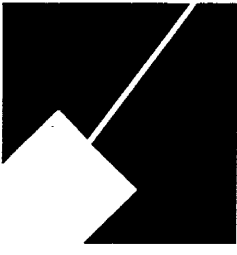


Item #15

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

M E M O R A N D U M

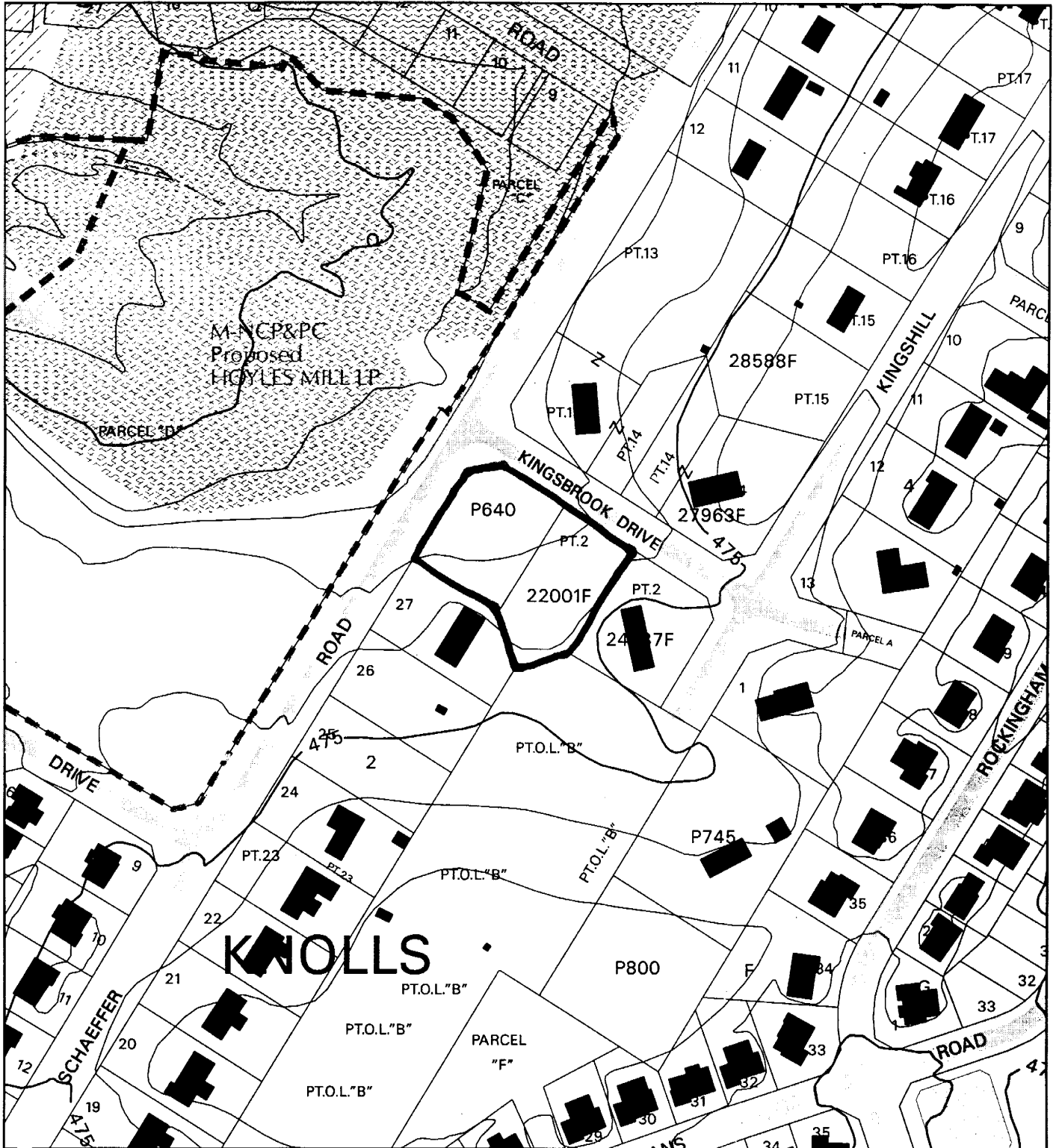
DATE: April 15, 2005
TO: Montgomery County Planning Board
FROM: Catherine Conlon
Development Review Division
(301) 495-4542
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for April 21, 2005.

Attached are copies of plan drawings for item #07, #08, #09, #11, #13, #15 and #16. These subdivision items are scheduled for Planning Board consideration on April 21, 2005. The items are further identified as follows:

- Agenda Item #07 - Preliminary Plan 1-04075
Franklin Property
- Agenda Item #08 - Preliminary Plan 1-05047
Kensington View (Resub)
- Agenda Item #09 - Preliminary Plan 1-88216B and 1-01063A
Hoyles Mill Village
- Agenda Item #11 - Preliminary Plan 1-89044A
Seneca Highlands
- Agenda Item #13 - Pre-Preliminary Plan 7-05016
Whites Ground Bridge
- Agenda Item #15 - Preliminary Plan 1-05007
Kingsview Knolls (Resub)
- Agenda Item #16 - Pre-Preliminary Plan 7-05041
Gawlik Property

Attachment

KINGSVIEW KNOLLS (1-05007)



Map compiled on August 02, 2004 at 11:11 AM | Site located on base sheet no - 225NW14

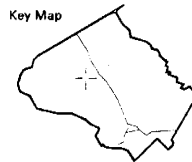
NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland - National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



N



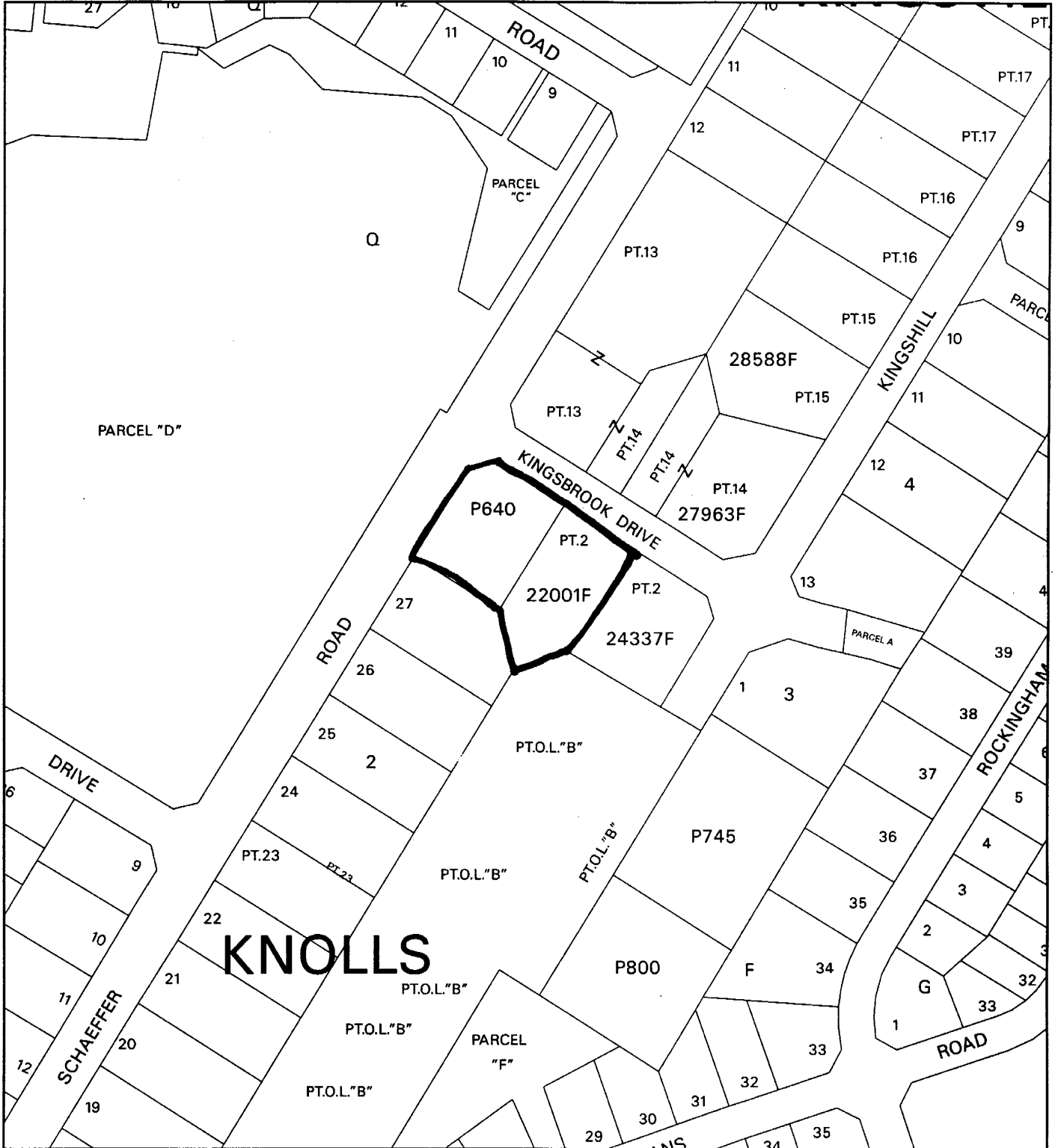
Research & Technology Center

0 200

1 inch = 200 feet

1 : 2400

KINGSVIEW KNOLLS (1-05007)



Map compiled on August 02, 2004 at 11:13 AM | Site located on base sheet no - 225NW14

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Key Map



N



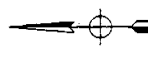
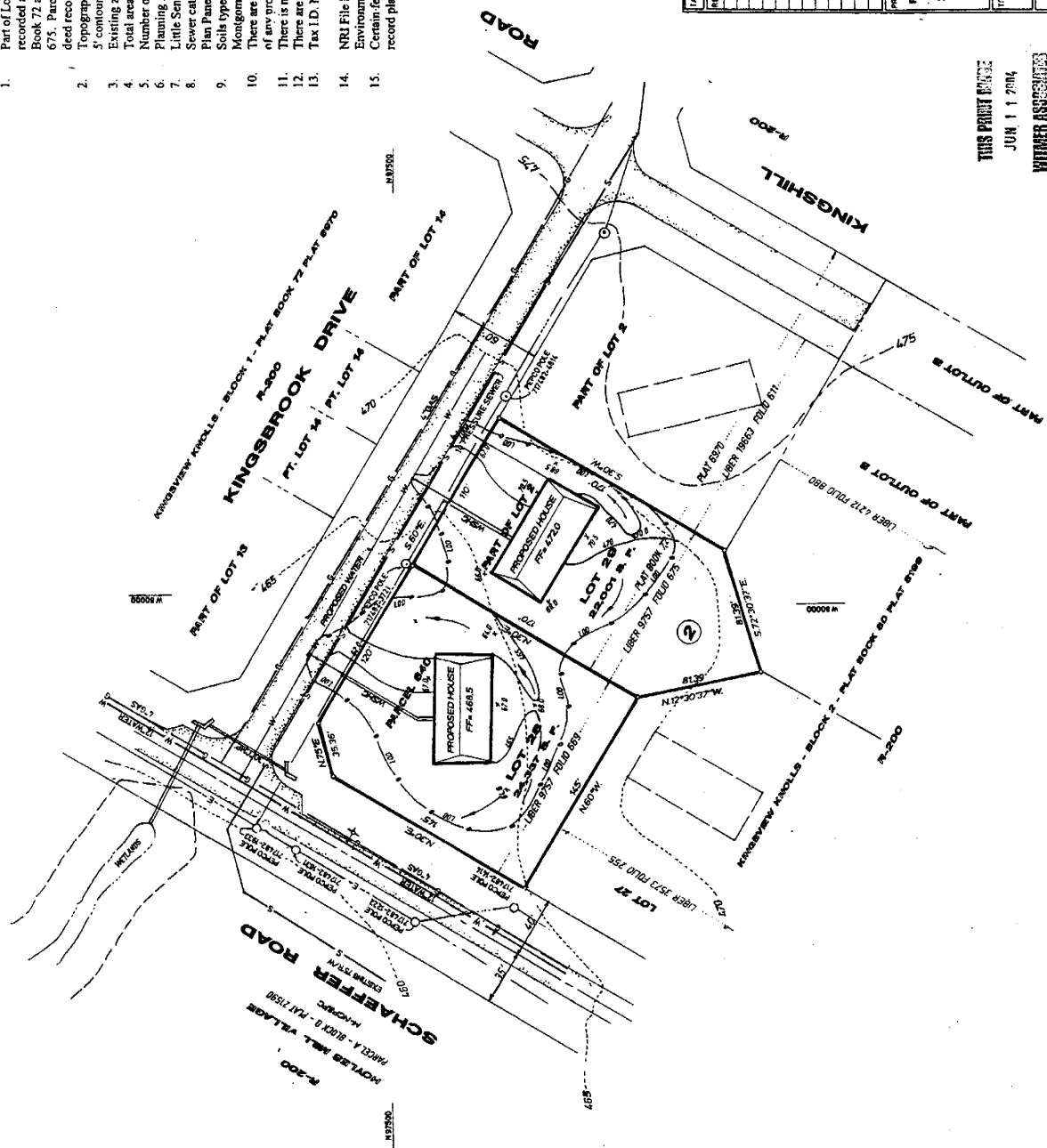
Research & Technology Center



1 inch = 200 feet
1 : 2400

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 675. Parcel 640, included hereon, is an unsubdivided 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, 3' contour interval.
3. Existing zoning is R-200 - 20,000 s.f. minimum lot size.
4. Total area included is 46,338 s.f. 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. No. Parcel 640: 06-00391257
14. Part of Lot 2: 06-00409103
NRI File No. 4-03267E (Small Property Exemption) approved by Environmental Planning Division-MNCP&PC April 24, 2003.
15. Certain features shown hereon are sealed and subject to revision at time of record plat or field survey.



DATE: 06/10/2004
DRAWN BY: J. WITMER

TAX MAP	ET 123	200 SHEET	225 NW 14	PLAT	6970	BOOK	72	PLAT	6970
REVISIONS									
PREPARED FOR	FARMESWORTH HOMES, INC. 2901 PEACHTREE ROAD CUMMERSVILLE, VA 22871 301-340-7101								
TITLE	PRELIMINARY PLAN OF SUBDIVISION								
<p>LOTS 26 & 29 - BLOCK 2 KINGSVIEW KNOLLS DARNESTOWN ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND</p>									
<p>WITMER ASSOCIATES, LLC Land Surveying, Lead Planning & Design 34-A Hagerstown Drive, Rockville, MD 20850 Tel: (301) 309-8600 Fax: (301) 309-8601</p>									
SCALE	1" = 50'	DATE	JANUARY, 2003	PROJ. NO.	02725 A	SHEET NO.		1 of 1	

THIS PRINT MADE
JUN 11 2004
WITMER ASSOCIATES

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE SURVEY AND TOPOGRAPHIC INFORMATION AS SHOWN AND NOTED HEREBY IS CORRECT.
DATE: 6/10/2004
J. WITMER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 20386

DEVELOPMENT TABULATION
EXISTING ZONING CLASSIFICATION = R-200
NUMBER OF LOTS PROPOSED = 2
MINIMUM LOT SIZE = 20,000 S.F.
MINIMUM WIDTH AT THE FRONT BUILDING LINE = 10'
MINIMUM WIDTH AT THE STREET = 25'
SETBACK FROM THE FRONT BUILDING LINE
FRONT: 10' OR THE ESTABLISHED BUILDING LINE
WHICHEVER IS GREATER
SIDE: 10' MINIMUM - 25' MINIMUM FOR BOTH SIDES
REAR: 10' MINIMUM
MAXIMUM COVERAGE: 25%