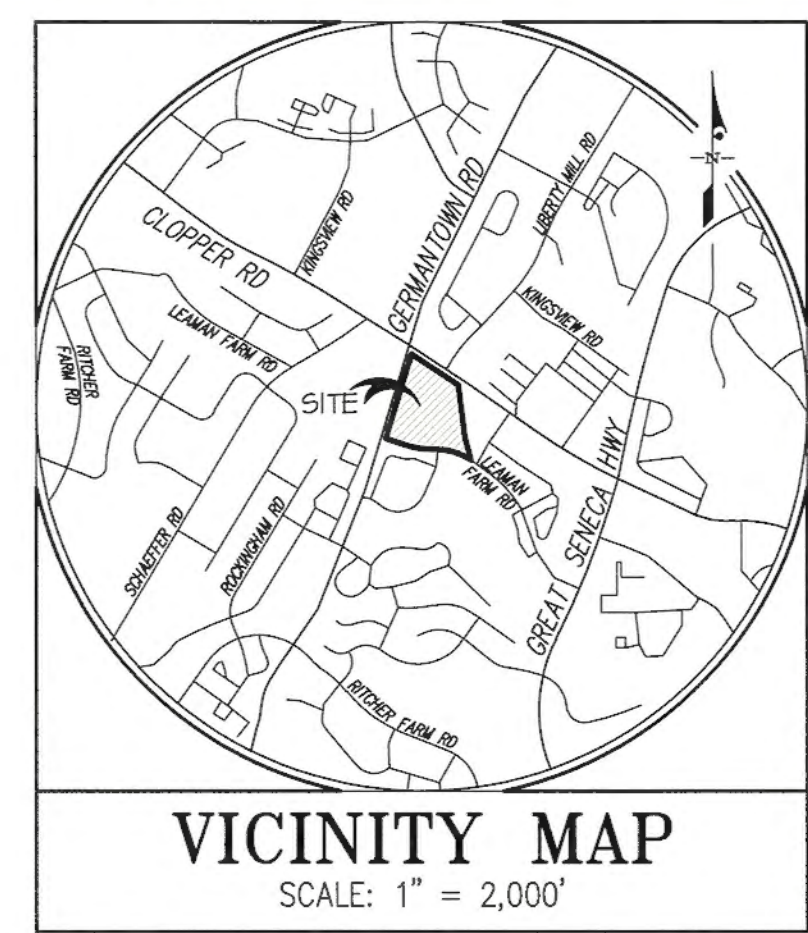


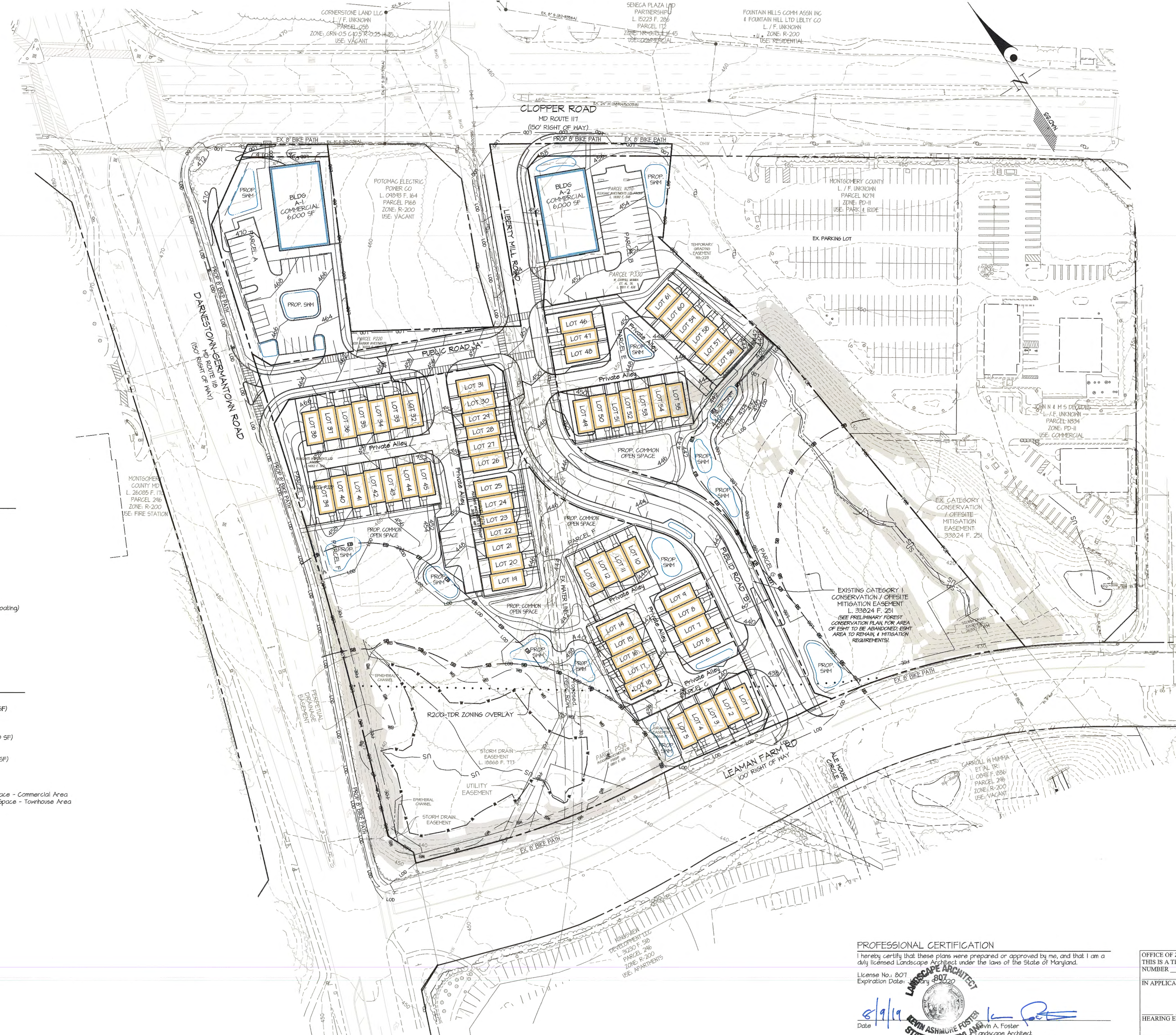
KINGSVIEW STATION FLOATING ZONE PLAN



VICINITY MAP
SCALE: 1" = 2,000'
MSSG GRID: 225W43 - TAX MAP: ET343

LEGEND

- PROPOSED BUILDINGS
- EXISTING BUILDINGS
- PROPERTY LINE
- EX. CONTOURS
- PROP. CONTOURS
- EX. STREAM
- EX. CURB
- PROP. CURB
- EX. SIDEWALK
- PROP. SIDEWALK
- EX. ELECTRIC
- EX. GAS
- EX. SEWER
- PROP. SEWER
- EX. WATER
- EX. STORM DRAIN
- PROP. STORM DRAIN
- PROP. LOD
- EX. OVER HEAD WIRE
- EX. UTILITY POLE
- EXISTING TREE LINE
- HARPED SOILS BOUNDARY LINE
- FOREST CONSERVATION EASEMENT AREA
- EX. FENCE
- WATERS OF US
- EPHEMERAL STREAM
- STREAM BUFFER PER APPROVED ARI
- EB ENVIRONMENTAL BUFFER
- WB WETLAND BUFFER
- EXISTING TREE
- FIELD SURVEYED SPECIMEN TREE & CRZ
- SLOPES 25% OR GREATER



GENERAL NOTES

1. Owner/ Applicant: Kingsview Station, A Joint Venture c/o PLEASANTS DEVELOPMENT 24012 Frederick Road Suite 200 Clarksville, MD 20871
2. Boundary survey by: Charles P. Johnson & Associates, May 2018
3. Topography by: Charles P. Johnson & Associates, May 2018
4. Master Plan: Germantown Master Plan
5. NRI/FSD by: GLW PA NRI/FSD Plan No. 420182510 Approved: August 7, 2018
6. Watershed & Use Class: Middle Great Seneca Creek (IV-F)
7. There are no known Special Protection Areas (SPA) or FMA Areas on site.
8. There is no floodplain on site per FEMA Map #240301010D.
9. Wetlands were flagged by Wetland Studies and Solutions, INC on May 10, 2018.
10. There are no known Rare, Threatened or Endangered Species on site.
11. The property is not listed on the Locational Atlas and Index of Historic Sites.
12. Parcel 214, 322, 330, 336, & N210 Existing Water Category: W-3 Existing Sewer Category: S-3
13. Parcel 220 & 214 Existing Water Category: W-5 Existing Sewer Category: S-5 Proposed Water Category: W-1 (Pending) Proposed Sewer Category: S-3 (Pending)
14. Utility Companies: Gas - Washington Gas Electric - PERGO Water & Sewer - H&C Telephone - Verizon Cable -

SITE DATA

| | |
|-------------------------|---|
| Existing Site Area: | 10.28 Ac. (Includes existing ROV Area) |
| Parcel - 220 | 0.71 Ac. |
| Parcel - 214 | 1.00 Ac. |
| Parcel - 322 | 2.86 Ac. |
| Parcel - 330 | 4.42 Ac. |
| Parcel - 336 | 0.17 Ac. |
| Parcel - N210 | 0.42 Ac. |
| ROV Parcels | 0.20 Ac. |
| Existing Zoning: | R-200 & R-200 TDR/6 |
| Existing Use: | Vacant |
| Proposed Zone: | CRNF (Commercial Residential Neighborhood - Floating) (CRNF-L02, C-0.25, R-0.15, H-55') |
| Proposed Use: | Residential & Residential Townhouses |
| Development Program: | Single Phase |
| Commercial Uses: | 12,000 SF |
| Residential Townhouses: | 61 DU |
| MPDs Provided (12.5%): | 0 DU |

DEVELOPMENT STANDARDS - CRNF ZONE

| | | |
|------------------------|--|---|
| FAR (Floor Area Ratio) | Allowed/Required | Proposed |
| Commercial: | Per Master Plan Village Center 170,000 SF Max. | 0.25 FAR (411,450 SF) |
| Residential: | Per Master Plan II DU/AC | 0.15 FAR (335,950 SF) |
| TOTAL FAR: | N/A | 1.0 FAR (444,100 SF) |
| Building Height: | Per Master Plan recommendation | 55' Max. Ht. |
| Open Space: | 10% min. | 10% Public Open Space - Commercial Area 10% Common Open Space - Townhouse Area |

PARKING PROVIDED:

All Parking Shall Conform To Zoning Code Standards.

BINDING ELEMENTS:

1. No more than 12,000 sf of commercial building area.
2. No more than 61 townhouse dwelling units.
3. A maximum building height of 50'

PROFESSIONAL CERTIFICATION

I hereby certify that these plans were prepared or approved by me, and that I am a duly licensed Landscape Architect under the laws of the State of Maryland.

License No. 807

Expiration Date: 8/31/2020

Date: 8/19/19
 Kevin Ashmore Foster
 State of Maryland
 Kevin A. Foster
 Landscape Architect
 Gutschick, Little & Heber, P.A.

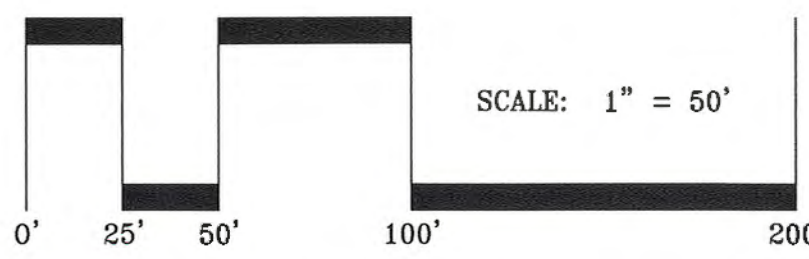
OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS CERTIFICATION
 THIS IS A TRUE COPY OF THE FLOATING ZONE PLAN (EXHIBIT NUMBER) APPROVED BY THE DISTRICT COUNCIL ON _____ BY RESOLUTION NUMBER _____

IN APPLICATION NUMBER _____

HEARING EXAMINER _____ DATE _____

HEARING EXAMINER'S NAME PRINTED _____

| | | | | |
|--------------|-----|--------|----------------|--|
| DESIGNED BY: | KAF | | | |
| DRAWN BY: | KAB | | | |
| CHECKED BY: | KAF | 8/8/19 | Revised Layout | |
| DATE: | | | | |
| REVISION | BY | APPR. | | |



PREPARED FOR:
 KINGSVIEW STATION, A JOINT VENTURE
 c/o PLEASANTS DEVELOPMENT
 24012 FREDERICK ROAD, SUITE 200
 CLARKSBURG, MD 20871
 ATTN: CLARK WAGNER
 301-428-0800 x 1013

SCALE: 1"=50'
 ZONING: SEE SITE DATA
 DATE: DEC. 2018
 TAX MAP - GRID: ET-343

DATE: DEC. 2018
 ZONING: ET-343
 DARNSTOWN ELECTION DISTRICT No. 06
 MONTGOMERY COUNTY, MARYLAND

PROJECT: FLOATING ZONE PLAN
KINGSVIEW STATION
 PARCELS 210, 220, 274, 322, 330, 336

G. L. W. FILE No. 18020
 SHEET 1 OF 1