



- NOTES**
1. Part of Lot 2, included hereon, is the residue of Lot 2, Kingsview Knolls recorded among the Land Records of Montgomery County, Maryland in Plat Book 72 as Plat 6970 as described in a deed recorded in Liber 9757 at Folio 673. Parcel 640, included hereon, is an un subdivided parcel described in a deed recorded in Liber 9757 at Folio 669.
 2. Topography, as shown, from MCP&PC aerial photography Sheet 225 NW 14; 5' contour interval.
 3. Existing zoning is R-200 - 20,000 s.f. minimum lot size.
 4. Total area included is 46,338 sq ft or 1.06 acres.
 5. Number of lots proposed is 2.
 6. Planning Area 19 - Germantown & Vicinity.
 7. Little Seneca Creek, Hydrologic segment C-49.
 8. Sewer category - S-1; Water category W-1 from the 10 year Water & Sewer Plan Panel B.
 9. Soils type 17B Occoquan Loam, 3-8% slopes from Sheet 12 of the Montgomery County Soils Survey.
 10. There are no streams, non-tidal wetlands or flood plain on site nor within 200' of any property line.
 11. There is no forest on site.
 12. There are no historic or cultural features on site.
 13. Tax I.D. Nos. Parcel 640: 06-00301257
 14. Parcel 640: 06-00409101
 15. NRI File No. 4-032676 (Small Property Exemption) approved by Environmental Planning Division-MCP&PC April 24, 2003. Certain features shown hereon are scaled and subject to revision at time of record plat or field survey.

DEVELOPMENT TABULATION

EXISTING ZONING CLASSIFICATION - R-200
 NUMBER OF LOTS PROPOSED - 2
 MINIMUM LOT SIZE - 20,000 S.F.
 MINIMUM WADW AT THE FRONT BUILDING LINE - 100'
 MINIMUM WADW AT THE STREET - 25'
 SETBACK REQUIREMENTS:
 FRONT - 40' OR THE ESTABLISHED BUILDING LINE
 SIDE - 25' MINIMUM 25' MINIMUM FOR BOTH SIDES
 REAR - 30' MINIMUM
 MAXIMUM COVERAGE - 25%

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC INFORMATION AS SHOWN AND NOTED HEREON IS CORRECT.

DATE: 6/16/2004

BY: [Signature]

WALTER ASSOCIATES, INC.

THIS PLANET PROPOSES

JUN 11 2004

WALTER ASSOCIATES

PLAT NO. E7 123	SHEET 225 NW 14	PROJECT, ACRES 18.064, 6.5
REVISIONS	VELOCITY MAP	SCALE: 1" = 100'
<p>PREPARED FOR: PAINESWORTH HOMES, INC. 2301 PEACOCKLINE ROAD, CLAYESBORO, MD 20615-0721</p>		
<p>PRELIMINARY PLAN OF SUBDIVISION</p>		
<p>LOTS 26 & 29 - BLOCK 2 KINGSVIEW KNOLLS DANBARTOWN ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND</p>		
<p>WALTER ASSOCIATES, LLC 114-A Shepherd Drive, Rockville, MD 20850 Tel: (301) 991-8400 Fax: (301) 991-8401</p>		
SCALE: 1" = 50'	DATE: JANUARY, 2003	PROJ. NO. 02725 A
		SHEET NO. 1 OF 1

KINGSVIEW KNOLLS							
Lot	Block	Frontage	Alignment	Area	Shape	Width	Size
27	2	120	Perpendicular	10,700	Irregular	120	22,350
24	2	102	Perpendicular	10,000	Rectangular	102	20,400
26	2	102	Perpendicular	10,000	Rectangular	102	20,400
25	2	102	Perpendicular	10,000	Rectangular	102	20,400
Proposed Lots							
28	2	120	Corner	9,300	Corner	145	24,337
29	2	110	Perpendicular	10,435	Irregular	110	22,001
The existing Parcel 680 contains 24,337 square feet.							
The existing Pt. 2 contains 22,000 square feet.							