

**Plat Name: Kingsview Knolls**

**Plat #: 220090540**

Location: Located in the southeast quadrant of the intersection of Schaeffer Road and Kingsbrook Drive

Master Plan: Germantown

Plat Details: R-200 zone; 2 lots

Community Water, Community Sewer

Applicant: Farnsworth Homes, Inc

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 120050070 (MCPB Opinion dated May 31, 2005), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plan.

**OWNER'S CERTIFICATION**

We, Farnsworth Homes, Inc., a Maryland Corporation, owners of the property shown and included hereon, hereby:

establish this plan of subdivision;  
 establish and grant to Montgomery County, Maryland, or other appropriate public agency, temporary slope easements along the frontage of each lot to the minimum building restriction line adjacent, contiguous and parallel to the street line, said slope easements to be extinguished after all required public improvements in the adjacent roadways have been accepted for maintenance by Montgomery County, Maryland or other appropriate public agency.

grant to Montgomery County, Maryland, a Public Improvement Easement (P.I.E.), as shown hereon, with the terms and provisions of said easement being set forth in certain document filed, Declaration of Easement, as recorded among the Land Records of Montgomery County, Maryland, in Liber 36428 at Folio 205, said terms and conditions being incorporated by this reference.

grant a Public Utilities Easement (P.U.E.), as shown hereon, to the parties named in a document titled "Terms and Provisions of Public Utilities Easements," as recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 487, subject to all current and applicable regulations of federal, state, and local agencies.

We our successors and assigns, will cause property corner markers to be set by a registered Maryland surveyor in accordance with Section 50-24(e) Subdivision Regulations of the Montgomery County Code.

There are no suits, actions-at-law, leases, liens, mortgages, or deeds of trust affecting the property included hereon.

FARNSWORTH HOMES, INC.

By: *[Signature]*  
 Minister Farnsworth, President

Date: 7-6-04

**SURVEYOR'S CERTIFICATION**

I hereby certify that the survey information shown hereon is correct; that this subdivision record plat has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland;

that this plat is a subdivision of that real property conveyed from Stanley Miller Dablinen and Beverly H. Dablinen to Farnsworth Homes, Inc., as set forth in the Land Records of Montgomery County, Maryland in Liber 24089 at Folio 616, being also a subdivision of part of Lot 2, Block 2, Kingsview Knolls, as recorded among the Land Records of Montgomery County, Maryland in Plat Book 72 as Plat 6876;

that property corner markers will be set in accordance with Section 50-24(e) of the Montgomery County Code, if so engaged;

The total area included in this plat of subdivision is 46,338 square feet or 1.0638 acres, of which there is no dedication required for public use.

Date: 4/16/2004  
*[Signature]*  
 JOHN R. WITMER  
 Professional Land Surveyor  
 Maryland No. 10868

Surveyor's certification qualification note:  
 The property corner markers indicated hereon as "found" are shown solely to comply with the requirements of Section 50-36(d) (2)(h) of the Montgomery County Code. This data represents only a portion of the evidence used to determine the boundary of this site.

APPROVED: \_\_\_\_\_  
 CHAIRMAN  
 THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 THE MONTGOMERY COUNTY PLANNING BOARD

APPROVED: \_\_\_\_\_  
 SECRETARY/TREASURER

APPROVED: \_\_\_\_\_  
 DIRECTOR

BY: \_\_\_\_\_

MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF  
 PERMITTING SERVICES

**PLAT NO.**

**NOTES**

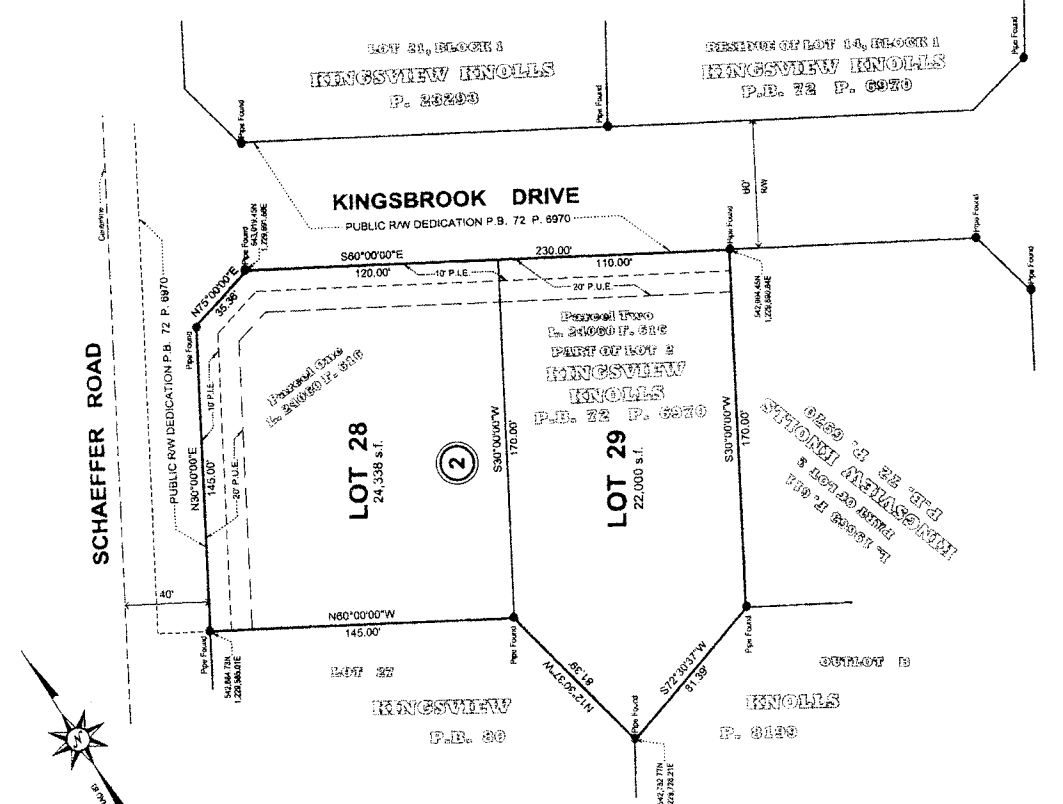
The property included on this subdivision plat is currently zoned R-200. The approval of this subdivision requires use of public water and sewer systems.

This subdivision record plat is not intended to show every matter affecting or restricting the ownership and use of the subject property. A subdivision record plat is not intended to replace an examination of title or to note all matters affecting title.

All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of the property included on this plat as approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recording 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.

Development of the lots included on this Subdivision Record Plat is subject to the conditions of approval of Preliminary Subdivision Plan, MNCP&PC File No. 1-20060070 (formerly 1-05007) entitled Kingsview Knolls.

The property included hereon is exempt from the Forest Conservation Regulations, Chapter 22A of the Montgomery County Code, per Exemption No. 4-03267E.



MONTGOMERY COUNTY, MARYLAND  
 PROJECT NO. 225 NW 14  
 SHEET NO. 18  
 DATE: 11/18/03  
 SCALE: 1" = 40'  
 PROJECT TITLE: SUBDIVISION RECORD PLAT  
 PROJECT: LOTS 28 & 29, BLOCK 2  
 INCLUDING A RE-SUBDIVISION OF PART OF LOT 2, BLOCK 2  
 MONTGOMERY COUNTY, MARYLAND  
 8th ELECTION DISTRICT  
 WITMER ASSOCIATES, LLC  
 7047 Arden Road, Odontological, MD 20879  
 TEL: (301) 741-1400 FAX: (301) 741-3035 E-MAIL: wma@wma.com  
 WLLC PROJECT NO. 02725 A  
 DATE: Nov. 2008  
 SCALE: 1" = 40'  
 SHEET NO. 1 of 1

This is a graphic scale related to the plan view hereon.

**RECORD PLAT REVIEW SHEET**

Plat Name: Kingsview Knolls Plat Number: 220090540  
 Plan Name: Kingsview Knolls Plan Number: 170050070  
 Plat Submission Date: 11-13-08  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: R. Weaver Checked: [Signature] Date 12/1/08

**Initial DRD Review:**

Signed Preliminary Plan – Date 6-10-05 Checked: Initial SJS Date 12/15/08  
 Planning Board Opinion – Date 5-31-05 Checked: Initial SJS Date 12/15/08  
 Site Plan Req'd for Development? Yes \_\_\_ No X Verified By: SJS (initial)  
 Site Plan Name: \_\_\_\_\_ Site Plan Number: \_\_\_\_\_  
 Planning Board Opinion – Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Signature Set – Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Reviewer Plat Approval: Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

Review Items: Lot # & Layout ✓ Lot Area ✓ Zoning ✓ Bearings & Distances ✓  
 Coordinates ✓ Plan # ✓ Road/Alley Widths ✓ Easements ✓ Open Space N/A  
 Non-standard BRLs N/A Adjoining Land ✓ Vicinity Map ✓ Septic/Wells N/A  
 TDR note N/A Child/Lot note N/A Surveyor Cert ✓ Owner Cert ✓ Tax Map ✓

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>D. Johnson</u>	<u>11-19-08</u>	<u>12-5-08</u>	<u>12-2-08</u>	<u>No Revisions</u>
Research	Bobby Fleury	↓	↓	<u>11-20-08</u>	<u>OK</u>
SHA	Doug Mills	↓	↓		
PEPCO	Steve Baxter	↓	↓		
Parks	Doug Powell	↓	↓		
DRD	Nellie Carey	↓	↓		

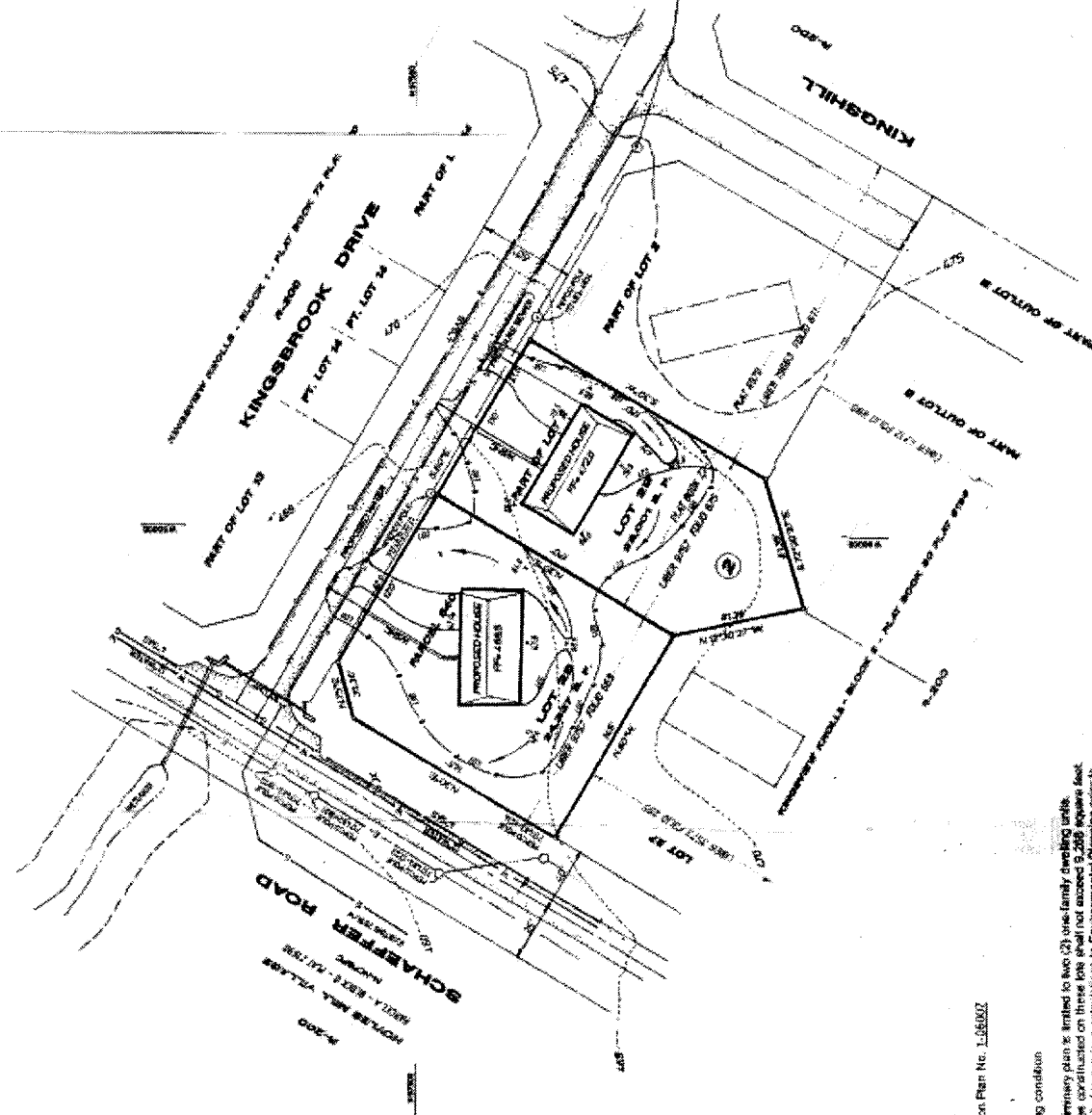
**Final DRD Review:**

DRD Review Complete: Initial SJS Date 4-29-09  
 (All comments rec'd and incorporated into mark-up)  
 Engineer Notified (Pick up Mark-up): Initial SJS Date 12/16/08  
 Final Mylar w/Mark-up & PDF Rec'd: Initial SJS Date 4-6-09  
**Board Approval of Plat:**  
 Plat Agenda: Initial SJS Date 9-10-09  
 Planning Board Approval: \_\_\_\_\_  
 Chairman's Signature: \_\_\_\_\_  
**DPS Approval of Plat:**  
 Engineer Pick-up for DPS Signature: \_\_\_\_\_  
 Final Mylar for Reproduction Rec'd: \_\_\_\_\_  
**Plat Reproduction:**  
 Addressing: \_\_\_\_\_  
 File Card Update: \_\_\_\_\_  
 Final Zoning Book Check: \_\_\_\_\_  
 Update Address Books with Plat #: \_\_\_\_\_  
 Update Green Books for Resubdivision: \_\_\_\_\_  
 Notify Engineer to Seal Plats: \_\_\_\_\_  
 Engineer Seal Complete: \_\_\_\_\_  
 Complete Reproduction: \_\_\_\_\_  
 Sent to Courthouse for Recordation: \_\_\_\_\_

No. \_\_\_\_\_

**NOTES**

- Part of Lot 2, included herein, is the residue of Lot 2, Kingsview Knolls recorded among the Land Records of Montgomery County, Maryland in Plat Book 72 as Plat 6979 as described in a deed recorded in Liber 9757 at Folio 075. Parcel 640, included herein, is an unsubdivided parcel described in a deed recorded in Liber 9757 at Folio 669.
- Topography, as shown, from MCT&NC aerial photography Sheet 235 NW 14, 5' contour interval.
- Existing zoning is R-200 - 20,000 s.f. minimum lot size.
- Total area included is 46,138 s.f. or 1.06 acres.
- Number of lots proposed is 2.
- Planning Area 19 - Germantown & Vicinity.
- Little Branch Creek Hydrologic Segment C-49.
- Soils Category - S-1; Water category W-1 from the 10 year Water & Sewer Plan, Phase II.
- South type 15B Chesapeake Loan, 3-8% slopes from Sheet 12 of the Montgomery County soils Survey.
- There are no streams, wetland wetlands or flood plain on site nor within 200' of any property line.
- There is no forest on site.
- There are no historic or cultural features on site.
- Tax I.D. No. Parcel 640: 06-0091337
- Part of Lot 2: 06-0049103
- NRI File No. 4-03267E (Small Property Exemption) approved by Environmental Planning Division-MNCP&EC April 24, 2003.
- Certain features shown herein are waived and subject to revision in those of record plat or field survey.



Montgomery County  
 Planning Department  
 100 North Hill Village  
 Gaithersburg, MD 20878  
 Phone: 301-286-7178

Maryland-National Capital  
 Park and Planning Commission  
 Approved Preliminary Subdivision Plan No. 136102

At its meeting of 6/13/03

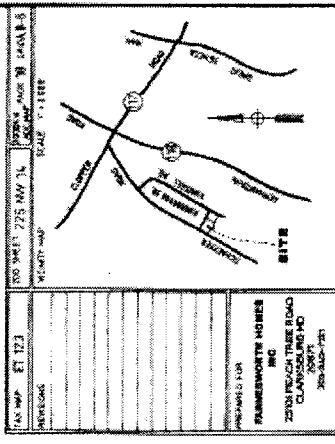
Approval subject to the following condition:

- Approval under this preliminary plan is limited to ten (2) one-family dwelling units.
- Total impervious surface, calculated on these lots shall not exceed 5,258 square feet. Applicant to submit detailed impervious calculations to Environmental Planning prior to the release of building permits. Impervious surfaces include: buildings, driveways, sidewalks, roadways, stairwells, building overhangs less than 2 feet above the ground level, and porches.
- Compliance with conditions of MCDP&E letter dated, March 14, 2004 unless otherwise amended.
- Compliance with the conditions of approval of the MCDP&E stormwater management approval.
- Other necessary statements.

*[Signature]*  
 Date

**DEVELOPMENT TRANSLATION**  
 EXISTING ZONING CLASSIFICATION: R-200  
 NUMBER OF LOTS PROPOSED: 2  
 MINIMUM LOT SIZE: 20,000 S.F.  
 MINIMUM WIDTH AT THE FRONT BOUNDARY LINE: 30'  
 SETBACK REQUIREMENTS:  
 SIDE: MINIMUM 25' MINIMUM FOR BOTO GUIDES  
 REAR: 30' MINIMUM  
 MAXIMUM COVERAGE: 25%

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE FOREGOING AND APPROXIMATE ACRES SHOWN ARE CORRECT AND ACCORD WITH MY SURVEY.  
 DATE: 6/13/03  
 SURVEYOR: *[Signature]*  
 MARYLAND REGISTRATION NO. 8898



**WITMER ASSOCIATES, LLC**  
 Lead Surveyor, Lead Engineer & Designer  
 13044 Blandwood Drive, Annapolis, MD 20780  
 Tel: (410) 491-1000 Fax: (410) 491-0401

DATE: JANUARY, 2003  
 SHEET NO. 01775 A OF 1