery for the plaque that will be installed.

With the HPC approval of the Historic Area Work Permit application, Natelli Communities must now resolve one Site Plan requirement. After this, they will be free to obtain a building permit and begin construction. We are hopeful that they will proceed with this project in the near future.

Please call me if you have any additional questions on this project. My phone number is 495-4570.

Sincerely,

Gwen Marcus Wright
Historic Preservation Coordinator

cc: Thomas A. Natelli

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: Lot 8, Hawks Nest Lane

Meeting Date: 12/2/96

Resource: Master Plan Site #19/1-2, Waters Family Cemetery

HAWP: Alterations/
Landscaping

Case Number: 19/1-2-96A

Tax Credit: None

Public Notice: 11/18/96

Report Date: 11/22/96

Applicant: David G. Dombert, Milestone Joint Venture

Staff: Patricia Parker

PROPOSAL: Install metal fencing, a path and benches

RECOMMEND: Approve
w/conditions

BACKGROUND

This property, Master Plan Site #19/1-2 - the Waters Family Cemetery - was part of a larger historic farmstead. The larger property also included Master Plan Site #19/1, the Waters House - known as Pleasant Fields. Information on the history of the Waters Family Cemetery is attached to this report.

Subsequent to designation as a historic site in 1979, the property received subdivision approval. As part of this subdivision, the Waters House was retained on an approximately 4 acre lot located between a school site and a park, while the Waters Family Cemetery was retained on Lot 8 in a separate residential portion of the development.

The Waters House has been renovated by South Charles Realty and will be utilized for a public purpose. The Waters Family Cemetery is to be maintained, renovated and preserved by Milestone Joint Venture (the developer of the residential area) as part of an open space lot in the residential subdivision. This open space lot will be owned/maintained by the Homeowner's Association for the community.

The Waters Family Cemetery is on a lot that is approximately 9,000-10,000 square feet. The applicant is proposing to install a wrought iron fence for enclosure of the cemetery. In addition, the remainder of Lot 8 would be landscaped with trees and plantings. A new asphalt pathway on Lot 8 will connect the historic cemetery with a comprehensive trail system through the community. Also, three benches and a piece of play equipment (a wooden climbing structure) for children will be placed on Lot 8.

The headstones in the cemetery have been neglected and many have fallen over. Although not mentioned in the Historic Area Work Permit application, staff feels that any restoration of the cemetery should include resetting the headstones upright. In addition, it is important to install a commemorative plaque in the cemetery to explain its history and significance to the community. Although not mentioned in the application, staff understands from a conversation with the applicant that they are willing to install such a plaque and will use any language/historical information recommended by the HPC.

STAFF DISCUSSION

On Lot 8, the developer proposes to enclose and protect the Waters Family Cemetery utilizing 48" high wrought iron fencing that has three horizontal rails and flat top pickets (identified as "Estate L" on page 12). An asphalt footpath would be created from the Hawks Nest Lane street frontage to the rear of the lot and connecting with a larger path system. The path would skirt around the fenced cemetery. Near the street, there would be a widening of the path for a seating area with three 6'0" long benches (the applicant has not included a brochure describing the benches, but staff understands from a conversation with him that they will be wooden.) Opposite the area where the benches would be located, one piece of play equipment would be installed over a wood chip base.

Also on Lot 8, the applicant proposes to plant two 2" caliber maple trees, two 1-1/2" caliber crabapple trees, five 6' to 8' Norway Spruce trees, and six 6' to 8' White Pine trees immediately around the fenced cemetery area. In the review of proposals within historic districts, the HPC has required the developer to utilize landscape plantings natural to the setting. The HPC may choose to discuss this portion of the proposal with the applicant.

Staff feels that this proposal for preservation of the Waters Family Cemetery is acceptable as long as the headstones are reset upright and as long as there is installation of a commemorative plaque. The wooden benches and one piece of play equipment are appropriate for the site. The fence that has been proposed is appropriate for the site. The path is required to be asphalt to match with the path system on the rest of the property, but staff is not troubled by this material as it covers only a very small portion of Lot 8. Wood chips will be used around the one piece of play equipment.

During construction on Lot 8, the developer should provide temporary construction fencing to ensure that no damage to the cemetery site will occur.

STAFF RECOMMENDATION

With the following conditions, staff recommends that the Commission find the proposal **consistent** with the purposes of Chapter 24A-8(b)3:

The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located;

and with the Secretary of the Interior's Standards for Rehabilitation #8 and #9:

Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken; and

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment;

and with the following conditions:

Conditions:

- 1) The headstones in the cemetery shall be reset upright as part of the preservation of the cemetery.
- 2) A commemorative plaque shall be installed on the site describing the history and significance of the cemetery. Language for the plaque shall be provided by the HPC.
- 3) Benches shall be made primarily of sealed wood or a naturally weathered wood material. A cut sheet of the benches selected shall be submitted to staff for approval prior to final HAWP processing.
- 4) During construction on Lot 8, the developer should provide temporary construction fencing to ensure that no damage to the cemetery site will occur.

and with the general condition applicable to all Historic Area Work Permits that the applicant shall arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON DAVID G. DOMBERT
 DAYTIME TELEPHONE NO. (301) 948-4616

TAX ACCOUNT # _____
 NAME OF PROPERTY OWNER MILESTONE JOINT VENTURE DAYTIME TELEPHONE NO. (301) 948-4616
C/O NATELLI COMMUNITIES 20878
 ADDRESS 806 W. DIAMOND AVE SUITE 300 GAITHERSBURG MD
CITY STATE ZIP CODE

CONTRACTOR SAME AS OWNER TELEPHONE NO. () ABOVE
 CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER DAVID G. DOMBERT DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE
 HOUSE NUMBER N/A STREET HAWKS NEST LANE
 TOWN/CITY GERMANTOWN NEAREST CROSS STREET EMERALD DRIVE
 LOT _____ BLOCK _____ SUBDIVISION MILESTONE
 LIBER _____ FOLIO _____ PARCEL "B" BLOCK O PLAT BOOK 177
PLAT # 19824 19879

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
 1B. CONSTRUCTION COST ESTIMATE \$ 2,000 FENCE, PATH, BENCHES
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 () WSSC 02 () SEPTIC 03 () OTHER _____
 2B. TYPE OF WATER SUPPLY 01 () WSSC 02 () WELL 03 () OTHER _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT _____ feet _____ inches
 3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:
 On party line/property line _____ Entirely on land of owner X On public right of way/easement _____

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

Signature of owner or authorized agent _____ Date Nov 19, 1996

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date _____

(4)

MILESTONE JOINT VENTURE

VIA FAX
(301) 495-1307

November 18, 1996

Ms. Sue Brubacker
Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Milestone Property (Germantown, Maryland)

Dear Ms. Brubacker:

Please be advised that the names and addresses of the homeowners whose lots adjoin the Waters cemetery at the above-referenced property are as follows:

Lot 7, Block O

Joseph V. McClintock and
Laura N. Kravetsky
12513 Hawks Nest Lane
Germantown, MD 20876

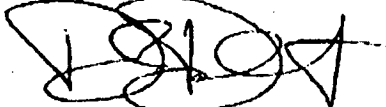
Lot 9, Block O

Steven W. Kuhl and
Susan M. Kuhl
12509 Hawks Nest Lane
Germantown, MD 20876

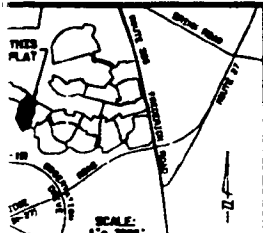
Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

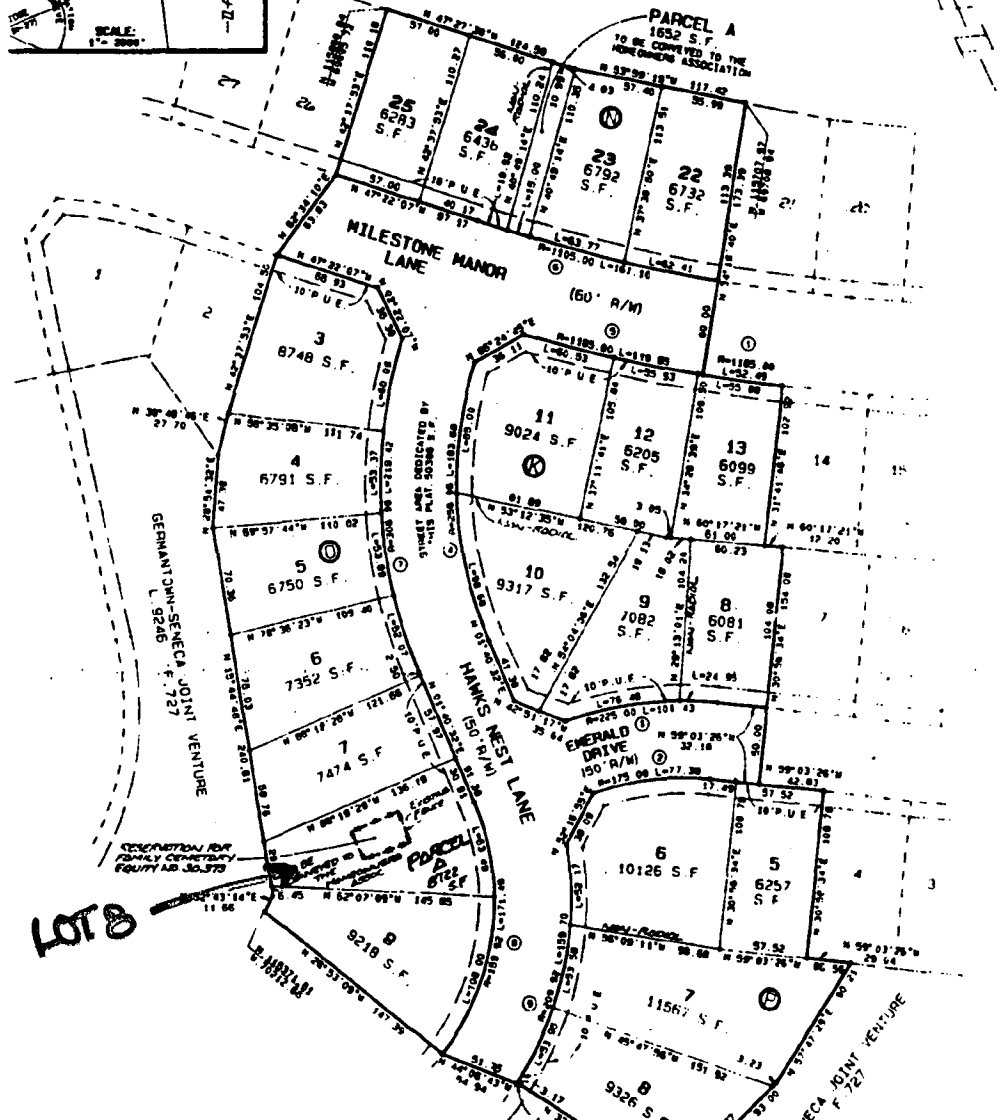
MILESTONE JOINT VENTURE



David G. Dombert
Project Manager



CURVE DATA					
STATION	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH	ARC RADIUS
1	S 73° 34' 54" W	179.00	101.43	101.43	101.43
2	S 73° 34' 54" W	179.00	101.43	101.43	101.43
3	S 73° 34' 54" W	179.00	101.43	101.43	101.43
4	S 73° 34' 54" W	179.00	101.43	101.43	101.43
5	S 73° 34' 54" W	179.00	101.43	101.43	101.43
6	S 73° 34' 54" W	179.00	101.43	101.43	101.43
7	S 73° 34' 54" W	179.00	101.43	101.43	101.43
8	S 73° 34' 54" W	179.00	101.43	101.43	101.43
9	S 73° 34' 54" W	179.00	101.43	101.43	101.43
10	S 73° 34' 54" W	179.00	101.43	101.43	101.43
11	S 73° 34' 54" W	179.00	101.43	101.43	101.43
12	S 73° 34' 54" W	179.00	101.43	101.43	101.43
13	S 73° 34' 54" W	179.00	101.43	101.43	101.43
14	S 73° 34' 54" W	179.00	101.43	101.43	101.43
15	S 73° 34' 54" W	179.00	101.43	101.43	101.43
16	S 73° 34' 54" W	179.00	101.43	101.43	101.43
17	S 73° 34' 54" W	179.00	101.43	101.43	101.43
18	S 73° 34' 54" W	179.00	101.43	101.43	101.43
19	S 73° 34' 54" W	179.00	101.43	101.43	101.43
20	S 73° 34' 54" W	179.00	101.43	101.43	101.43



SURVEYOR'S AND ENGINEER'S CERTIFICATE

WE HEREBY CERTIFY THAT THE DATA SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LAND COMPREHENSIVE TO MILESTONE JOINT VENTURE, A MARYLAND JOINT VENTURE, FROM SECONANTOWN-SENECA JOINT VENTURE, A MARYLAND JOINT VENTURE, BY A DEED RECORDED MARCH 16, 1992 UNDER THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 10267 AT FOLIO 612. AND THAT THE TOTAL AREA INCLUDED ON THIS PLAT IS 214,000 SQUARE FEET. IN A DEED RECORDS MARCH 16, 1992 UNDER THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 10267 AT FOLIO 612. AND THAT PROPERTY CORNER MARKINGS WILL BE SET IN ACCORDANCE WITH SECTIONS 50-20 AND 50-21 OF THE MONTGOMERY COUNTY CODE.

DATE: 26-12-1992

AS TO PROPERTY LINE ESTABLISHMENT SHOWN ON THIS PLAT

AS TO ROAD DESIGN AND STORM DRAINAGE SHOWN ON THIS PLAT

[Signatures]
 REGISTERED PROFESSIONAL SURVEYOR
 MARYLAND REGISTRATION NO. 1477

[Signatures]
 REGISTERED PROFESSIONAL ENGINEER
 MARYLAND REGISTRATION NO. 12900

OWNER'S DEDICATION AND GRANT OF EASEMENTS

WE, MILESTONE JOINT VENTURE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, COPY THIS PLAN OF SUBDIVISION, DEDICATE THE STREETS TO PUBLIC USE, (ESTABLISH THE MILESTONE BUILDINGS RESTRICTION LINES, GRANT STORM DRAINAGE EASEMENTS AS SHOWN HEREON TO MONTGOMERY COUNTY, MARYLAND AND WARRANTED COMPLIANCE WITH THE PROVISIONS OF SECTION 50-24 OF THE MONTGOMERY COUNTY, MARYLAND CODE. WE GRANT TO MONTGOMERY COUNTY, MARYLAND, SLOPE EASEMENTS 20 FEET WIDE, ADJACENT, CONTIGUOUS AND PARALLEL TO ALL STREETS. SLOPE EASEMENTS SHALL BE CONSIDERED AT SUCH TIME AS THE PUBLIC IMPROVEMENTS ON THE ADJUTING RIGHTS OF ANY HAVE BEEN FULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

FURTHER, WE GRANT TO THE MONTGOMERY SANITARY COMMISSION, IN U.S.C. SUCH EXCLUSIVE RIGHTS AS NECESSARY FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR OF SANITARY SEWERS AND/OR WATER MAINS AND APPURTENANCES WITHIN THE WATER AND/OR SEWER RIGHTS OF WAY/EASEMENTS SHOWN HEREON BY THIS PLAN, SUBJECT TO AND TOGETHER WITH THE CONDITIONS CONTAINED IN A DEED OF MARYLAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AS TO THE RIGHTS TO BE RECORDED HEREON.

FURTHER, WE GRANT TO POTOMAC Edison COMPANY, CHESTER AND POTOMAC TELEPHONE COMPANY OF MARYLAND, AND MONTGOMERY GAS LIGHT COMPANY, AND TO EACH OF THEM, AND THEIR SUCCESSORS OR ASSIGNS, A PUBLIC UTILITY EASEMENT IN AND OVER THE LAND DESIGNATED HEREON AS "P.U.E." TO BE USED WITH THE TUBES AND PROVISIONS OF SAID GRANT BEING THOSE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 2034 AT FOLIO 407 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUIVE IN ACTIONS AT LAW, LEASES, LIENS, CONTRACTS OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT FOR CERTAIN DEEDS OF TRUST AND THE PARTIES IN INTEREST THEREIN HAVE INDICATED THEIR ASSENT BELOW.

MILESTONE JOINT VENTURE

BY: CLASSIC COMMUNITY CORPORATION, GENERAL PARTNER

DATE: 11/19/92

[Signature] WITNESS
[Signature] STEPHEN A. COOK, PRESIDENT

BY: MATELL ASSOCIATES LIMITED PARTNERSHIP, GENERAL PARTNER
 BY: MATELL CONSTRUCTION CORPORATION, GENERAL PARTNER

DATE: 7/2/92

[Signatures] WITNESS
[Signature] THOMAS A. MATELL, PRESIDENT
[Signature] MARYLAND REGISTERED PROFESSIONAL ENGINEER
[Signature] WITNESS
[Signature] MARYLAND REGISTERED PROFESSIONAL ENGINEER
[Signature] WITNESS
[Signature] MARYLAND REGISTERED PROFESSIONAL ENGINEER

BY: SECONANTOWN-SENECA JOINT VENTURE, A MARYLAND JOINT VENTURE, HEREBY ASSENT TO AND JOIN IN THIS PLAN OF SUBDIVISION FOR THE PURPOSE OF GRANTING THE EASEMENTS AND/OR RIGHTS TO THIS PLAN OF SUBDIVISION, PLURIMOUS TO A DEED RECORDED MARCH 16, 1992 AMONG THE MONTGOMERY LAND RECORDS IN LIBER 10267 AT FOLIO 612.

SECONANTOWN-SENECA JOINT VENTURE

BY: JULY WELLSVILLE LIMITED PARTNERSHIP, GENERAL PARTNER
 BY: PROPERTY CONSULTING, INC., GENERAL PARTNER

DATE: 8/14/92

[Signatures] WITNESS
[Signature] STEPHEN J. LEBLANC, PRESIDENT

BY: SENECA C.L.I. LIMITED PARTNERSHIP, GENERAL PARTNER
 BY: SENECA C.L.I. INC., GENERAL PARTNER

DATE: 9/10/92

[Signatures] WITNESS
[Signature] DONALD S. CAMPBELL, PRESIDENT

PRINT MADE
 SEP 20 1996
 Rodgers & Associates, Inc.

LOTS 8-13, BLOCK K; LOTS 22-25 & PARCEL A, BLOCK N; LOTS 3-6, & PARCEL A BLOCK O; LOTS 5-8, BLOCK P
MILESTONE
 CLARKSBURG (2ND) ELECTION DISTRICT
 MONTGOMERY COUNTY MARYLAND
 SCALE: 1" = 60' JULY, 1992

APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER SERVICE TO THE SUBJECT PROPERTY. APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER SERVICE TO THE SUBJECT PROPERTY. APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER SERVICE TO THE SUBJECT PROPERTY.

1. THIS PLAN OF SUBDIVISION IS SUBJECT TO THE MONTGOMERY COUNTY PLANNING BOARD'S APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER SERVICE TO THE SUBJECT PROPERTY. APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER SERVICE TO THE SUBJECT PROPERTY.

PUBLIC WATER AND SEWER SYSTEMS ONLY JULY 30, 1992 <i>[Signature]</i> CHAIRMAN	25233618724309003803012730200AGG DEPARTMENT OF TRANSPORTATION MONTGOMERY COUNTY, MARYLAND APPROVED <u>SEPTEMBER 1, 1992</u> <i>[Signature]</i> FOR DIRECTOR	DEPARTMENT OF GOVERNMENT PROTECTION MONTGOMERY COUNTY, MARYLAND APPROVED <u>SEPTEMBER 21, 1992</u> <i>[Signature]</i> FOR DIRECTOR	DRAWN CHECKED RECORDED PLAT BOOK PLAT NO.	R&A RODGERS & ASSOCIATES, INC. 12000 GREENBERRY ROAD ROCKVILLE, MD 20850 TEL: 301-983-8800 FAX: 301-983-8801
--	--	--	---	--

OWNER'S DEDICATION

MILESTONE JOINT VENTURE, A MARYLAND JOINT VENTURE, OWNER OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S AND ENGINEER'S CERTIFICATE HEREBY ADOPTS THIS PLAT OF SUBDIVISION; DEDICATES THE STREET'S TO PUBLIC USE AND ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, GRANTS PUBLIC UTILITY EASEMENTS, DESIGNATED HEREON AS "P.U.E." 10 FEET WIDE OR AS OTHERWISE SHOWN, TO THE PARTIES LISTED AND WITH THE TERMS AND PROVISIONS BEING SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC UTILITY EASEMENTS" AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 3834 AT FOLIO 437. SAID TERMS AND PROVISIONS ARE INCORPORATED HEREBY BY THIS REFERENCE. GRANTS TEMPORARY SLOPE EASEMENTS TO MONTGOMERY COUNTY, MARYLAND, 25 FEET WIDE, OR OTHERWISE SHOWN, ADJACENT, CONTIGUOUS AND PARALLEL TO ALL STREETS. SAID SLOPE EASEMENTS SHALL BE TERMINATED AFTER ALL PUBLIC IMPROVEMENTS ABATING SAID EASEMENTS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND, SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES;

THERE ARE NO SUITS, ACTIONS, LEASES, LIENS, MORTGAGES OR TRUSTS INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT A CERTAIN DEED OF TRUST AND THE PARTIES IN INTEREST THERE TO HAVE BELOW INDICATED THEIR ASSENT.

MILESTONE JOINT VENTURE,
A MARYLAND JOINT VENTURE

BY: CLASSIC COMMUNITY CORPORATION,
GENERAL PARTNER

DATE: 4-20-95

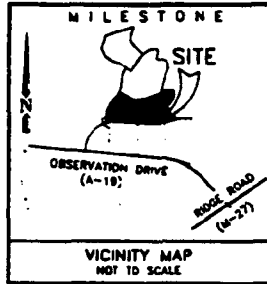
STEPHEN A. ECKERT, PRESIDENT

BY: NATELLI ASSOCIATES LIMITED PARTNERSHIP,
GENERAL PARTNER

BY: NATELLI CONSTRUCTION CORPORATION,
GENERAL PARTNER

DATE: 4-20-95

THOMAS A. NATELLI, PRESIDENT



SURVEYOR'S & ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN OF SUBDIVISION SHOWN HEREON IS CORRECT; THAT IT OF PART OF THE LANDS ACQUIRED BY MILESTONE JOINT VENTURE, A MARYLAND JOINT VENTURE, FROM JOINT VENTURE, A MARYLAND JOINT VENTURE, BY TWO (2) DEEDS, THE FIRST DATED NOVEMBER 18, 1984 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 1027 AT FOLIO 812 AND FEBRUARY 23, 1984 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 1238; AT FO. ALSO A RESUBDIVISION OF LOT B AND PARCEL A, BLOCK O AS SHOWN ON A PLAT OF SUBDIVISION BLOCK K; LOTS 23-25 & PARCEL A, BLOCK O; LOTS 5-8, BLOCK P, MILESTONE, AND RECORDED A AND RECORDS IN PLAT BOOK 187 AS PLAT NUMBER 1882A; THAT PROPERTY LINE MARKERS WILL BE WITH SECTION 50-24 (a) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND. AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 193,592 SQUARE FEET OR 4.38 ACRES OF LAND, SQUARE FEET OR 1.13 OF AN ACRE OF LAND IS DEDICATED TO PUBLIC USE FOR STREETS.

AS TO THE ESTABLISHMENT OF PROPERTY LINES

DATE: 4-13-95

R. Collier
RONALD L. COLLIER
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND NO. 307

AS TO THE DESIGN OF ROADWAYS AND/OR DRAINAGE SYSTEMS

DATE: APRIL 25 1995

Charles F. Johnson
CHARLES F. JOHNSON
REGISTERED PROFESSIONAL ENGINEER
MARYLAND NO. 4933

WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION:

DATE: 4/21/95 *Stephen G. Earle*
STEPHEN G. EARLE, TRUSTEE

DATE: 4/21/95 *Alice A. Steele*
ALICE A. STEELE, TRUSTEE

DATE: 4/21/95 *William T. Wheeler*
WILLIAM T. WHEELER, TRUSTEE

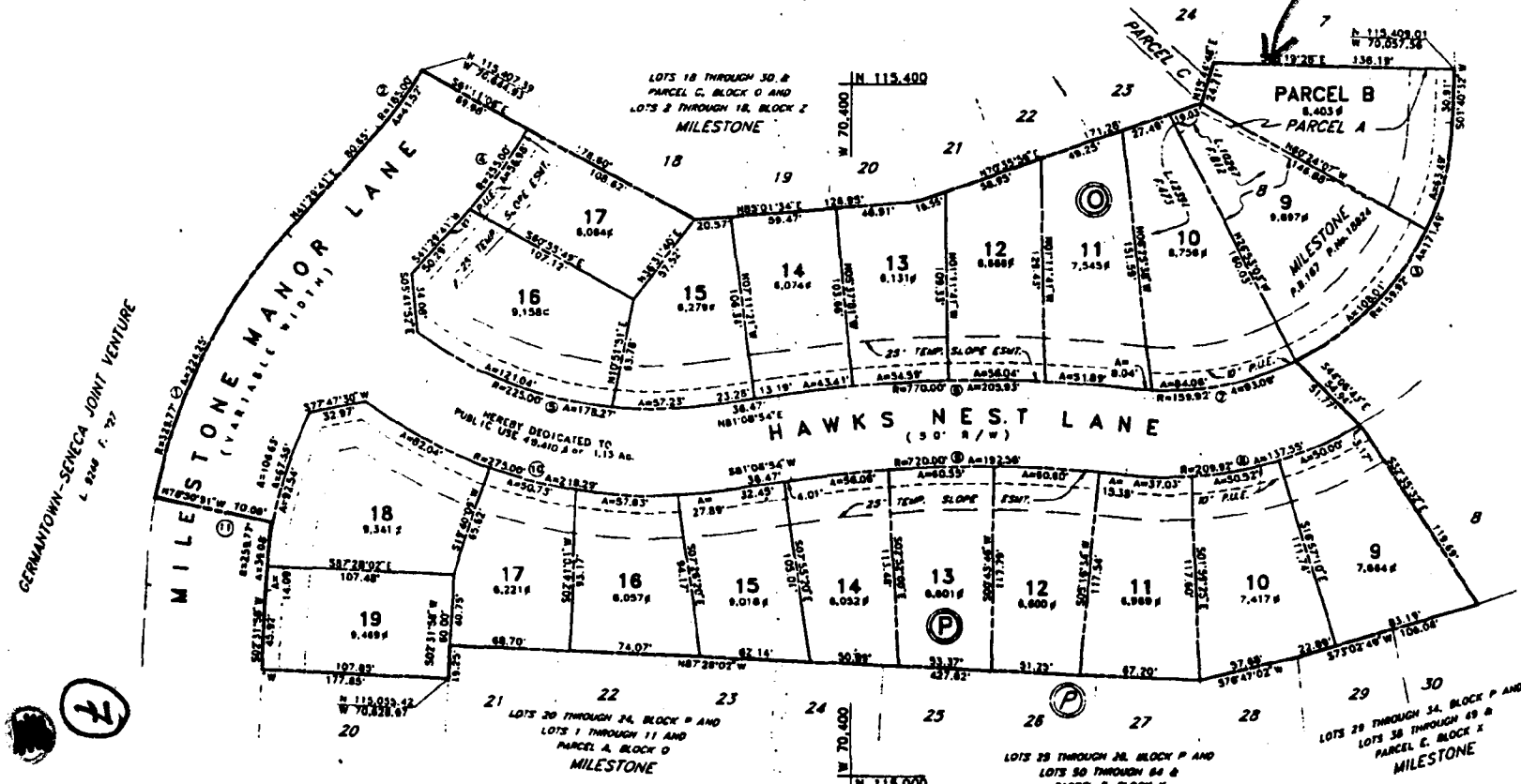
DATE: 4-24-95 *Robert L. Brownell*
ROBERT L. BROWNELL, TRUSTEE

NOTES:

- THE APPROVAL OF THIS PLAT IS PREDICATE AVAILABILITY OF PUBLIC WATER AND SEWER PLANS TO CONSTRUCTION.
- DEVELOPMENT IS SUBJECT TO THE TERMS OF PLAN ENFORCEMENT AGREEMENT (MHCPCPC AS AN ADEQUATE PUBLIC FACILITIES AGREEMENT W/ MONTGOMERY COUNTY PLANNING BOARD.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITS AND REQUIREMENTS ASSOCIATED WITH ANY PLAN, SITE PLAN, OR OTHER PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, AS BY THE MONTGOMERY COUNTY PLANNING BOARD, INTENDED TO SURVIVE AND NOT BE EXTINGUISHED; RECORDATIONS IN THIS PLAT, UNLESS EXPRESSLY CONTINGENT UPON THE PLAN AS APPROVED, TO PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR REVIEW DURING NORMAL BUSINESS HOURS.
- THIS PROPERTY IS BEING DEVELOPED IN CO. WITH SECTION 56-C-16, R-200 M.P.D.U. OF THE ORDINANCE.
- PARCEL B, BLOCK O TO BE CONVEYED TO 1 ASSOC.
- PARCEL B, BLOCK O SUBJECT TO OPEN SPACE COVENANT RECORDED IN LIBER 13399 AT FOLIO 11688.

LOTS 8-13, BLOCK K; LOTS 23-25 & PARCEL A, BLOCK K; LOTS 3-8 & PARCEL B, BLOCK O; LOTS 5-8, BLOCK P MILESTONE P.A.187 P.A.1882A

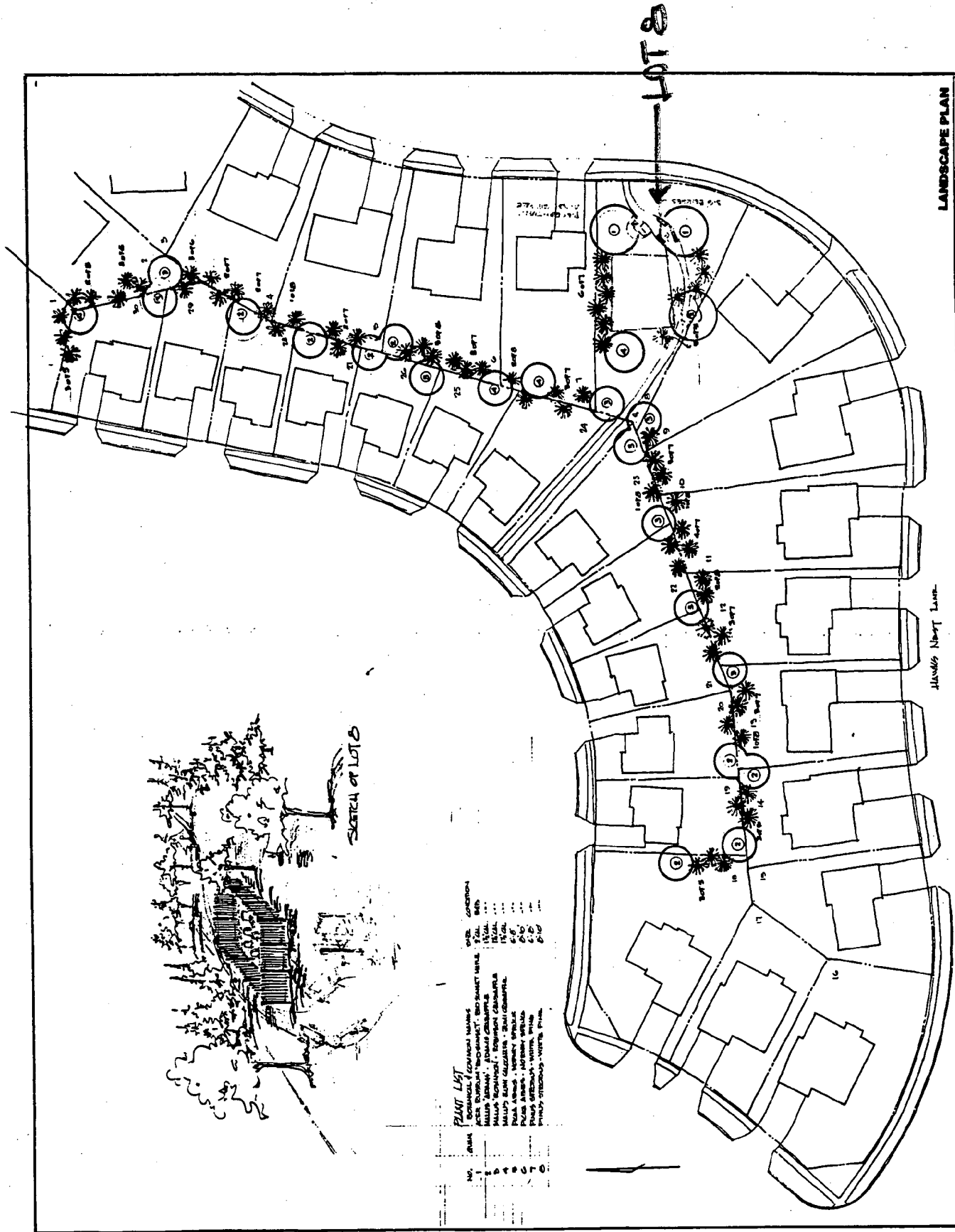
CURVE	RADIUS	ARC	DELTA	TANGENT
1	328.27'	222.25'	56°27'43"	118.83' N3
2	185.00'	41.92'	17°31'36"	20.82' N3
3	196.82'	171.49'	81°28'31"	85.03' S3
4	253.00'	54.88'	12°48'13"	28.81' S3
5	225.00'	178.27'	42°23'43"	94.11' S3
6	770.00'	209.03'	15°18'23"	103.58' N7
7	186.82'	83.09'	33°21'14"	47.81' N7
8	305.82'	135.45'	27°05'45"	71.35' S7
9	720.00'	182.58'	15°18'23"	96.88' N8
10	375.00'	218.29'	42°28'52"	113.38' N7
11	258.77'	104.63'	23°31'10"	54.08' N7



LOTS 9 THROUGH 17 & PARCEL B, BLOCK O AND LOTS 18 THROUGH 19, BLOCK P

MILESTONE
CLARKSBURG (2nd) DISTRICT
MONTGOMERY COUNTY, MARYL.
SCALE 1"=50' MARCH, 1995

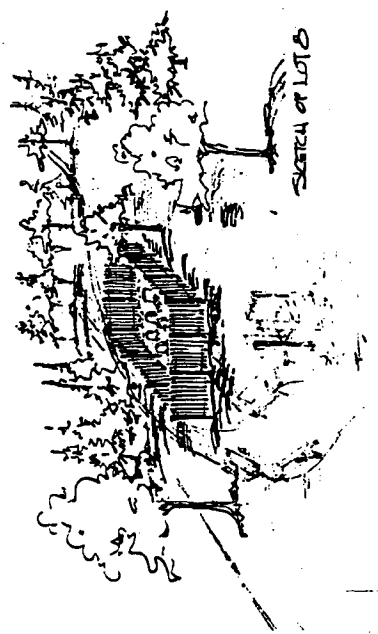
10/18/95



LANDSCAPE PLAN

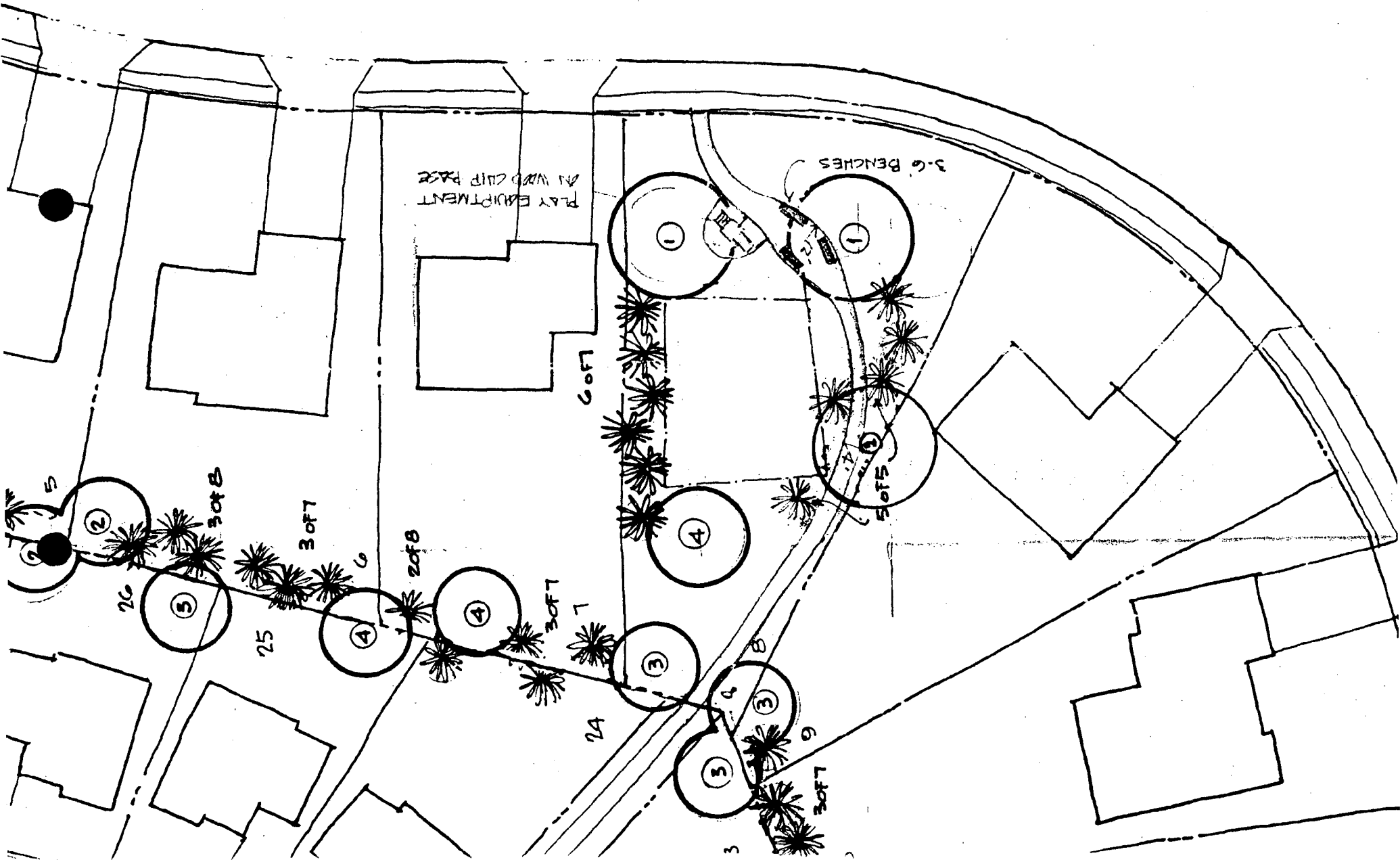
SECTION 6 MILESTONE
BLOCK 0 LOTS 1-30

DATE: 11/14/11
DESIGNED BY: PFB
DRAWN BY: PFB

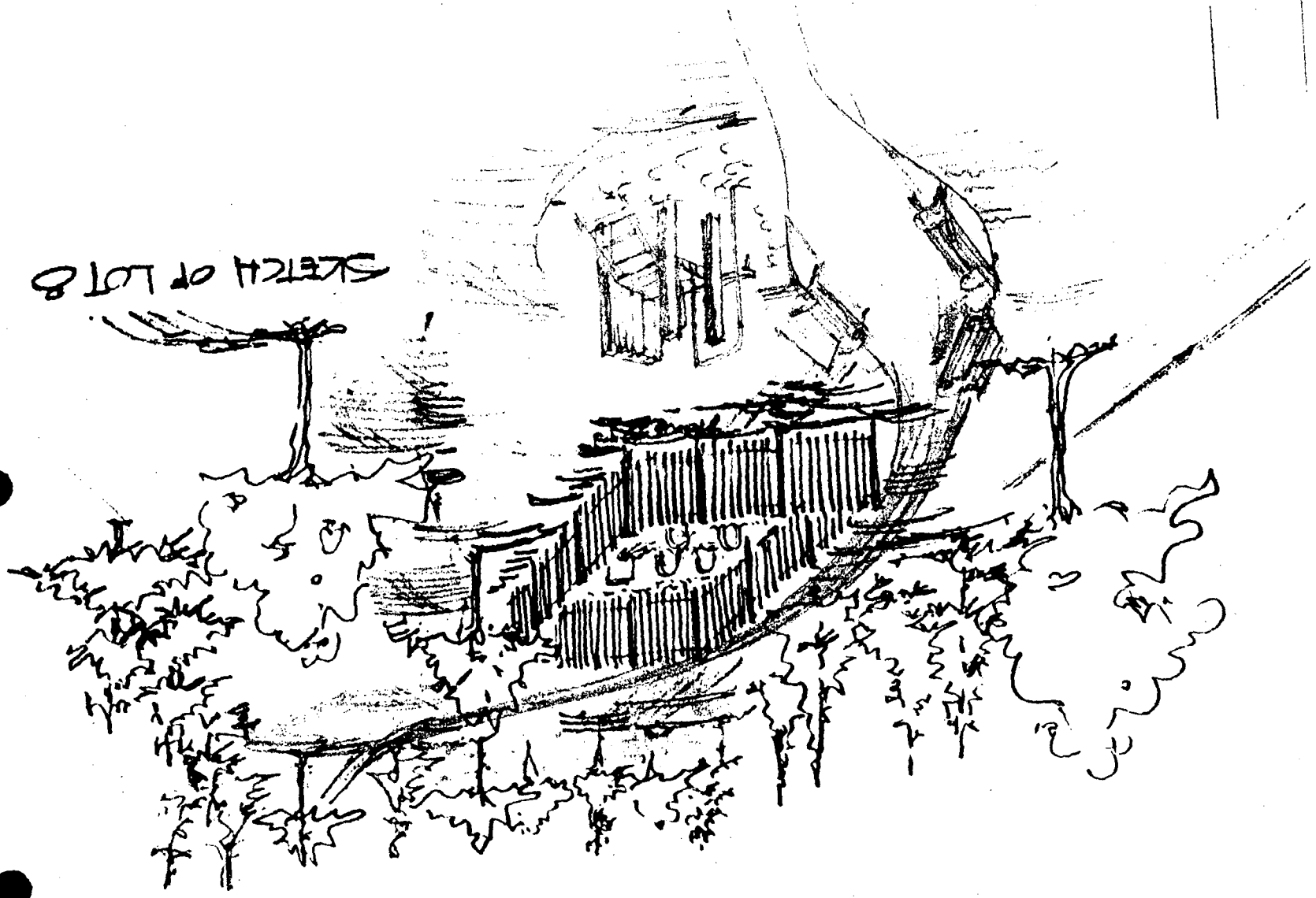


PLANT LIST

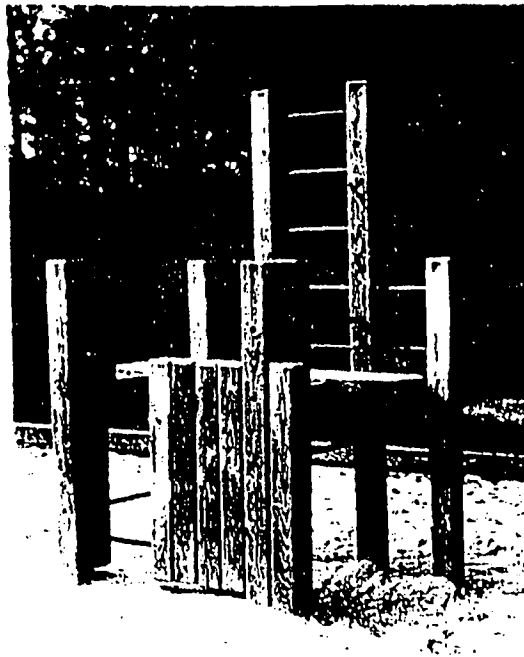
NO.	PLANT	QUANTITY	LOCATION
1	ACACIA	1	LOT 1
2	ACACIA	1	LOT 2
3	ACACIA	1	LOT 3
4	ACACIA	1	LOT 4
5	ACACIA	1	LOT 5
6	ACACIA	1	LOT 6
7	ACACIA	1	LOT 7
8	ACACIA	1	LOT 8
9	ACACIA	1	LOT 9
10	ACACIA	1	LOT 10
11	ACACIA	1	LOT 11
12	ACACIA	1	LOT 12
13	ACACIA	1	LOT 13
14	ACACIA	1	LOT 14
15	ACACIA	1	LOT 15
16	ACACIA	1	LOT 16
17	ACACIA	1	LOT 17
18	ACACIA	1	LOT 18
19	ACACIA	1	LOT 19
20	ACACIA	1	LOT 20
21	ACACIA	1	LOT 21
22	ACACIA	1	LOT 22
23	ACACIA	1	LOT 23
24	ACACIA	1	LOT 24
25	ACACIA	1	LOT 25
26	ACACIA	1	LOT 26
27	ACACIA	1	LOT 27
28	ACACIA	1	LOT 28
29	ACACIA	1	LOT 29
30	ACACIA	1	LOT 30



SKETCH OF LOT 8

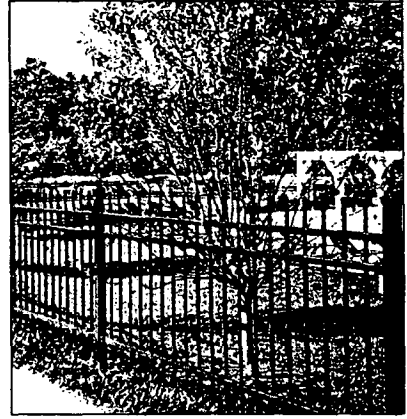
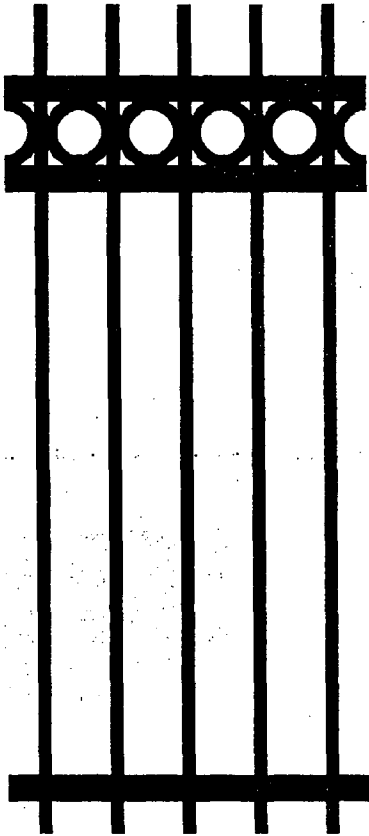


SEE LOCATION ON OVERALL PLAN



**Model 3285 Ladder and Platform
Climber—The basic climbing
elements in one small climber.**

Estate Style...



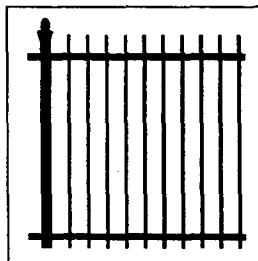
Estate Style with flat top pickets is the most contemporary look offered in the Estate series. Good looking and long lasting, this fence with the flat top pickets will complement any architectural design.

Every Monumental Iron Works fence is strong,

secure and has low maintenance. The discriminating buyer who selects a Monumental Iron Works fence will be proud of his choice. His fence will look far more expensive than it costs. Matching gates are shown on pages 20-29.

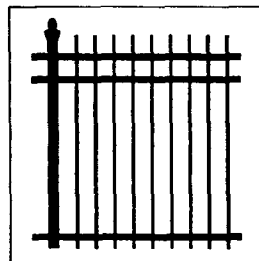
4' HIGH
↓

Estate K



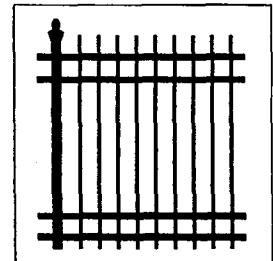
2 horizontal rails
Flat Top Pickets

Estate L



3 horizontal rails
Flat Top Pickets

Estate M



4 horizontal rails
Flat Top Pickets

Site Amenities

POSSIBLE EXAMPLES OF WOOD BENCHES

*a brief selection . . .
some of our most popular models . . .*

SPECIFICATIONS

All benches are available with permanent, in-ground legs, as shown. Surface-mount/portable legs optional at no extra cost. Gull-wing or wall-mount legs available at slight additional cost. Arm-rests are optional.

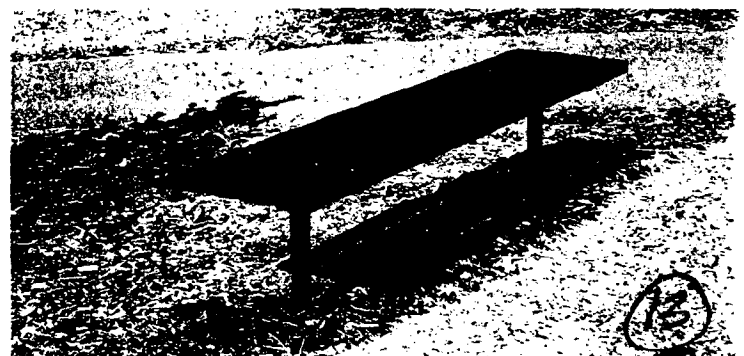
All steel frames will utilize $\frac{3}{8}$ " \times 3" solid steel bar, including center-braces where applicable. All posts will be $2\frac{3}{8}$ " O.D. high-strength tubular steel. All finished legs will be electrostatically powder-coated. All redwood benches will use clear-all-heart redwood finished in clear stain/sealer. All regular pine benches will be walnut-stained. All pressure-treated-pine benches will be unstained.

Model 16—A beautiful reverse contoured bench using 14 2 \times 3's on edge, with outside 3 \times 4's. Slats are affixed to frames with deep-threaded plated steel lag screws attached from behind. Center-brace is standard.

Model 8—A simple reverse-contoured bench employing 8-each 2 \times 4's carriage-bolted to frames. Center-brace is standard.

Model 2—A standard backed park bench using 6-each 2 \times 4's carriage-bolted to the frames. Center-brace standard on 8-foot model only.

Model 4—A simple flat bench using 4-each 2 \times 4's carriage-bolted to the frames. Center-brace standard on 8-foot model only.



BASIL WATERS CEMETERY

Description:

Located on a hill about 1/4 mile directly east of the Charles Waters House, "Pleasant Fields." (19-1) The burial ground is overgrown but the tombstones are intact.

It contains the following known graves:

Basil Waters, 1761-1844

Anne Pottinger Magruder Waters, 1779-1824

**Mary Waters, infant daughter of Basil & Anne,
d. June 4, 1802**

**Robert Pottinger Magruder Waters, son of Basil & Anne,
1815-1824**

Susannah Waters, daughter of Basil & Anne, 1806-1824

Zachariah Waters, son of Basil & Anne, 1809-1871

Eliza Waters, wife of Zachariah, 1815-1886

**Basil Worthington Waters, son of Zachariah & Eliza,
1845-1870**

**William Alexander Waters, nephew of Basil Waters,
1825-1907**

Anne Waters and her children Robert and Susannah died in the Black measles epidemic in April, 1824.

Brief History of Pleasant Fields and the Waters Family

From 1755 to 1932 Pleasant Fields was owned by the Waters family.¹ Three generations of Waters farmed the land. The main house reflects its comfortably wealthy 18th and 19th century owners. According to the memoirs of a Waters descendant who grew up there, the adjacent 1½ story, red, wooden house was the original slave quarters.² The barn is one of three built in the early 20th century.

According to one source, John Waters was a nephew of King Richard III who came to America about 1669, and held the only manorial grant with a written statement signed by the King and Cecil Calvert which stated that the holder "may choose his lands anywhere on the north side of the Potomac River."³ His grant was located in Anne Arundel County, but his grandson, William Waters, moved to Montgomery County and began buying the land of Pleasant Fields in 1755. By 1759 William owned 831 acres, which he named Conclusion, incorporating grants with fanciful names — for example, Molls Rattle, Sarah Love, and Panthers Range. William did not live at Conclusion, however, but on his northeastern Montgomery County estate, Belmont.

Basil Waters, the son of William, inherited Conclusion, resurveyed it, and named it Pleasant Fields.⁶ Basil married Anne Pottinger Magruder, daughter of Col. John Magruder, and granddaughter of Ninian Beall, a large landholder who came to America from Scotland, and who founded the Presbyterian Church in Maryland.

Basil probably built the first section of the house at Pleasant Fields and an adjacent house for his slaves in 1797, the date of his marriage to Anne.⁸ The smaller house remains also, and is very similar to the house Basil built for his own family. Many local black residents believe themselves descendants of the slaves Basil owned and named in his will: George, Richard, Thomas, Mary, Clair, Charles, Jack, Carolina, Mariah, Morace, Nelson, Harriet, Gubo, Prifo, Ellen, Otho, Mary, Eliza, Kitty, Louisa and Bill.

Basil's son, Zachariah, inherited Pleasant Fields.¹⁰ Zachariah's widow, Elizabeth, sold the property to William Alexander Waters, Basil's nephew, in 1883.¹¹ William was a physician who practiced medicine in Clarksburg. His wife was Mary Wilson, granddaughter of John Clarke, founder of Clarksburg.¹² William built the second section of the house, and converted the former slave quarters to a carriage house. He loved Pleasant Fields; in his will he asked to be buried on the farm, carried to his grave by the men who worked the fields.¹³

The graveyard at Pleasant Fields is surrounded by a cornfield, east of the main house.¹⁴

Charles Clark Waters, the son of William and Mary, inherited the estate, and built the third addition to the main house. His interests were hunting and fishing and also in raising fine horses; he put in a half-mile race track at Pleasant Fields. He built three enormous barns, forming three-fourths of a great square around the barnyard, an arrangement which gave winter protection for the animals. He built twenty box stalls in a row, and a big corn house with two wagon sheds attached. He added a large carriage house for the winter closed carriage, the basket sleigh, the surrey and open carriage for summer use.¹⁶

Charles lived a princely life, sparing no expense for his own comfort and home. He surrounded his house with the stylish elegance of the Victorian era, seen in the house trim. But Charles was the last Waters to own Pleasant Fields. He and his son, William, shifted from raising horses to selling cars in the 1920s; they bought the Buick agency in Gaithersburg, and lost it, as well as the ancestral home, in the Great Depression of the 1930s. Pleasant Fields was sold at a public auction.

The Waters family no longer lives at Pleasant Fields although the two great granddaughters of William and Mary tend the old graves.

- ¹ Margaret M. Coleman, "Roots for a New Neighborhood;" unpublished manuscript; Boyds, Md., 1977.
- ² Maria E. L. Waters, "How Dear to My Heart;" unpublished manuscript belonging to Miss Waters' niece, Mrs. Marian Jacobs, Washington Grove, Md., 1965.
- ³ Alice Norris Parran, Register of Maryland's Heraldic Families, Period from 1634-1935; Baltimore: H. G. Roebuck and Son, 1935; p. 376.
- ⁴ Liber E, Folio 709-711; Frederick County Land Records; also Liber E, Folio 789 & 790; Montgomery County Land Records.
- ⁵ Roger Brooke Farquhar, Historical Montgomery County, Maryland, Old Homes and History; Baltimore: Monumental Printing Company, 1952.
- ⁶ Unpatented Certificate #205; also Liber BC & GS #43, Folio 524; Annapolis Hall of Records.
- ⁷ Edith Worley Beatty, The Waters Book; no publisher or date listed; p. 84. This book belongs to Mrs. Jacobs, Washington Grove.
- ⁸ Waters, "How Dear to My Heart."
- ⁹ Liber Y, Folio 338; Montgomery County Wills.
- ¹⁰ Ibid..
- ¹¹ Liber EBP 27, Folio 471 & 473; Montgomery County Land Records.
- ¹² J. Thomas Scharf, History of Western Maryland, Philadelphia, 1882, Vol. I.
- ¹³ Waters, "How Dear to My Heart."
- ¹⁴ Beatty, The Waters Book, p. 32. Mrs. Jacobs made a list of those buried in the graveyard: Basil Waters, 1761-1844; Anne Pottinger Magruder Waters, 1779-1824; Mary Waters, infant daughter of Basil and Anne, June 4, 1802; Robert Pottinger Magruder Waters, 1815-1824; Susannah Waters, 1806-1824; Zachariah Waters, son of Basil and Anne, 1809-1871; Eliza Waters, his wife, 1815-1886; Basil Worthington Waters, their son, 1845-1870; William Alexander Waters, 1825-1907. Anne, Robert and Susannah died of black measles in April, 1824.
- ¹⁵ Portrait and Biographical Record, 1898; p. 860.
- ¹⁶ Waters, "How Dear to My Heart."
- ¹⁷ Liber 538, Folio 273, Montgomery County Land Records.

do not copy

MILESTONE JOINT VENTURE

December 6, 1995

Ms. Gwen Marcus
Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Ms. Susan Soderberg, M.A.
19313 Germantown Road
Germantown, MD 20874

Re: Milestone Cemetery

Dear Gwen and Susan,

Thanks for taking the time to meet with me the other day to discuss the possible options for the cemetery site. I am happy to hear that Larry Ponsford is in agreement with our proposed changes to a more passive area in front of the cemetery.

In the next few weeks, when available, I will send you a plan of the revised area. I look forward to implementing the improved design for this area in the spring/summer of 1996.

Please feel free to contact me with any questions you may have.

Sincerely,

MILESTONE JOINT VENTURE



David G. Dombert
Project Manager

DGD:ph

cc: Thomas A. Natelli

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MILESTONE JOINT VENTURE

July 1, 1996

Ms. Gwen Marcus
Architectural Historian
Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Milestone -- Cemetery

Dear Gwen:

As per our previous conversations, enclosed please find our latest drawing for the cemetery area at the Milestone community. I think the concept/re-design speaks for itself and will give a much more comfortable presentation of the area.

Please review this drawing at your earliest convenience and let me know of any comments or concerns you may have. We would like to begin this work as soon as possible.

Sincerely,

MILESTONE JOINT VENTURE



David G. Dombert
Project Manager

DGD:ph
Enclosure

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