

23/71-05A 21211 Denit Estates Dr
MP Site #23/71, Far View




7-4 .00

Date: November 17, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner
Historic Preservation Section 

SUBJECT: Historic Area Work Permit # 394915, for New House Construction

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) at its September 14, 2005 meeting. This application was **APPROVED**. The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Peter Mohr

Address: 21211 Denit Estates Drive, Brookeville; Master Plan Site # 23/71, **Far View**

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will contact the Historic Preservation Office if any alterations to the approve plans are made prior to the implementation of such changes to the project.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
 240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: PETER MOHR
 Daytime Phone No.: 301-476-9589

Tax Account No.: _____
 Name of Property Owner: PETER MOHR Daytime Phone No.: 301-476-9589
 Address: 3333 SPENCERVILLE RD BURTONSVILLE MD 20866
Street Number City Street Zip Code

Contractor: TBO Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 21211 Street: DEWITT ESTATES DR
 Town/City: BROOKVILLE Nearest Cross Street: NEW HAMPSHIRE AVE
 Lot: 4 Block: A Subdivision: FAR VIEW MANOR
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Place Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
 1B. Construction cost estimate: \$ 400,000
 1C. If this is a revision of a previously approved active permit, see Permit # _____

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 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.

Peter R Mohr 8/15/05
Signature of owner or authorized agent Date

Approved: X _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: Julia O'Malley Date: 9-15-05
 Application/Permit No.: 394915 Date Filed: _____ Date Issued: _____

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

1. WRITTEN DESCRIPTION OF PROJECT

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

FAR VIEW FARM, 2 STONE BUILDINGS
& STONE BARN

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

NEW HOUSE WILL BE LOCATED NORTH
OF EXISTING HOUSE AND NEW LOT 4 WHICH IS
WITHIN THE ENVIRONMENTAL SETTING OF
THE EXISTING HISTORIC RESOURCE FAR VIEW.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. 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.

3. PLANS AND ELEVATIONS

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 wells, 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.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

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 crownline 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.

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, (301/279-1355).

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.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	21211 Denit Estates Drive, Brookeville (Lot 4)	Meeting Date:	09/14/05
Resource:	Far View <i>Master Plan Site # 23/71</i>	Report Date:	09/07/05
Review:	HAWP	Public Notice:	08/31/05
Case Number:	23/71-05A	Tax Credit:	None
Applicant:	Peter Mohr	Staff:	Michele Oaks
Proposal:	New House Construction		
Recommendation:	Approval		

SITE DESCRIPTION:

The subject Lot 4 (1.7 acres) is part of the environmental setting associated with the *Master Plan* site, Far View. The original environmental setting included the entire Parcel 482, which encompassed 48.18 acres. The environmental setting was reduced to 32.7 acres during the subdivision of this property in 2004 - 31 acres remained with the historic house and its associated outbuildings on Lot 3 and 1.7 acres for the aforementioned Lot 4.

BACKGROUND:

The Historic Preservation Commission (HPC) reviewed this subdivision plan at its March 24, 2004 public hearing. At this meeting they supported a recommendation to the Planning Board which included the below conditions:

1. The environmental setting of this historic resource would be reduced to include Lots 3 and 4 only. Any new construction, demolition or landscape alterations on these lots will still require HPC approval prior to the projects commencement. The building construction for Lot 4 will be reviewed by the HPC only in terms of its' massing and how it impacts the environmental setting of the historic resource.
2. A landscape buffer to include a mix of deciduous and evergreen trees will be planted along the common lot lines of Lots 2 and 4 to further help buffer the new construction from the historic resource.

The Planning Board approved the development plan including the above conditions at their meeting on December 23, 2004.

PROPOSAL:

The applicant is proposing to construct a 1-1/2 story house on Lot 4 of the existing development. The house will be sited so that the porch will be at grade and not have any steps. The overall height from grade to the ridge height will not exceed 30' when measured from the front façade. The footprint of the house is 2496 plus 591 for garage/storage (3,087 total footprint). The square footage of the lot is 73,083 sq. ft. Total lot coverage is 23.6%.

STAFF DISCUSSION:

Staff has reviewed the proposed plans and supports the proposed design, as it will be sympathetic to the adjacent historic property. The subject house will be sited on the property so that the side elevation will be facing the historic site, which is visually less bulk. Additionally, the house is proposed to be set into the ground so the front porch will be at grade, so that the height of the house from grade to ridge will not exceed 30' high. Finally, a landscape buffer including a mix of deciduous and evergreen trees will be planted along the common lot line between Lots 2 and 4.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 25A-8(b) 1, 2 and 3:

The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.

The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

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, archaeological, 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*.

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present three, (3) permit sets of drawings to HPC staff for review and stamping prior to submission for permits, and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work, and within two weeks following completion of work.

OWNER'S CERTIFICATE

THE NEW HAMPSHIRE L.L.C. (NAME OF THE PROPERTY OWNER, HEREINAFTER THE "OWNER") HEREBY CERTIFIES THAT THE STATE OF NEW HAMPSHIRE HAS REVIEWED THE RECORDS AND DOCUMENTS TO BE RECORDED HEREON AND HAS FOUND THAT THE SAME COMPLY WITH ALL RELEVANT LAWS AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE...

THE NEW HAMPSHIRE L.L.C. BY: [Signature] PRESIDENT
THE NEW HAMPSHIRE L.L.C. BY: [Signature] VICE PRESIDENT

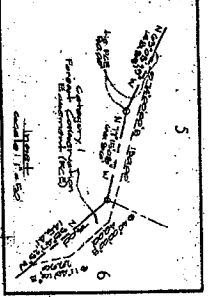


Table with 2 columns: LINE TABULATION, and 2 columns: DESCRIPTION. It lists various utility lines and their specifications.

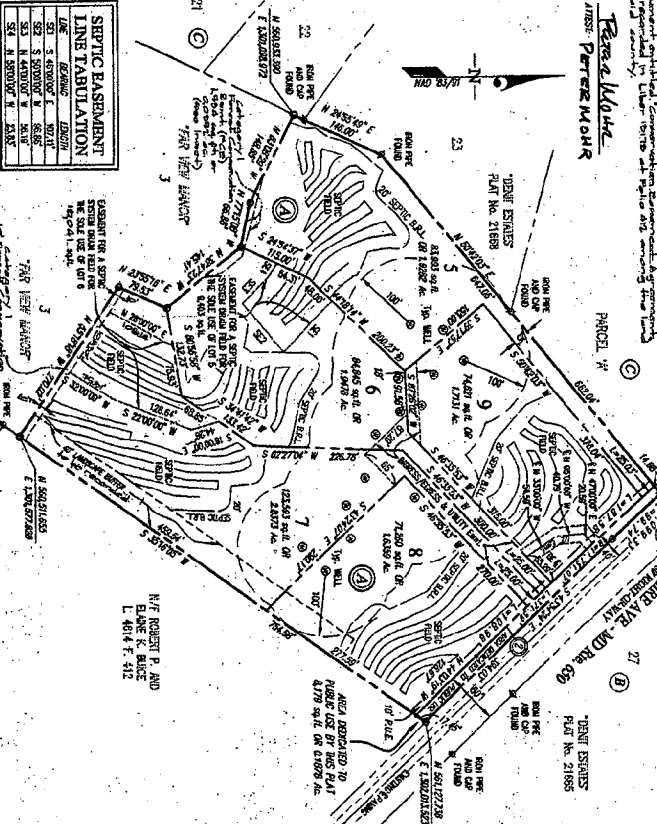
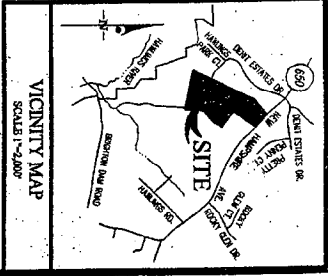
Approval stamp: Approved April 21, 2005. Includes name of the engineer and the state seal.

Approval stamp: Approved [Signature]. Includes name of the engineer and the state seal.

Approval stamp: Approved [Signature]. Includes name of the engineer and the state seal.

CURVE TABULATION table with columns: CURVE, LENGTH, TANGENT, CHORD, BEARING, DELTA. It lists curve data for the plat.

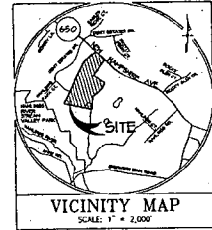
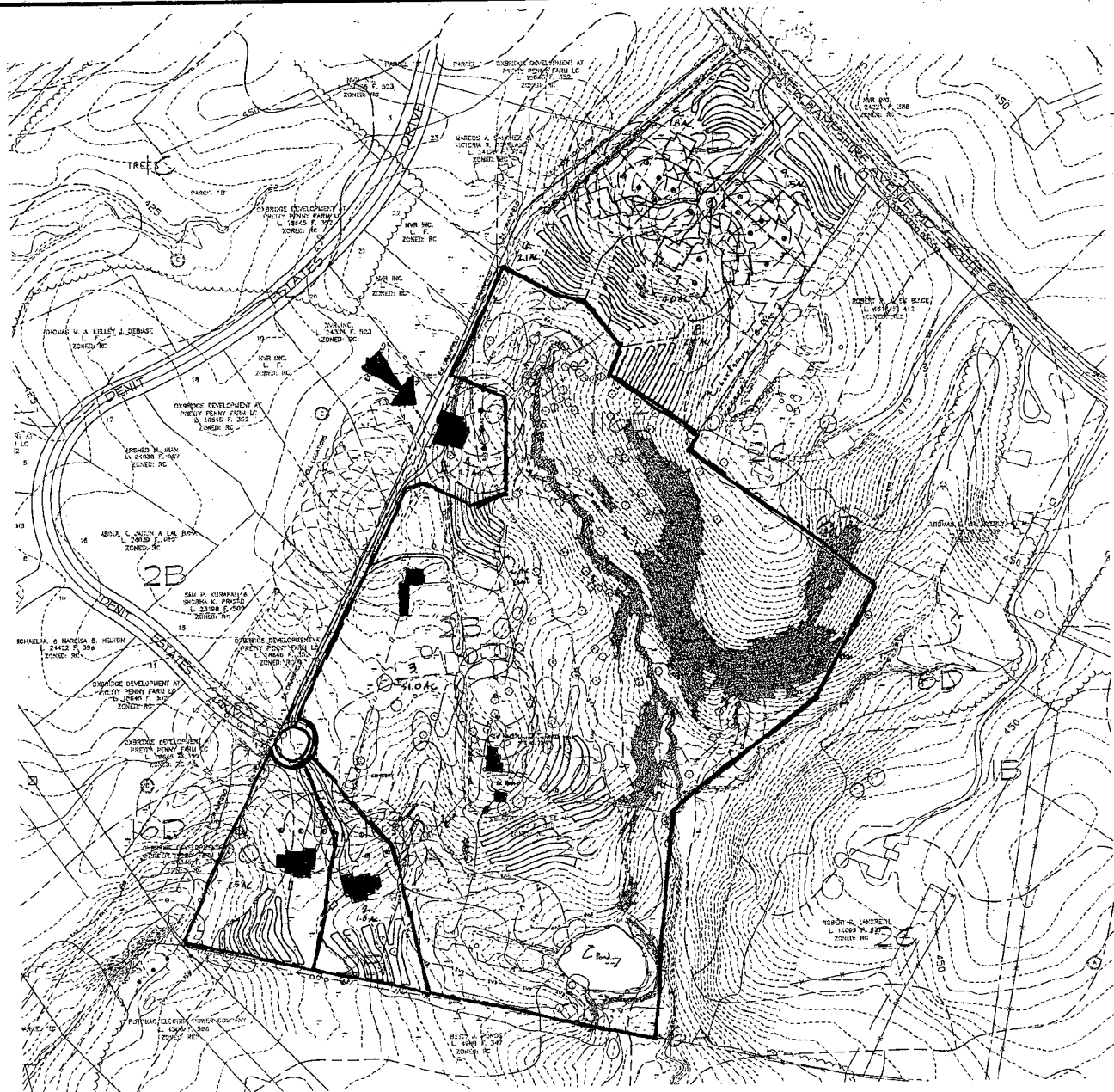
PLAT NO. 23216



GAW GUNTSCHICK LITTLE & WEBER, P.A. ENGINEERS, LAND SURVEYORS AND PLANNERS. License No. 12478. State of New Hampshire.

SUBDIVISION RECORD PLAT. LOTS 5 THRU 9, BLOCK "A", FAR VIEW MANOR. CONY, DISTRICT NO. 4, MERIDEN COUNTY, MAINE. SCALE: 1"=100'. MAY 2005.

DATE: 07/23/05. SHEET NO. 401. SHEET TOTAL: 03-084.



GENERAL NOTES

1. OPEN: COLLETTE SITE (DASH HEADQUARTERS ROAD, HICKORY HIGHLANDS TRF)
2. DEVELOPER: KINGS SQUARE LLC, C/O HALEY DEVELOPMENT, L.C. 3900 NATIONAL DRIVE, SUITE 103 BURTONSVILLE, MARYLAND 20814
3. WATERSHED: HALEY'S RIVER WATERSHED FROM BEST AVAILABLE PUBLIC RECORDS
4. BOUNDARY: HALEY'S RIVER TOPOGRAPHY DELINEATION BY HALEY & ASSOCIATES, DEC. 2005
5. STREAM: VALLEY CENTER BRANCH ON THE HALEY'S RIVER WATERSHED
6. NETLANDS: INTERPOLATED BASED ON HORTONSBERRY COUNTY'S ENVIRONMENTAL GUIDELINES AND HORTONSBERRY COUNTY TOPOGRAPHY
7. THERE ARE NO EXISTING WELLS IDENTIFIED OR ENHANCED SPECIFIED ON SITE
8. HYDROLOGIC SITE COORDINATE PAIR (458) IS LOCATED ON THE PROPERTY
9. PROPOSED PRIVATE WELL AND SEPTIC SYSTEMS EXISTING WATER AND SEWER SERVICE CATERING TO LINE # 20.

KEY

- EX TREE LINE
- MAPPED SOILS
- BOUNDARY LINE
- SPEECHER TREE
- 2% SLOPES
- STREAM
- INTERMITTENT STREAM
- NETLANDS
- 25' WETLAND BUFFER
- STREAM VALLEY BUFFER
- WETLANDS
- WATERS OF THE US
- PROPOSED WELL LOCATIONS
- PROPOSED SEPTIC FIELDS

SITE DATA

1. SITE AREA: 40.9 AC.
2. ZONE: RC
3. PROPOSED USE: SINGLE FAMILY DETACHED
4. DEVELOPMENT TYPE: GLUTTON
5. SPACING ALLOWED (NO UNIT): 4 LOTS
6. COUNTY SPACING: 4 LOTS
7. OPEN SPACE REQUIRED: 28.4 ACRES
8. OPEN SPACE PROVIDED: 30.0 AC. (LOT 3, 9.22 AC)

SOILS

SYMBOL	SOIL NAME	PERCENT FARMLAND	PERCENT HAZARD	HYDRO
2D	GLENDON S&L LOAM, 3-8% SLOPES	YES	NO	NO
2E	GLENDON S&L LOAM, 8-24% SLOPES	NO	NO	NO
6A	BAILE S&L LOAM, 0-2% SLOPES	NO	NO	NO
6D	SPRINGBROOK S&L LOAM, 0-2% SLOPES	NO	YES**	NO
1MC	CHAMBERS S&L LOAM, 0-2% SLOPES	NO	YES**	NO
	ELKINGTON CHAMBERS S&L LOAM, 25-34% SLOPE, VERY ROCKY			

** MAY MATERIALLY CONTAIN HYDROIC INCLUSIONS
 ** ACCORDING TO APPENDIX C OF THE HORTONSBERRY COUNTY ENVIRONMENTAL GUIDELINES
 (HWB SOURCE: USDA - NRCS, NRCS SOIL SURVEY OF HORTONSBERRY COUNTY, MARYLAND)

GLW Gutschick Little & Webber, P.A.
 ONE DOWNSIDE LANE SUITE 200 FARMERS MARKET, LANSING, MICHIGAN 48906
 313.487.1000 FAX: 313.487.1001
 313.487.1001 FAX: 313.487.1001
 313.487.1001 FAX: 313.487.1001



PREPARED FOR:
 KINGS SQUARE LLC
 C/O HALEY DEVELOPMENT, L.C.
 3900 NATIONAL DRIVE, SUITE 103
 BURTONSVILLE, MARYLAND 20814
 (301) 478-1743

PRE-APPLICATION PLAN
SEITZ PROPERTY
 PARCEL 482
 LEBER EAST POLO 818 & LEBER 244 POLO 27
 HORTONSBERRY COUNTY, MARYLAND

SCALE	1" = 100'	ZONING	RC	C.L. & P.L. No.	03054
DATE	JAN. 2004	ISSUE NO.	002		2441
					1 OF 1



Peter Mohr
3333 Spencerville Road
Burtonsville, Maryland 20866

August 9, 2005

Michelle Oaks
Senior Planner
Historic Preservation
1109 Spring Street
Suite 801
Silver Spring, Maryland 20910

Re: Lot 4 – Far View Estates
(21211 Denit Estates Drive)

Dear Michelle:

As we discussed earlier, I am enclosing the permit set of plans for you to stamp. I am sending a 3rd set just so that I can have an extra stamped copy set. Also, I have confirmed that the house is 29' high, measured from the first floor. As my son is handicapped, we will not have any steps on the front porch, so the house will be about 29' to 30' high at the front yard.

Please call me if you have any question or to let me know that the plans are ready for pick up. I can be reached at 305-476-9589. Thank you for all your assistance.

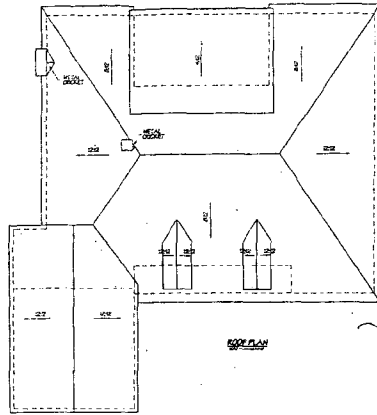
Very truly yours,



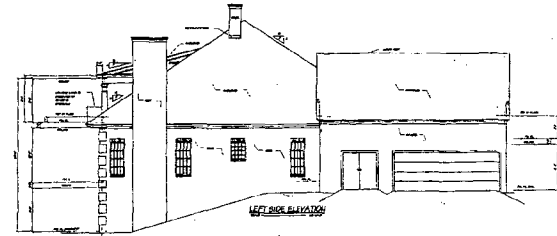
Peter Mohr

PM:tlt

Enclosure

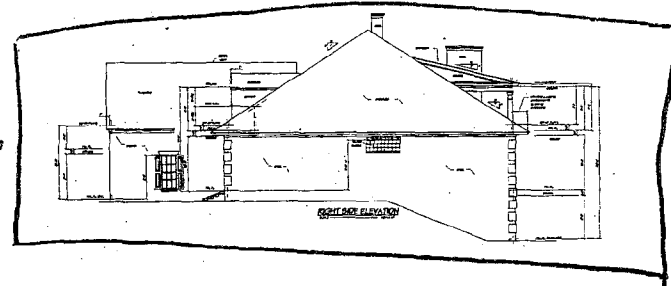


REAR ELEVATION

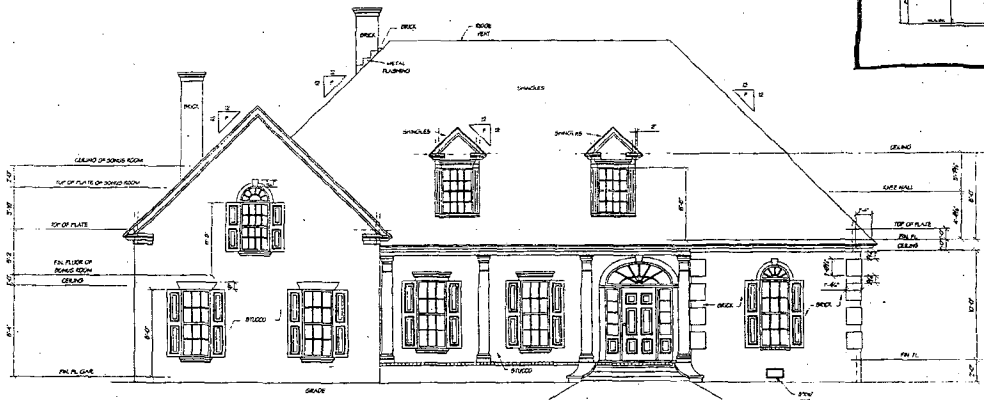


LEFT SIDE ELEVATION

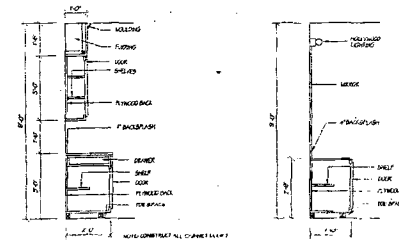
ELEVATION TO FACE HISTORIC HOUSE



RIGHT SIDE ELEVATION



FRONT ELEVATION



KITCHEN CA

Mohr Residence
 21211 Denit Estates Dr.,
 Brookeville, MD 20833
 Farview Estates, Lot #4

PlanHouse
 Home Design & Product Showcase



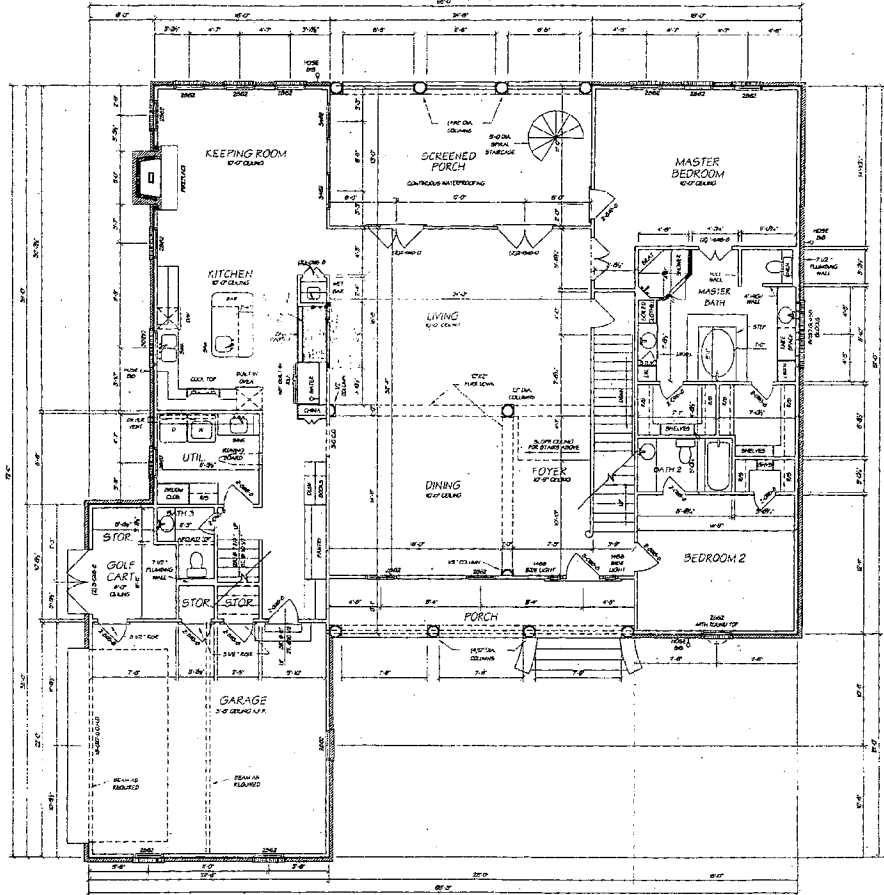
PERMIT DEPARTMENT
 MORTGAGE COMPANY
 If a LICENSE AGREEMENT is not present
 in the top left corner of this document or
 is not printed on our colored material,
 please evidence of modification or alteration.
 DO NOT allow permit or construction funds.
 A copyright violation may have occurred.
 Please call 1-800-752-6468 to verify.

LIABILITY
 All dimensions and conditions are to be
 checked and verified by contractor prior
 to the beginning of construction. Any
 engineering requests should be submitted,
 actual site and construction conditions.
 Due to varying conditions and situations,
 the designer assumes no liability for any
 home constructed from the plan.

© PlanHouse
 A MEMBER OF
 The Building
 Designer
 Showcase

APPROVED
 [Signature]

DATE	ISSUED BY	DATE	APPROVED BY
10/15/11	[Signature]	10/15/11	[Signature]
SCALE	1" = 1/4"	DATE	10/15/11
PLAN NUMBER 36-052-A11H			



SPAN TABLE

SIZE AND SPACING	Ceiling Joist	RAFTER W/O CEILING	RAFTER WITH CEILING	FLOOR JOIST
2" x 4" @ 16" O.C.	12'-0"	12'-0"	12'-0"	12'-0"
2" x 4" @ 12" O.C.	12'-0"	12'-0"	12'-0"	12'-0"
2" x 4" @ 8" O.C.	12'-0"	12'-0"	12'-0"	12'-0"
2" x 4" @ 6" O.C.	12'-0"	12'-0"	12'-0"	12'-0"
2" x 4" @ 4" O.C.	12'-0"	12'-0"	12'-0"	12'-0"
2" x 6" @ 16" O.C.	12'-0"	12'-0"	12'-0"	12'-0"
2" x 6" @ 12" O.C.	12'-0"	12'-0"	12'-0"	12'-0"
2" x 6" @ 8" O.C.	12'-0"	12'-0"	12'-0"	12'-0"
2" x 6" @ 6" O.C.	12'-0"	12'-0"	12'-0"	12'-0"
2" x 6" @ 4" O.C.	12'-0"	12'-0"	12'-0"	12'-0"
2" x 8" @ 16" O.C.	12'-0"	12'-0"	12'-0"	12'-0"
2" x 8" @ 12" O.C.	12'-0"	12'-0"	12'-0"	12'-0"
2" x 8" @ 8" O.C.	12'-0"	12'-0"	12'-0"	12'-0"
2" x 8" @ 6" O.C.	12'-0"	12'-0"	12'-0"	12'-0"
2" x 8" @ 4" O.C.	12'-0"	12'-0"	12'-0"	12'-0"
2" x 10" @ 16" O.C.	12'-0"	12'-0"	12'-0"	12'-0"
2" x 10" @ 12" O.C.	12'-0"	12'-0"	12'-0"	12'-0"
2" x 10" @ 8" O.C.	12'-0"	12'-0"	12'-0"	12'-0"
2" x 10" @ 6" O.C.	12'-0"	12'-0"	12'-0"	12'-0"
2" x 10" @ 4" O.C.	12'-0"	12'-0"	12'-0"	12'-0"

HVAC LAYOUT
HEATING AND AIR DUCTS ARE SHOWN AS PROVIDED BY HVAC CONTRACTOR. PLEASE CONSULT WITH HVAC CONTRACTOR FOR FURTHER COORDINATION BEFORE.

WINDOW SPECIFICATION
WINDOWS SPECIFICATIONS TO BE PROVIDED BY WINDOW MANUFACTURER (SEE WINDOW).

GENERAL NOTES
1. ALL WALLS ARE SHOWN BY THIS LAYOUT UNLESS NOTED OTHERWISE.
2. FIRST FLOOR CEILING IS 8' 0" HIGH UNLESS OTHERWISE NOTED.
3. SECOND FLOOR CEILING IS 8' 0" HIGH UNLESS OTHERWISE NOTED.
4. LOCATE ALL WALLS PER THIS PLAN IN ACCORDANCE WITH THE PLAN.

AREAS

LIVING - 1ST	2160 SQ. FT.
LIVING - 2ND	2160 SQ. FT.
KITCHEN - 1ST	1200 SQ. FT.
KITCHEN - 2ND	1200 SQ. FT.
DINING - 1ST	1200 SQ. FT.
DINING - 2ND	1200 SQ. FT.
BEDROOM - 1ST	1440 SQ. FT.
BEDROOM - 2ND	1440 SQ. FT.
BATH - 1ST	720 SQ. FT.
BATH - 2ND	720 SQ. FT.
HALL - 1ST	720 SQ. FT.
HALL - 2ND	720 SQ. FT.
STAIRS	720 SQ. FT.
PORCH	720 SQ. FT.
GARAGE	2000 SQ. FT.
TOTAL	20000 SQ. FT.

1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



PERMIT DEPARTMENT
MORTGAGE COMPANY
IF A LICENSE AGREEMENT IS NOT PRESENT IN THE TOP LEFT CORNER OF THIS PLAN, IT IS NOT PROVIDED BY OUR COMPANY. WE PROVIDE AS EVIDENCE OF MODIFICATION OR DAMAGING. DO NOT ISSUE PERMIT OR CONSTRUCTION BOND. A copyright violation may have occurred. Please call 1-800-752-6468 to verify.

LIABILITY
All drawings and specifications are to be checked and verified by contractor prior to the beginning of construction. Any engineering aspects should be checked to actual site and construction conditions. Due to varying conditions and specifications, the designer assumes no liability for any home constructed from this plan.

© PlanHouse
A MEMBER OF
The Building
Designer
Showcase

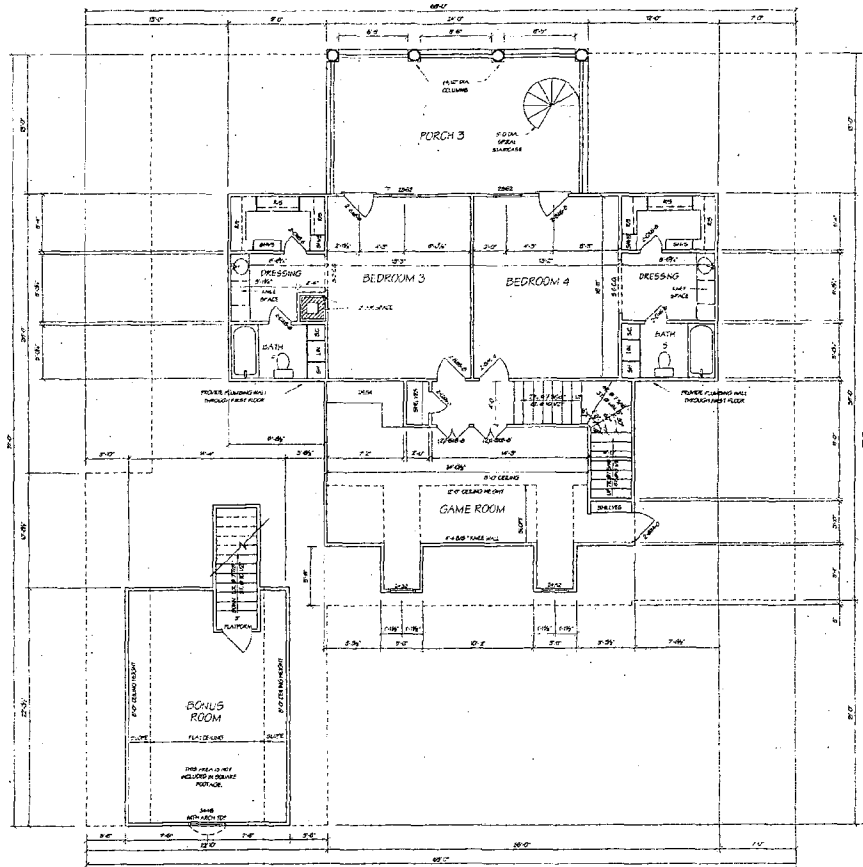
APPROVED
DATE: 11/11/08
EDB/1/12

Mohr Residence
21211 Denit Estates Dr.,
Brookeville, MD 20833
Farview Estates, Lot #4

DATE: 11/11/08	UNAPPROVED BY: ED	DATE: 11/11/08
1	7	
PLAN NUMBER: 36-052-A11H		

2

PlanHouse
Home Design & Product Showcase



SPAN TABLE

SPAN AND SPACING	CEILING JOIST	RFTER NO. 0	RFTER WITH CEILING	FLOOR JOIST
8'0" ON CENTER	16" O.C.	12" O.C.	12" O.C.	12" O.C.
9'0" ON CENTER	16" O.C.	12" O.C.	12" O.C.	12" O.C.
10'0" ON CENTER	16" O.C.	12" O.C.	12" O.C.	12" O.C.
11'0" ON CENTER	16" O.C.	12" O.C.	12" O.C.	12" O.C.
12'0" ON CENTER	16" O.C.	12" O.C.	12" O.C.	12" O.C.
13'0" ON CENTER	16" O.C.	12" O.C.	12" O.C.	12" O.C.
14'0" ON CENTER	16" O.C.	12" O.C.	12" O.C.	12" O.C.
15'0" ON CENTER	16" O.C.	12" O.C.	12" O.C.	12" O.C.
16'0" ON CENTER	16" O.C.	12" O.C.	12" O.C.	12" O.C.
18'0" ON CENTER	16" O.C.	12" O.C.	12" O.C.	12" O.C.
20'0" ON CENTER	16" O.C.	12" O.C.	12" O.C.	12" O.C.
24'0" ON CENTER	16" O.C.	12" O.C.	12" O.C.	12" O.C.
30'0" ON CENTER	16" O.C.	12" O.C.	12" O.C.	12" O.C.
36'0" ON CENTER	16" O.C.	12" O.C.	12" O.C.	12" O.C.

HVAC LAYOUT

INDICATED AIR HANDLING UNITS SHOULD BE PROVIDED BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.

WINDOW SPECIFICATION

WINDOW SPECIFICATIONS TO BE PROVIDED BY MANUFACTURER (SEE ORDER)

GENERAL NOTES

- ALL WALLS ARE SHOWN 3/4" THICK UNLESS OTHERWISE NOTED.
- IF ANY FLOOR FINISHES ARE SHOWN UNLESS OTHERWISE NOTED.
- SECOND FLOOR CEILING ARE 8'-0" HIGH UNLESS OTHERWISE NOTED.
- LISTED WATER RESISTIVE BARRIER SHALL BE USED ON ALL ROOFING.

AREAS

LAND 100'	2400 SQ. FT.
LAND 200'	4800 SQ. FT.
LAND 300'	7200 SQ. FT.
LAND 400'	9600 SQ. FT.
LAND 500'	12000 SQ. FT.
LAND 600'	14400 SQ. FT.
LAND 700'	16800 SQ. FT.
LAND 800'	19200 SQ. FT.
LAND 900'	21600 SQ. FT.
LAND 1000'	24000 SQ. FT.
LAND 1100'	26400 SQ. FT.
LAND 1200'	28800 SQ. FT.
LAND 1300'	31200 SQ. FT.
LAND 1400'	33600 SQ. FT.
LAND 1500'	36000 SQ. FT.

2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



PERMIT DEPARTMENT
MORTGAGE COMPANY
I, THE LICENSEE AGREEMENT IS NOT PRESENT IN THE LEFT CORNER OF THIS PLANNING OR IS NOT PRINTED ON OUR COVER SHEET, SHOWS EVIDENCE OF MISPLACED OR SAMPLED. DO NOT HAVE PERMIT OR APPROVAL FROM A COUNTY JUDICIAL OFFICE. PLEASE CALL 1-800-752-6468 TO VERIFY.

LIABILITY
All dimensions and quantities are to be checked and verified by contractor prior to the beginning of construction. Any engineering material shown on this plan is not to be used unless specifically approved by the designer. The designer shall not be held liable for any home constructed from this plan.

PlanHouse
A MEMBER OF
The Building Designer Showcase

APPROVED
[Signature]

Mohr Residence
21211 Denit Estates Dr.,
Brookeville, MD 20833
Farview Estates, Lot #4

DATE	1-15-21	NO.	12142
DRAWN BY	[Signature]		
CHECKED BY	[Signature]		
PLAN NUMBER	36-052-A1111		

(6)



3905 NATIONAL DRIVE, SUITE 105 • BURTONSVILLE, MARYLAND 20866

PETER R. MOHR

PHONE: 301.476.7715
DIRECT: 301.476.9589
FAX: 301.476.7717
MOBILE: 301.775.2881
EMAIL: pmohr@haileydev.com

Michelle, please
call when ready
to pick up
Sam Peter

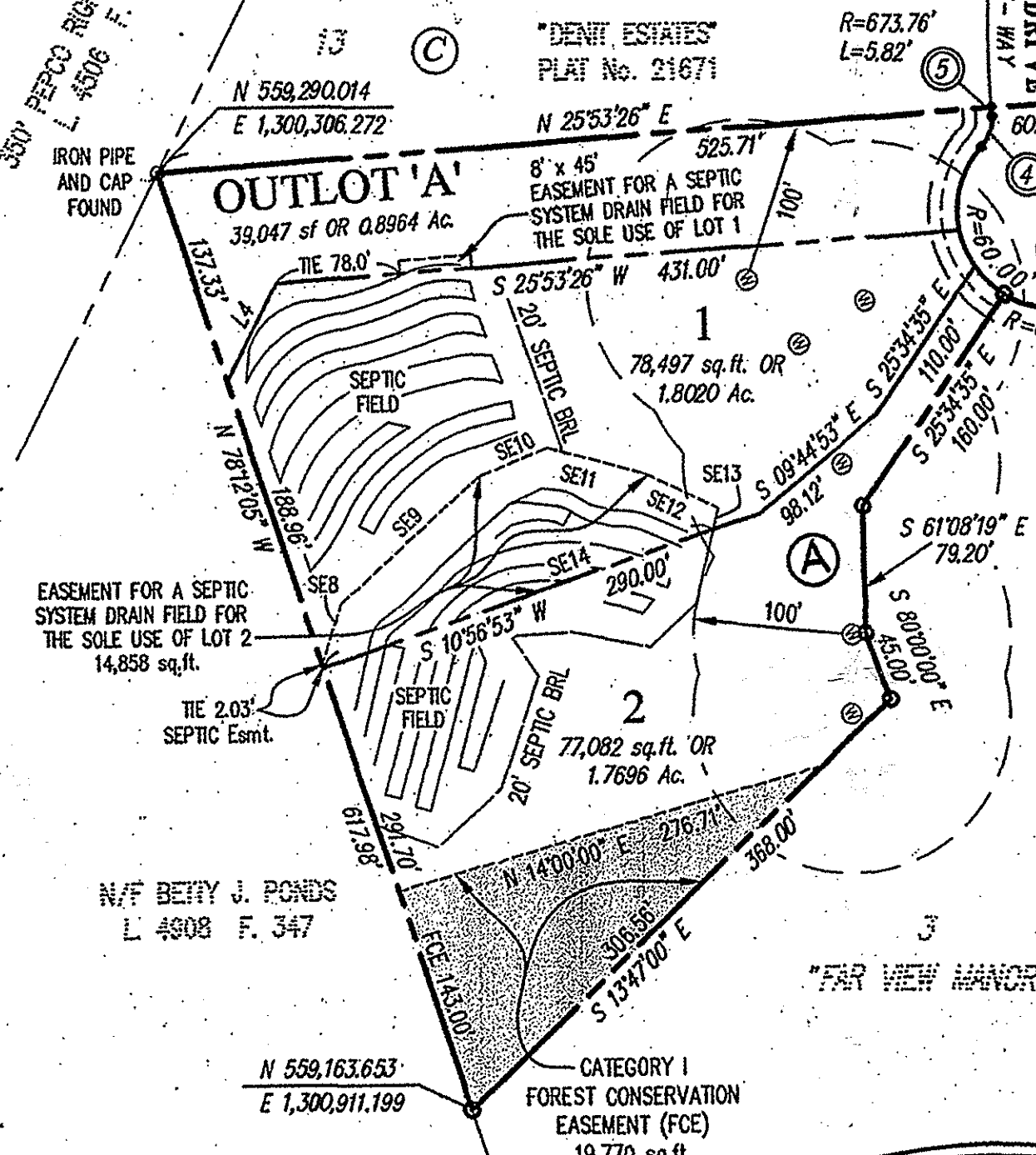
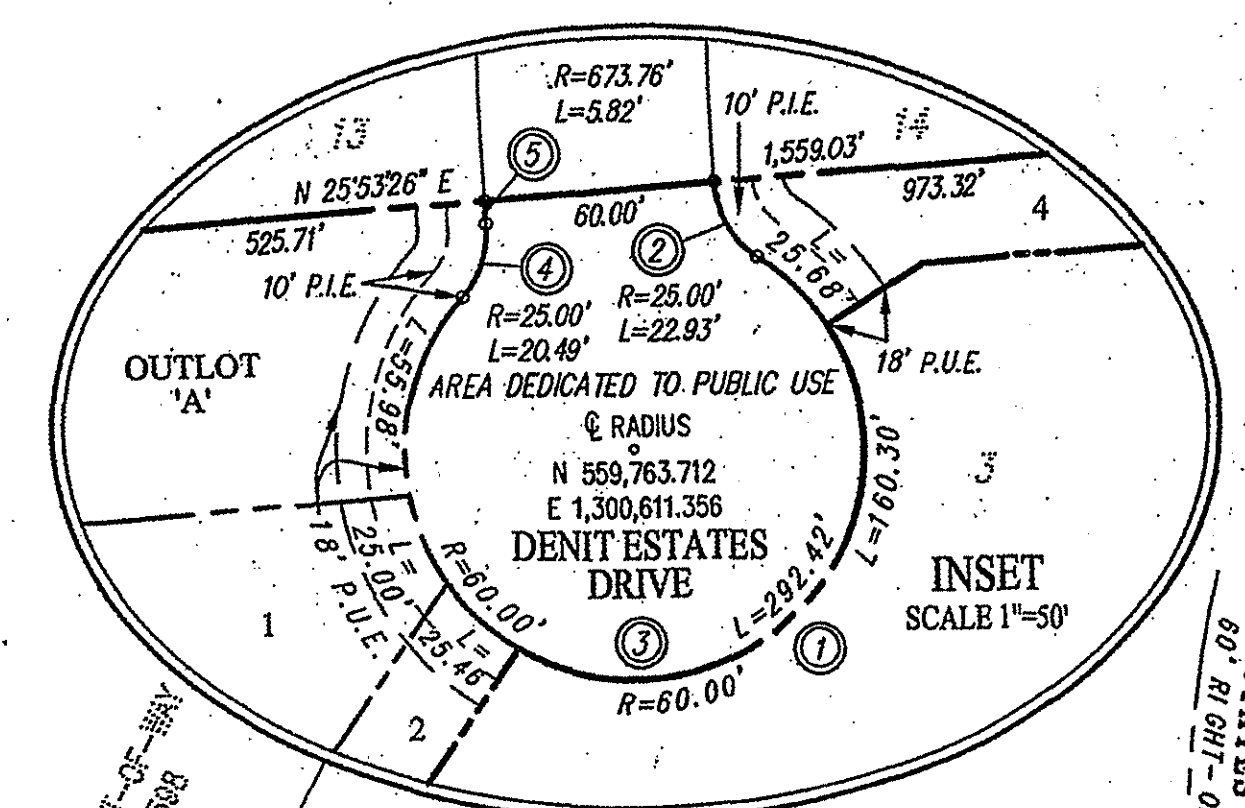
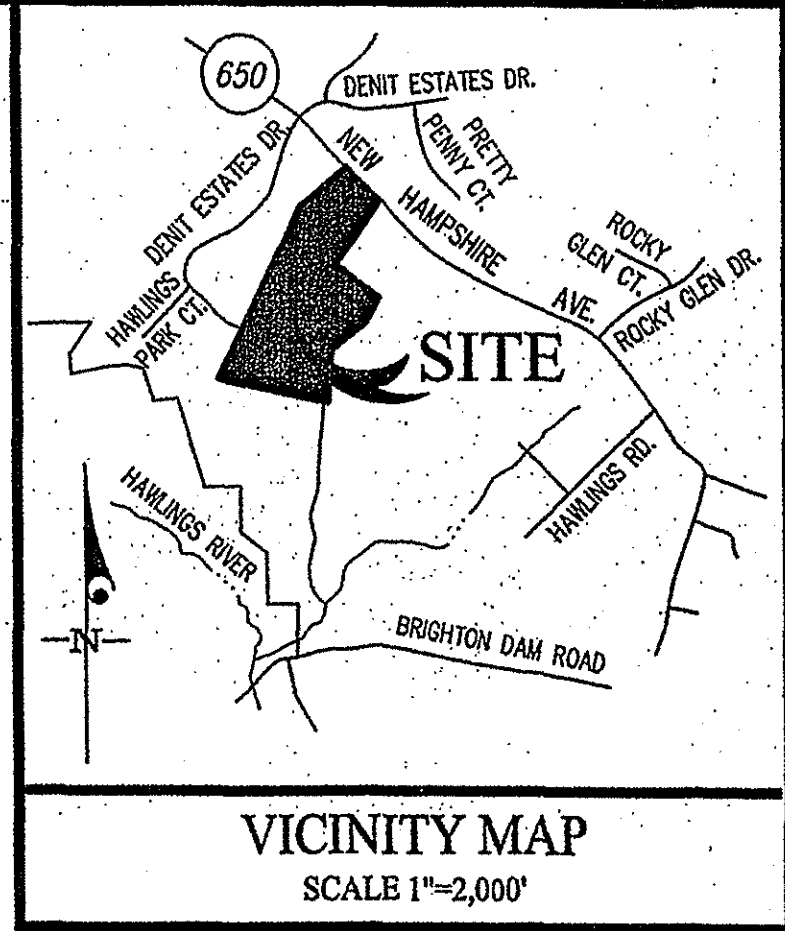
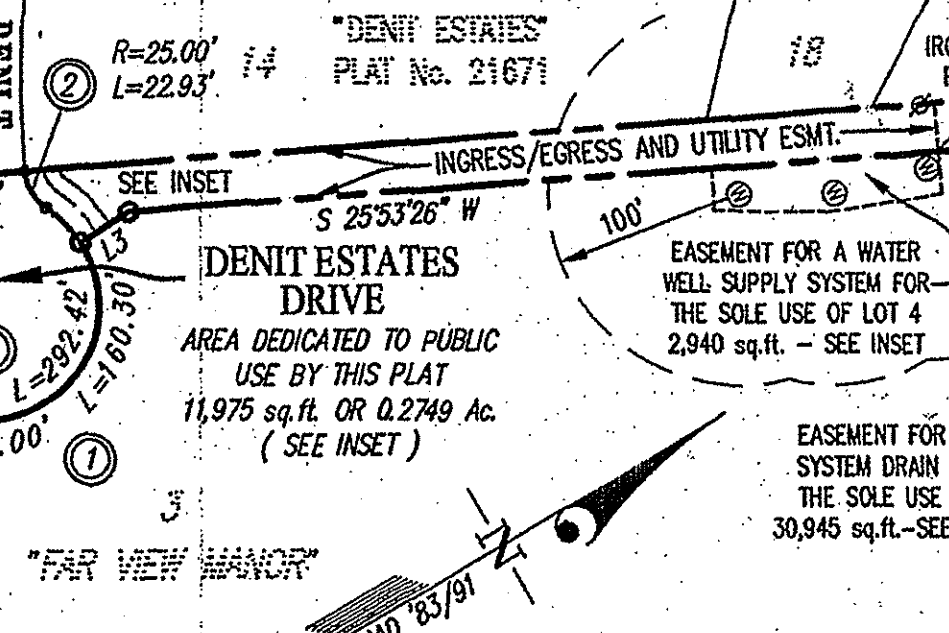
michel's

LINE	BEARING	LENGTH
L1	S 70°54'50" W	52.66'
L2	S 70°53'36" W	42.42'
L3	S 02°26'11" E	29.82'
L4	S 32°48'12" E	68.11'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	Rt. 60.00'	160.30'	250.65'	116.70'	S 15°53'54" E	153°04'34"
2	Lt. 25.00'	22.93'	12.34'	22.14'	N 89°19'27" E	52°33'26"
3	Rt. 60.00'	292.42'	51.03'	77.75'	S 22°39'48" W	279°14'09"
4	Lt. 25.00'	20.49'	10.86'	19.92'	N 41°12'08" W	46°58'02"
5	Rt. 673.76'	5.82'	2.91'	5.82'	N 64°26'18" W	00°29'43"

PLAT No.
23215

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
SE1	S 32°00'00" E	76.19'	SE8	N 43°00'00" W	39.80'
SE2	S 14°00'00" E	45.17'	SE9	N 12°00'00" W	119.07'
SE3	S 70°00'00" W	100.42'	SE10	N 08°00'00" E	45.22'
SE4	N 82°00'00" W	120.90'	SE11	N 45°00'00" E	61.69'
SE5	N 05°00'00" W	85.16'	SE12	N 56°00'00" E	48.59'
SE6	N 53°00'00" W	31.71'	SE13	S 46°37'29" E	13.73'
SE7	N 25°53'26" E	60.71'	SE14	S 10°56'53" W	259.30'



AREA TABULATION	
3 LOTS	228,662 sq.ft.
1 OUTLOT	39,047 sq.ft.
STREET DEDICATION	11,975 sq.ft.
TOTAL AREA OF PLAT	279,684 sq.ft.

FOR PRIVATE WELL AND INDIVIDUAL SEPTIC SYSTEMS ONLY

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

Approved April 21, 2005
Derick P. Bulaga
CHAIRMAN

Approved July 6, 2005
Dorothy Kross
ASST. SECRETARY TREASURER

M.N.C.P. & P.C. RECORD FILE No. 625-90

OWNER'S CERTIFICATE

FAR VIEW VENTURE, L.L.C., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, DEDICATES THE STREETS TO PUBLIC USE AND ESTABLISHES AND GRANTS TO MONTGOMERY COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS FOREVER EASEMENTS IN, ON, AND OVER THE LAND HEREIN IDENTIFIED AS THE PUBLIC IMPROVEMENTS EASEMENTS (P.I.E.) SHOWN HEREON WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THESE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC IMPROVEMENTS EASEMENT" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 27720 AT FOLIO 711 WHICH SAID TERMS ARE INCORPORATED HEREON BY THIS REFERENCE AND TEMPORARY SLOPE EASEMENTS, TWENTY-FIVE (25) FEET WIDE ADJACENT, PARALLEL AND CONTIGUOUS TO THE DEDICATED R/W LINE. SLOPE EASEMENTS SHALL AUTOMATICALLY BE EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ADJUTING THE ROAD HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY.

FURTHER, FAR VIEW VENTURE, L.L.C. ESTABLISHES THE SEPTIC SYSTEM AND WATER WELL SUPPLY SYSTEM EASEMENTS, AS SHOWN HEREON FOR THE BENEFIT AND USE OF LOT 4, BLOCK "A", FAR VIEW MANOR; GRANTS AN INGRESS/EGRESS AND UTILITY EASEMENT TO BENEFIT LOT 3, BLOCK "A", FAR VIEW MANOR, AS SHOWN HEREON FOR THE BENEFIT AND USE OF LOT 3, BLOCK "A" AND GRANTS PUBLIC UTILITIES EASEMENTS (P.U.E.), AS SHOWN HEREON ADJACENT, CONTIGUOUS, PARALLEL AND CONCENTRIC TO THE DEDICATED R/W, AS SHOWN HEREON, TO THE PARTIES NAMED IN THE DOCUMENT ENTITLED "TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND GRANTS FOREST CONSERVATION EASEMENTS, AS SHOWN HEREON TO THE PARTIES NAMED IN A DOCUMENT ENTITLED "CONSERVATION EASEMENT AGREEMENT, CATEGORY I" AS RECORDED IN LIBER 13178 AT FOLIO 412 AMONG THE LAND RECORDS OF SAID COUNTY, SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

AS OWNER FAR VIEW VENTURE, L.L.C. OR ITS SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS, TRUSTS, LIENS OR LEASES AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

FAR VIEW VENTURE, L.L.C.
BY: THALIA CLARKSBURG, LLC

BY: *James H. Moshowitz*
JAMES H. MOSHOWITZ, MANAGER

DATE: 5/25/05

ATTEST: *Peter Monk*
PETER MONK

LINE	BEARING	LENGTH
WE1	S 64°06'34" E	22.00'
WE2	S 21°07'37" W	60.21'
WE3	S 30°39'15" W	60.21'
WE4	N 64°06'34" W	22.00'
WE5	N 25°53'26" E	120.00'

PRINTED
AUG 1 2005
Gutschick, Little & Weber, P.A.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THAT LAND CONVEYED BY E. CELESTIE SEITZ TO FAR VIEW VENTURE, L.L.C. BY DEED DATED OCTOBER 22, 2003 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 28720 AT FOLIO 714.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S DEDICATION HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS (O) WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-24(E) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 279,684 SQUARE FEET OR 6.4207 ACRES, 11,975 SQUARE FEET OR 0.2749 OF AN ACRE OF WHICH IS TO BE DEDICATED TO PUBLIC USE.

24 MAY 2005
DATE

David Samuel Weber
DAVID SAMUEL WEBER
FOR GUTSCHICK, LITTLE & WEBER, P.A.
MD. REGISTRATION No. 10852



SUBDIVISION RECORD PLAT

LOTS 1, 2 & 4 AND
OUTLOT 'A', BLOCK "A"
FAR VIEW MANOR

OLNEY ELECTION DISTRICT NO. 8
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=100' MAY 2005

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-959-2524 FAX: 301-421-4186

OWNER'S CERTIFICATE

FAR VIEW VENTURE, L.L.C., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, DEDICATES THE STREETS TO PUBLIC USE AND GRANTS TO MONTGOMERY COUNTY, MARYLAND TEMPORARY SLOPE EASEMENTS, TWENTY-FIVE (25) FEET WIDE ADJACENT, PARALLEL AND CONTIGUOUS TO THE DEDICATED RIGHT-OF-WAY LINE. SLOPE EASEMENTS SHALL AUTOMATICALLY BE EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ADJUTING THE ROAD HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY.

FURTHER, FAR VIEW VENTURE, L.L.C. ESTABLISHES THE SEPTIC SYSTEM EASEMENTS, AS SHOWN HEREON FOR THE BENEFIT AND USE OF LOTS 5 & 6, BLOCK "A", FAR VIEW MANOR; GRANTS AN INGRESS/EGRESS AND UTILITY EASEMENT, AS SHOWN HEREON FOR THE BENEFIT AND USE OF LOTS 5-9, BLOCK "A" AND GRANTS PUBLIC UTILITIES EASEMENTS (P.U.E.), AS SHOWN HEREON ADJACENT, CONTIGUOUS, PARALLEL AND CONCENTRIC TO THE DEDICATED RIGHT-OF-WAY, AS SHOWN HEREON, TO THE PARTIES NAMED IN THE DOCUMENT ENTITLED "TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES. AS OWNER FAR VIEW VENTURE, L.L.C. OR ITS SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SUITS, ACTIONS, TRUSTS, LIENS OR LEASES AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

*Add Grants Conservation Easement, as shown hereon, to the parties named in a document entitled, "Conservation Easement Agreement, Category 1" as recorded in Liber 12178 at Folio 412 among the land records of said county.

FAR VIEW VENTURE, L.L.C.
BY: THALIA CLARKSBURG, LLC

BY: *[Signature]*
JAMES H. MOSHWITIS, MANAGER

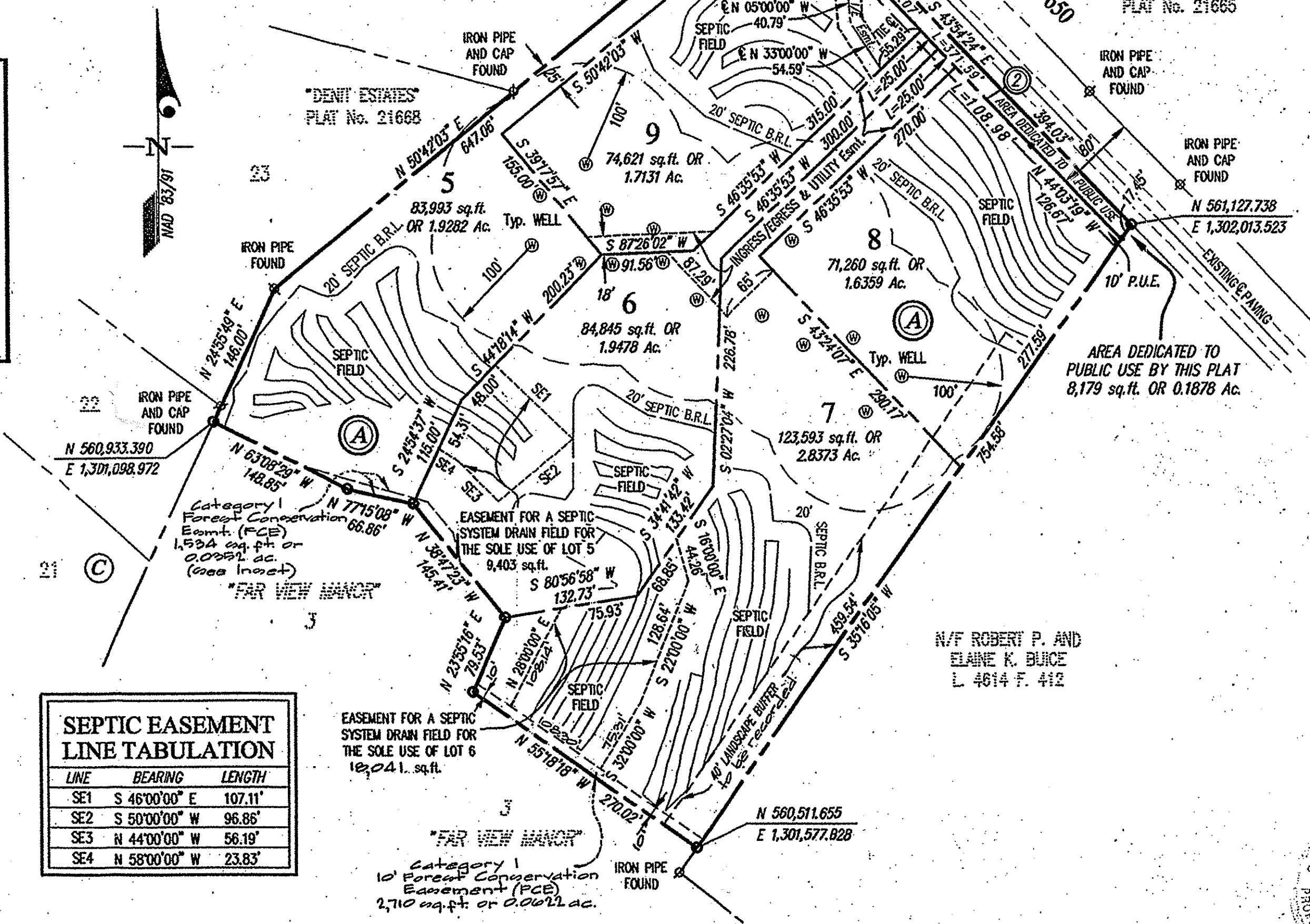
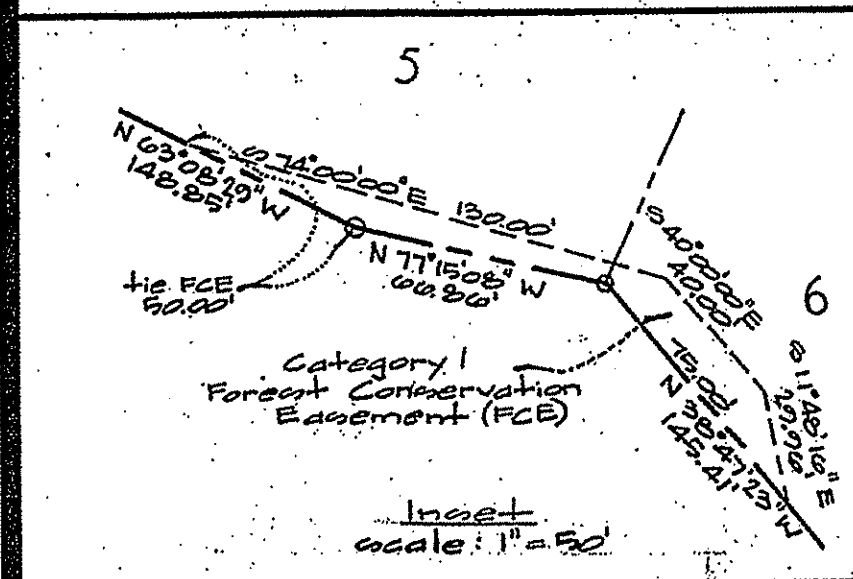
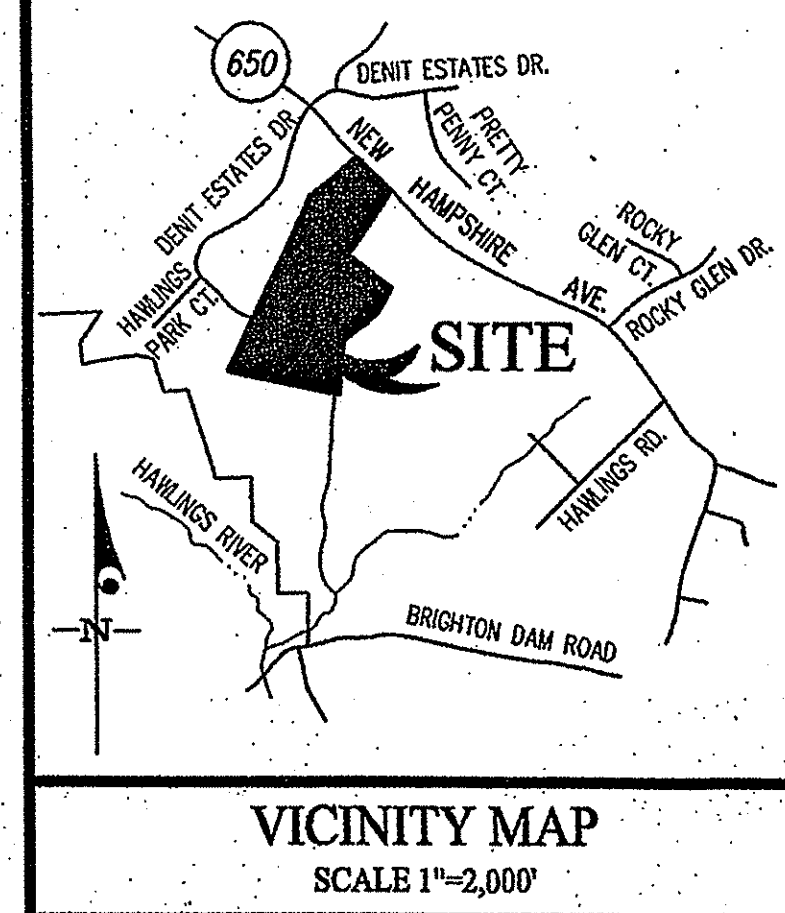
DATE: 5/25/05

ATTEST: *[Signature]*
PETER MOHR

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	Lt. 2,099.33'	99.74'	49.88'	99.73'	S 42°32'44" E	2°43'20"
2	Rt. 11,751.07'	371.59'	185.81'	371.58'	N 43°08'58" W	1°48'42"

PLAT No.
23216



SEPTIC EASEMENT LINE TABULATION

LINE	BEARING	LENGTH
SE1	S 46°00'00" E	107.11'
SE2	S 50°00'00" W	96.86'
SE3	N 44°00'00" W	56.19'
SE4	N 58°00'00" W	23.83'

1. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
2. 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 AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
3. PROPERTY MARKERS LOCATED IN THE FIELD MARKED THUS: \odot . PROPERTY MARKERS TO BE SET SHOWN THUS: \odot .
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN.
5. THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 1-04093. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
6. NO VEHICULAR ACCESS IS ALLOWED ALONG NEW HAMPSHIRE AVENUE, EXCEPT AT THE APPROVED LOCATION.
7. THIS PLAT IS SUBJECT TO SECTION 50-39 RESIDENTIAL CLUSTER SUBDIVISION, RESUBDIVISION IS STRICTLY CONTROLLED.
8. THE LOTS SHOWN HEREON ARE APPROVED FOR FIVE (5) BEDROOM HOUSES.
9. THE SEPTIC FIELD BUILDING RESTRICTION LINES (SEPTIC B.R.L.) SHOWN HEREON ARE SUBJECT TO CHANGE UPON RE-APPROVAL BY THE WELL AND SEPTIC SECTION OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES.

SURVEYOR'S CERTIFICATE

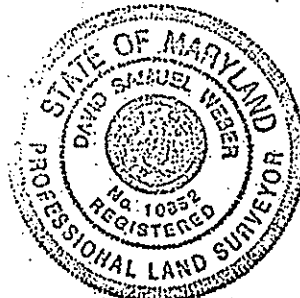
I HEREBY CERTIFY THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THAT LAND, CONVEYED BY E. CELESTE SEITZ TO FAR VIEW VENTURE, L.L.C. BY DEED DATED OCTOBER 22, 2003 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 28720 AT FOLIO 714.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S DEDICATION HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS (\odot) WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-24(E) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 446,492 SQUARE FEET OR 10.2500 ACRES, 8,179 SQUARE FEET OR 0.1878 OF AN ACRE OF WHICH IS TO BE DEDICATED TO PUBLIC USE.

DATE: 24 MAY 2005 *[Signature]*

FOR GUTSCHICK, LITTLE & WEBER, P.A.
DAVID SAMUEL WEBER
MD. REGISTRATION No. 10852



SUBDIVISION RECORD PLAT
LOTS 5 THRU 9, BLOCK "A"
FAR VIEW MANOR

OLNEY ELECTION DISTRICT NO. 8
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=100' MAY 2005

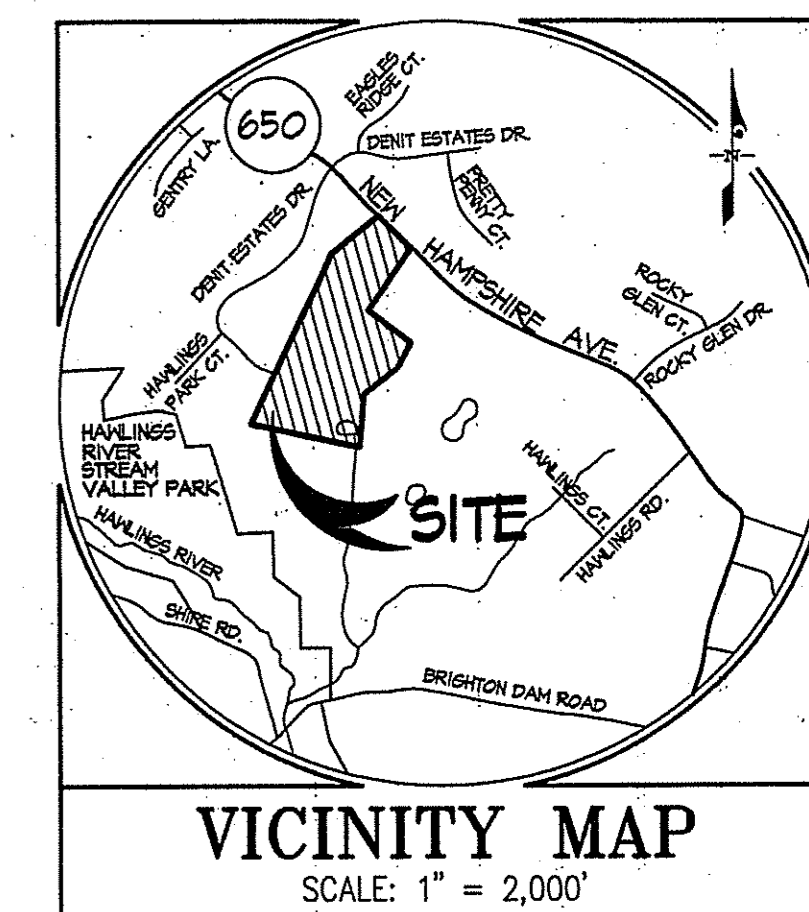
GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-969-2524 FAX: 301-421-4186

ZONED - RC
PRELIM. PLAN #1-04093 - SEITZ PROPERTY
TAX MAP JV 21 - PARCEL 482

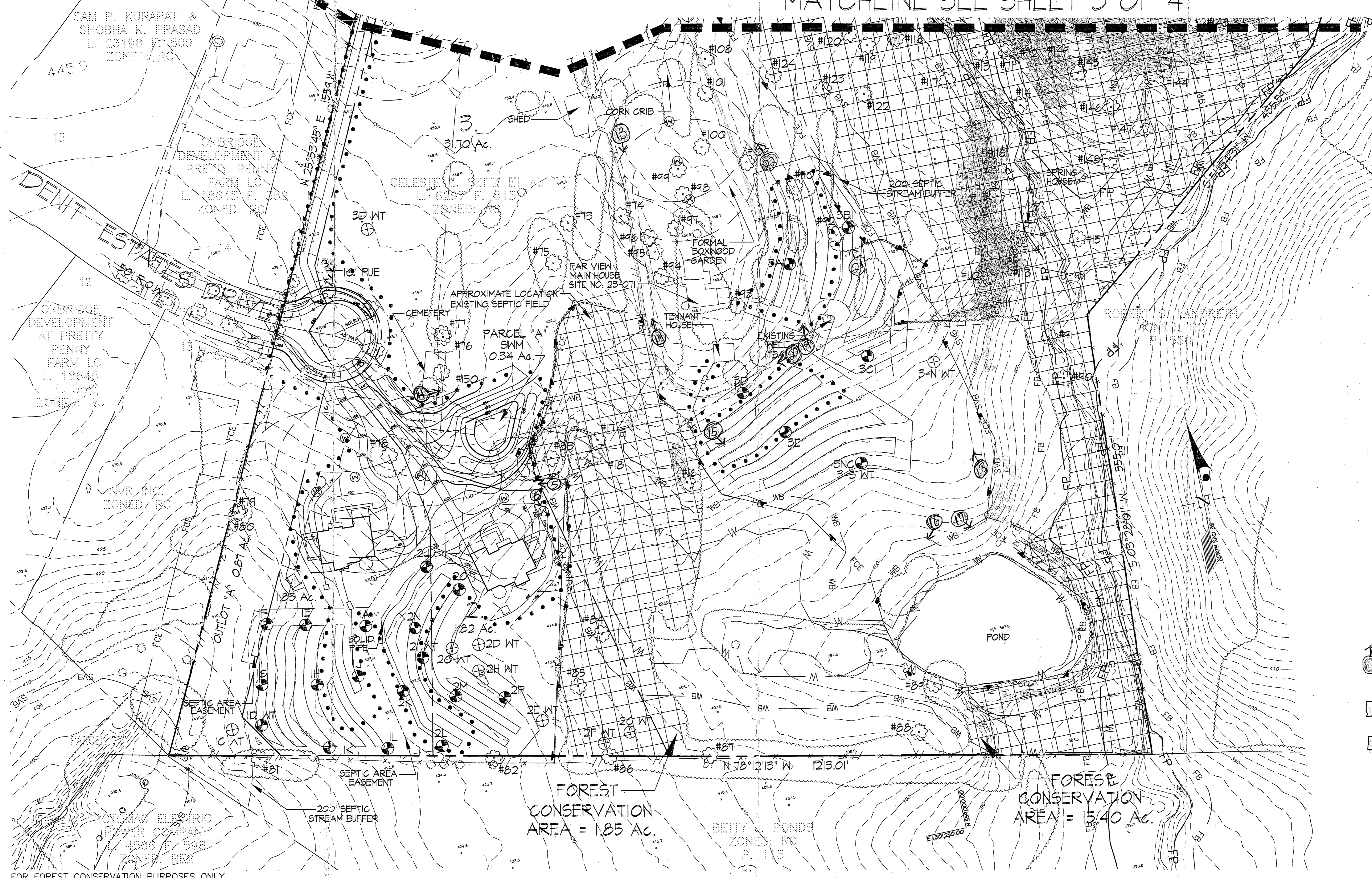
AREA TABULATION

5 LOTS	438,312 sq.ft.
0 PARCELS	0 sq.ft.
STREET DEDICATION	8,179 sq.ft.
TOTAL AREA OF PLAT	446,492 sq.ft.

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	RECORDED: 07/29/05
Approved April 21, 2005 <i>[Signature]</i> CHAIRMAN	Approved June 6, 2005 <i>[Signature]</i> DIRECTOR	PLAT NO.: 23216
M.N.C.P. & P.C. RECORD FILE No. 625-91		DRAWN BY: WEG CHECKED BY: <i>[Signature]</i> GLW FILE NO.: 03-064



MATCHLINE SEE SHEET 3 OF 4



THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
FINAL FOREST CONSERVATION PLAN
APPROVAL

Plan No. FC-0193
APR 7/1/05

- PICTURE LOCATION AND DIRECTION
- BOX WIRE ON BOARD
- BOARD ON BOARD

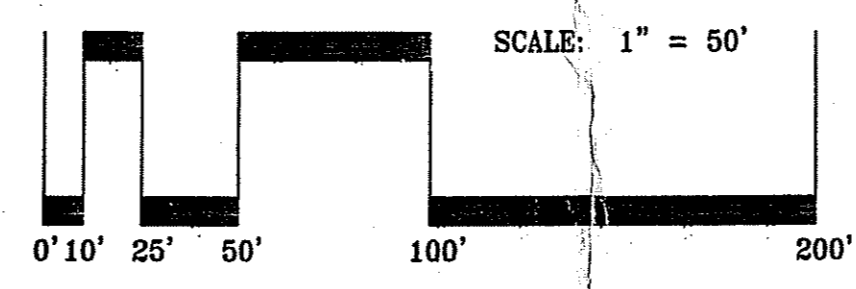
I hereby certify that the Preliminary Forest Conservation Plan has been prepared in accordance with the Maryland Forest Conservation Act, The Montgomery County Forest Conservation Technical Manual, effective September, 1992, and The Montgomery County Forest Conservation Regulations, effective July 30, 2002.

Kevin A. Foster
Kevin A. Foster
Maryland Registered Landscape Architect
STATE OF MARYLAND

FOREST CONSERVATION AREA = 185 AC.
FOREST CONSERVATION AREA = 15.40 AC.

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 220 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4186

DES.	DRN.	CHK.	DATE	REVISION	BY	APPR.

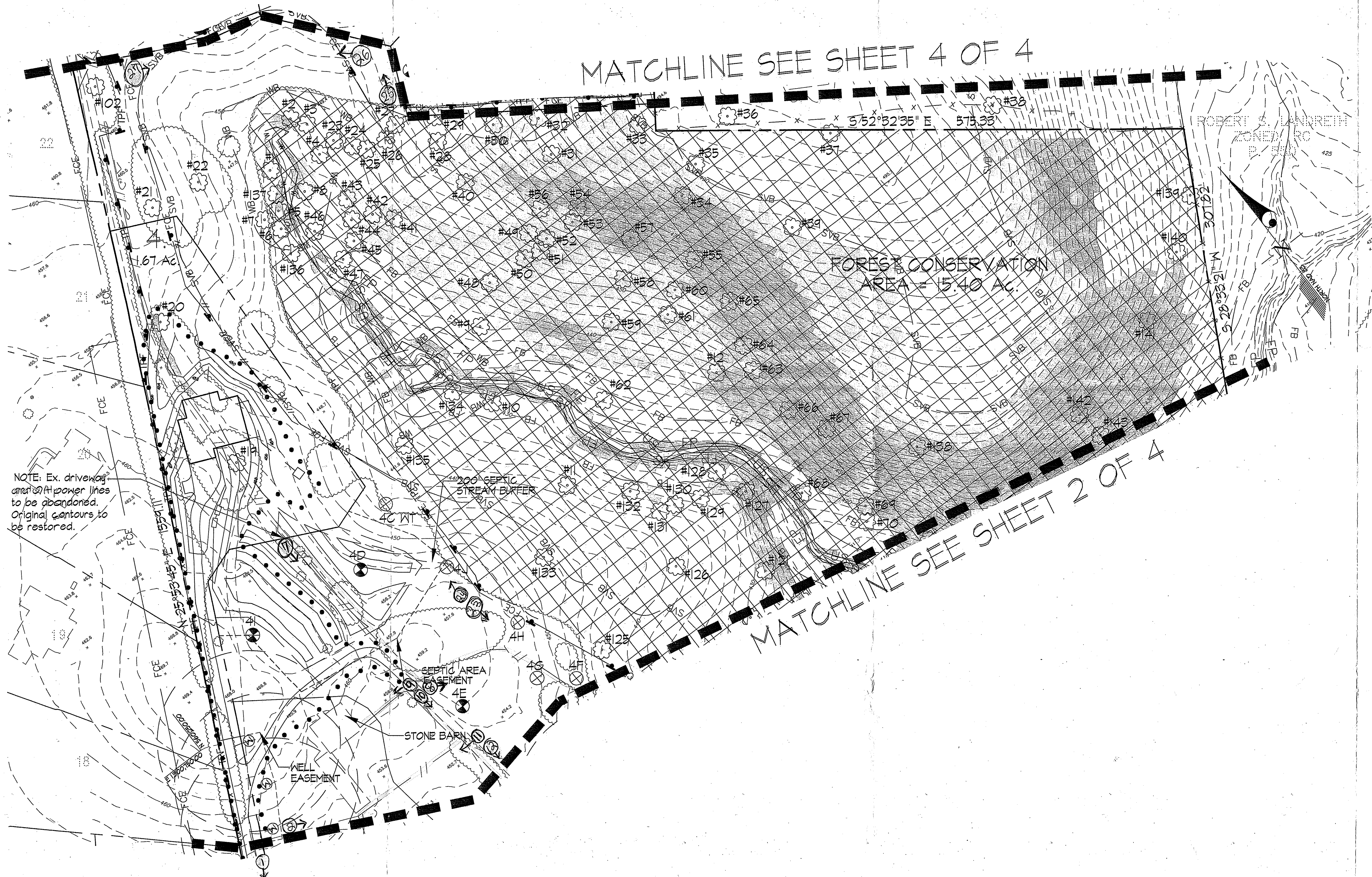
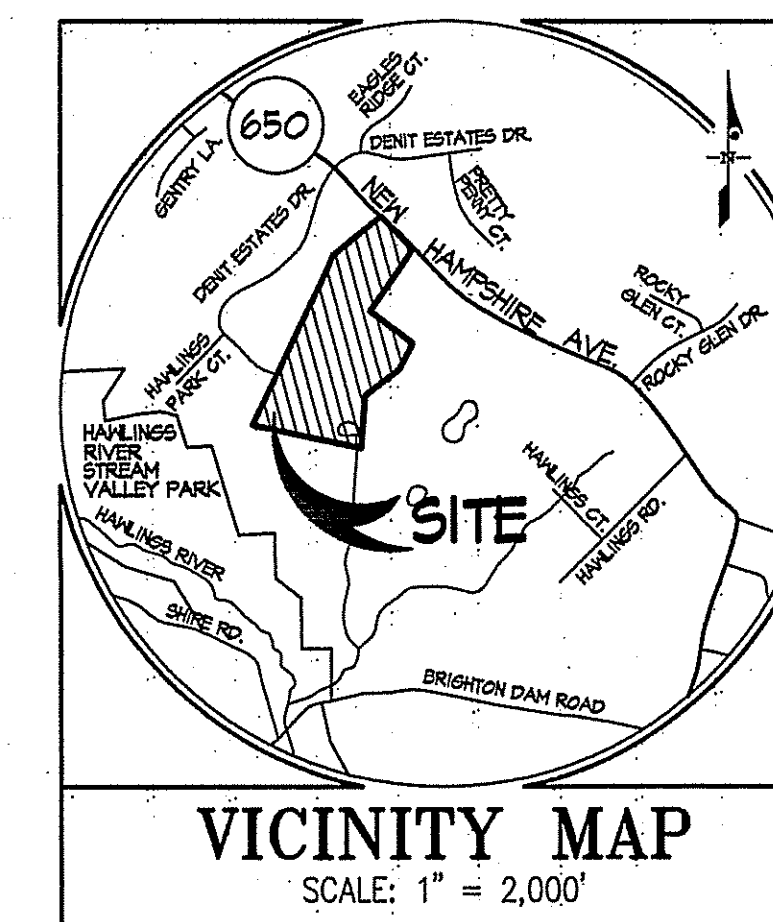


PREPARED FOR:
KINGS SQUARE LLC
C/O HAILEY DEVELOPMENT, L.C.
3905 NATIONAL DRIVE, SUITE 105
BURTNSVILLE, MARYLAND 20866
(301)476-7715

FOREST CONSERVATION PLAN
SEITZ PROPERTY
PARCEL 482
LIBER 629/ FOLIO 815 & LIBER 5140 FOLIO 27
ELECTION DISTRICT No. 8
MONTGOMERY COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	RC	03064
DATE	TAX MAP - GRID	SHEET
MARCH, 2005	JV - 12	2 OF 4

L:\CADD\DRAWINGS\03064\design\Final_FCP\03064FCP2.dwg 6/26/2005 10:31:02 AM LIST



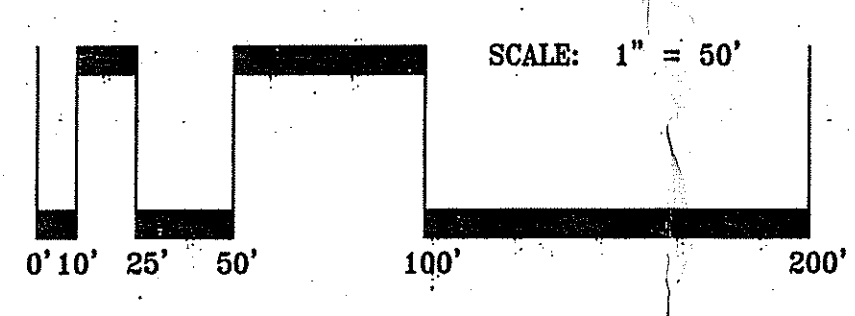
NOTE: Ex. driveway and power lines to be abandoned. Original contours to be restored.

THE MARYLAND NATIONAL CAPITAL
 PARK AND PLANNING COMMISSION
 PRELIMINARY FOREST CONSERVATION PLAN
APPROVAL
 Plan No. F04013
 DATE: 7/14/05

I hereby certify that the Preliminary Forest Conservation Plan has been prepared in accordance with the Forest Conservation Act, The Montgomery County Technical Manual, effective September, 1992, and the Montgomery County Forest Conservation Regulations, effective July 30, 2002.
 Kevin A. Foster
 Maryland Registered Landscape Architect

FOR FOREST CONSERVATION PURPOSES ONLY

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3009 NATIONAL DRIVE - SUITE 200 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 FAX: 301-421-4188



PREPARED FOR:
 KINGS SQUARE LLC
 C/O HAILEY DEVELOPMENT, L.C.
 3005 NATIONAL DRIVE, SUITE 105
 BURTONSVILLE, MARYLAND 20866
 (301)476-7715

FOREST CONSERVATION PLAN
SEITZ PROPERTY
PARCEL 482
 LIBER 6297 FOLIO 815 & LIBER 5140 FOLIO 27
 ELECTION DISTRICT No. 8

SCALE	ZONING	G. L. W. FILE No.
1"=50'	RC	03064
DATE	TAX MAP - GRD	SHEET
MARCH, 2005	JV - 12	3 OF 4

L:\CADD\DRAWINGS\03064\design\Final FCP\03064FCP3.dwg 6/28/2005 10:32:43 AM EST

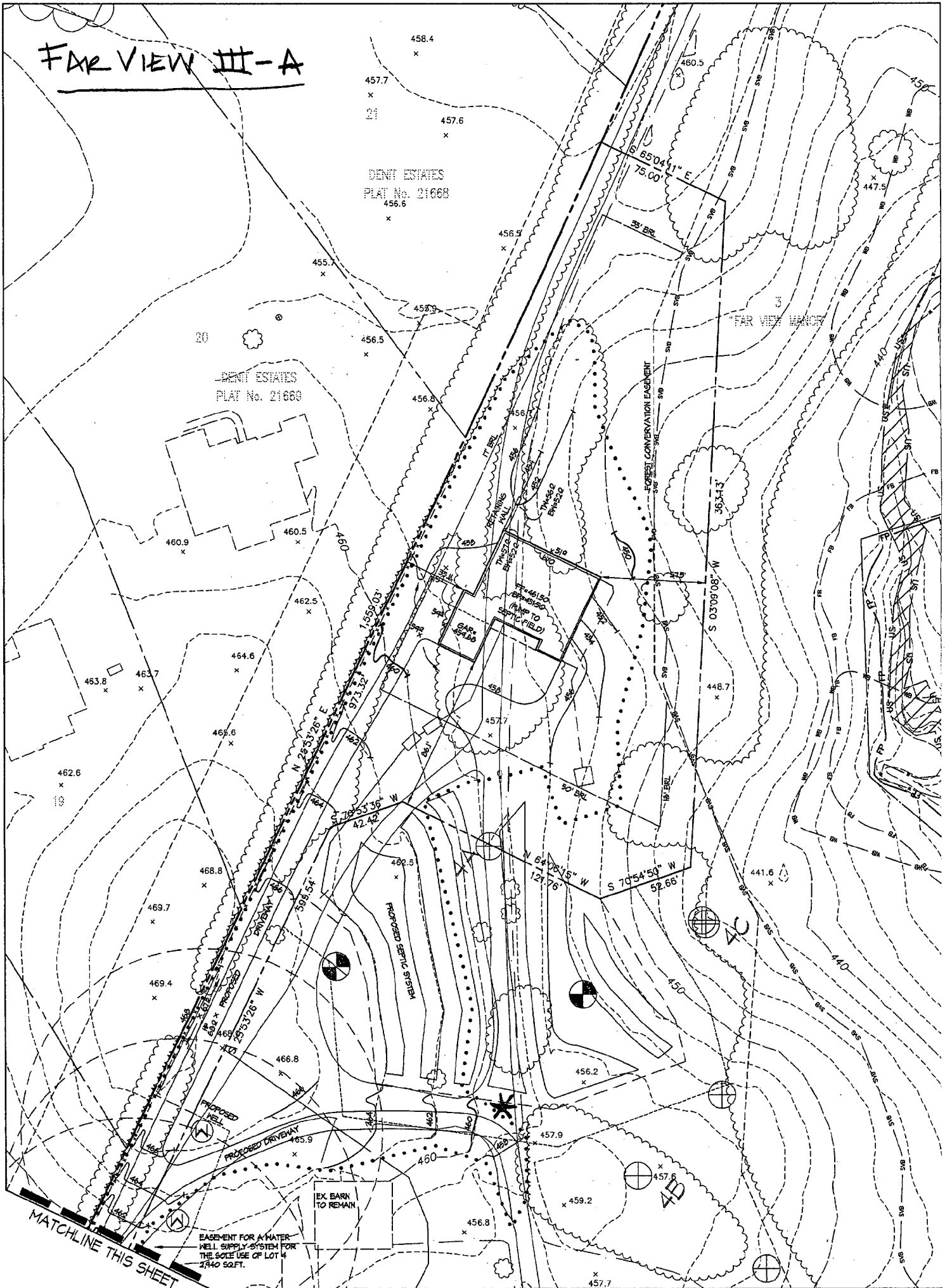
DES. JRS	DRN. JRS	CHK. KAF.	DATE	REVISION	BY	APPR.

FAR VIEW III-A

DENT ESTATES
PLAT No. 21668
456.6

DENT ESTATES
PLAT No. 21668

"FAR VIEW WOODS"

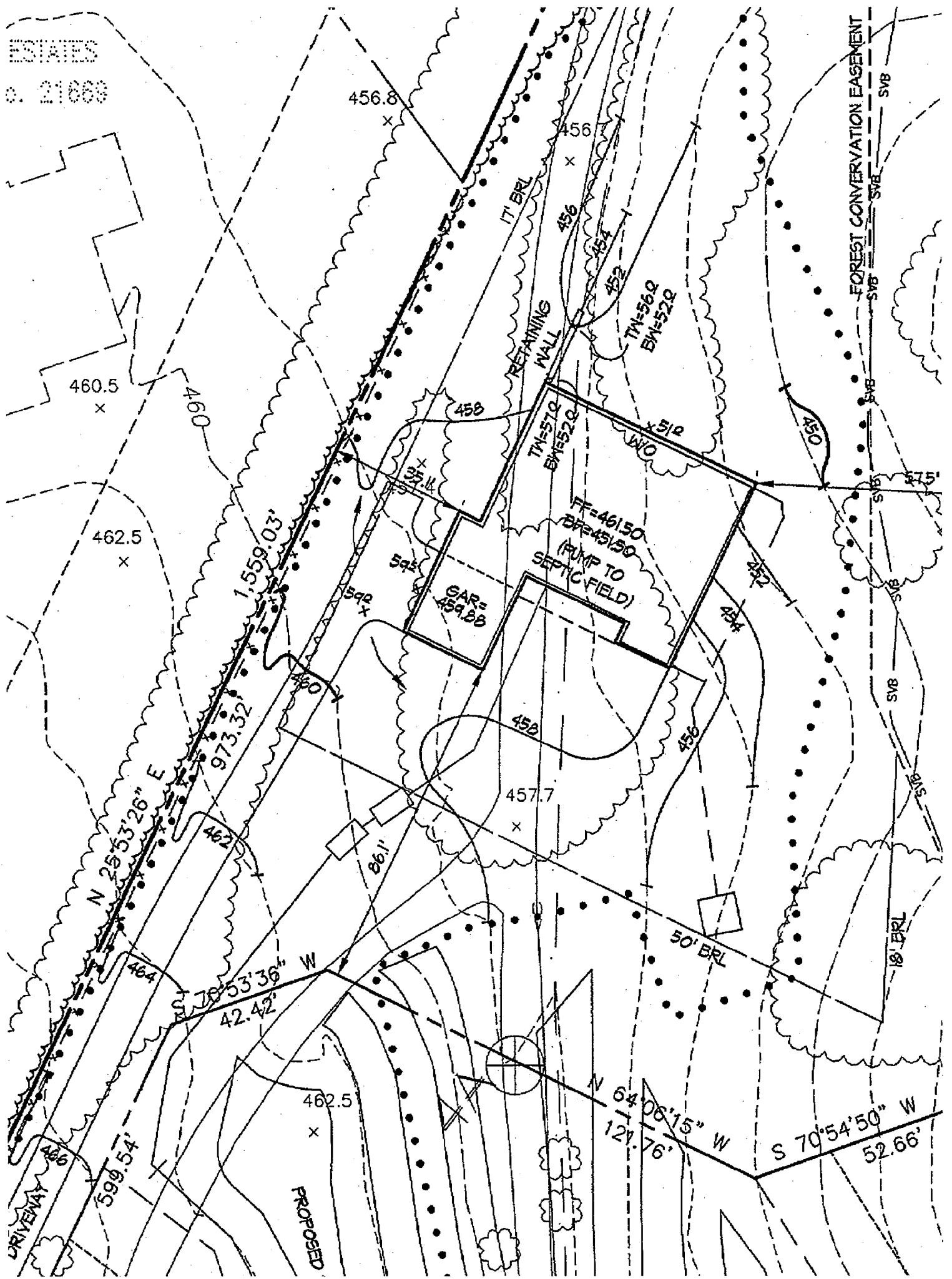


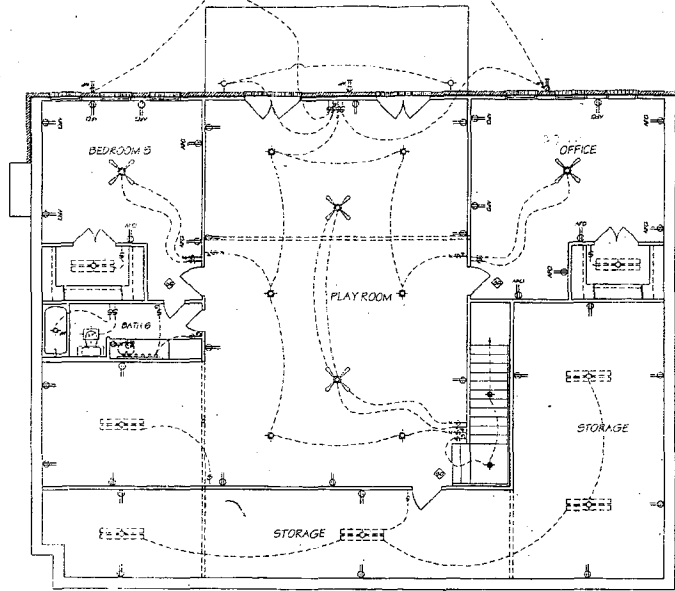
EASEMENT FOR A WATER WELL SUPPLY SYSTEM FOR THE SOLE USE OF LOT 4 2940 SQ.FT.

EX. BARN TO REMAIN

MATCHLINE THIS SHEET

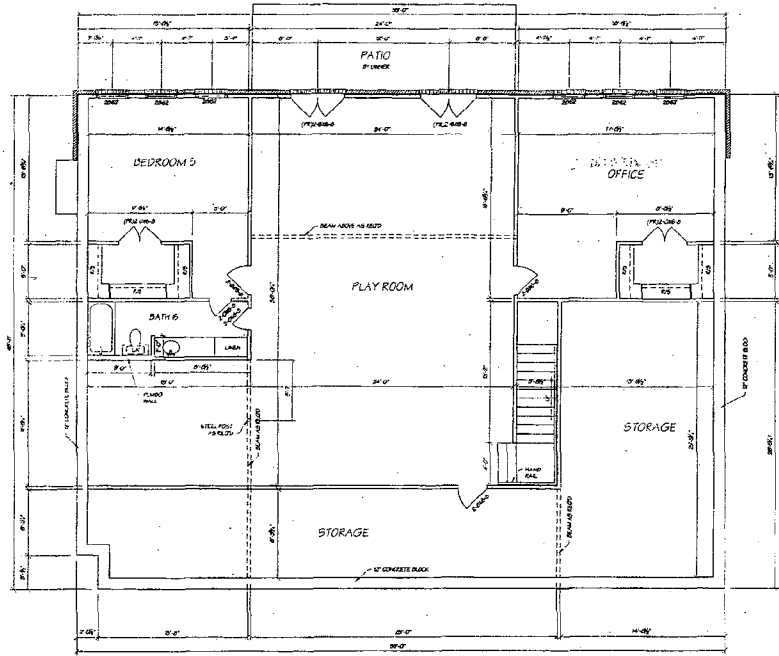
ESTATES
C. 21666





BASEMENT ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"



BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

PlanHouse

Home Design & Product Showcase



PERMIT DEPARTMENT
MORTGAGE COMPANY
If a LICENSE AGREEMENT to the printer is in the top left corner of this blueprint or is not present on the colored reproduction, shows evidence of modification or tampering, DO NOT issue permit or construction loans. A copyright violation may have occurred. Please call 1-800-752-6468 to verify.

LIABILITY
All dimensions and conditions are to be checked and verified by contractor prior to the beginning of construction. Any engineering, surveys should be attached to actual site and construction protocols. Due to varying conditions and structures, the designer assumes no liability for any home constructed from this plan.

PlanHouse

A MEMBER OF
The Building
Designer
Showcase

APPROVED
BY THE BUILDING DEPARTMENT
John W. [Signature]

Mohr Residence
21211 Denit Estates Dr.,
Brookeville, MD 20833
Farview Estates, Lot #4

DATE	REVISION	DESIGNED BY
07/11/07	1	CHS/AT
07/11/07	2	CHS/AT

PLAN NUMBER:
36-052-1111

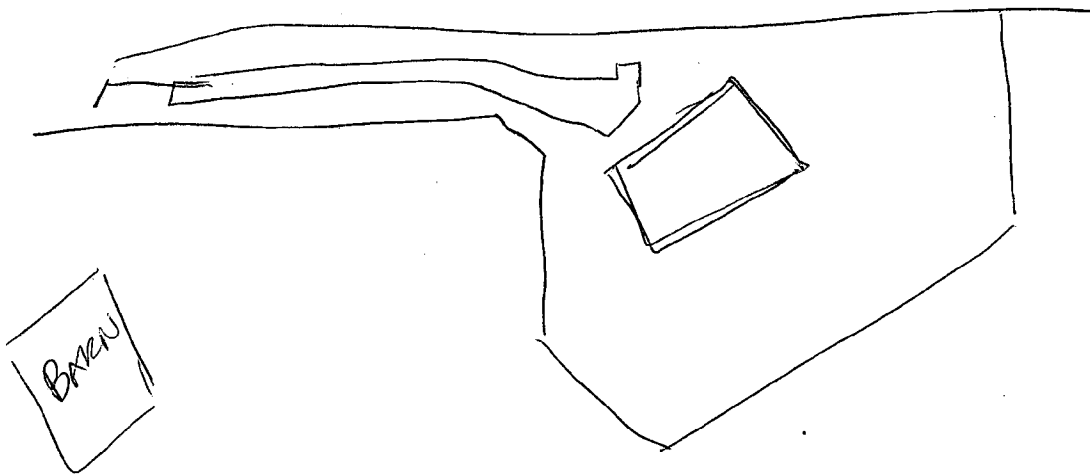
HouseplanGuys Plan Image



© image copyrighted by designer

For questions, call us toll-free at 1-866-977-5267
or email us at info@houseplanguys.com

possible house design for New -
orientation



Told him to fill out a HMAP application & submit it —

OWNER'S CERTIFICATE

I, the undersigned, owner of the above described property, hereby certify that the information herein is true and correct to the best of my knowledge and belief. I have read and understand the contents of the plan and the same are in accordance with the laws of the Commonwealth of Pennsylvania and the rules and regulations of the Department of Environmental Protection. I have also read and understand the terms and conditions of the subdivision and the same are in accordance with the laws of the Commonwealth of Pennsylvania and the rules and regulations of the Department of Environmental Protection.

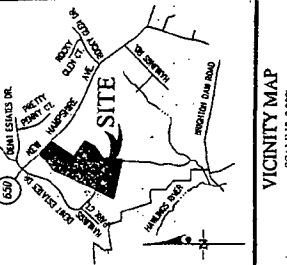
CURVE TABULATION

CURVE	RADIUS	LENGTH	AREA	CHORD	BEARING	DEPT. #
1	15.0000'	39.2683'	139.0000'	39.2683'	19.4712°	101-1

FORREST CONSERVATION EASEMENT

LINE	BEARING	DEPT.	AREA
1	N 14°00'00" E	0.0000'	0.0000'
2	S 75°00'00" W	100.0000'	23,999.9740'
3	N 14°00'00" E	0.0000'	0.0000'
4	S 75°00'00" W	100.0000'	23,999.9740'

PLAT NO. 23217



THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE ZONING ORDINANCES OF THE COUNTY OF WILKES-BARRÉ, PENNSYLVANIA. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE ZONING ORDINANCES OF THE COUNTY OF WILKES-BARRÉ, PENNSYLVANIA.

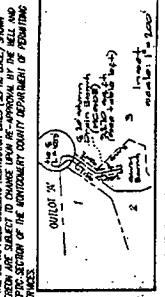


STORMWATER MANAGEMENT PLAN

NO.	DESCRIPTION	AREA
1	Stormwater Management Plan	1.0000'
2	Stormwater Management Plan	2.0000'
3	Stormwater Management Plan	3.0000'

WELL EASEMENT LINE TABULATION

LINE	BEARING	DEPT.
1	N 14°00'00" E	0.0000'
2	S 75°00'00" W	100.0000'
3	N 14°00'00" E	0.0000'
4	S 75°00'00" W	100.0000'



SURVEYOR'S CERTIFICATE

I, the undersigned, a duly licensed and sworn Surveyor of the Commonwealth of Pennsylvania, have surveyed the above described property and the same is in accordance with the laws of the Commonwealth of Pennsylvania and the rules and regulations of the Department of Environmental Protection.

AREA TABULATION

1 LOT
TOTAL AREA OF PLAT
1,400.0000' ±

APPROVED

Approved: [Signature]
DATE: 07/23/05

GLW GUTSCHICK LITTLE AWUBER, P.A.
Civil Engineers, Land Surveyors, Land Planners, Landscape Architects
200 N. MARKET STREET, SUITE 200
WILKES-BARRÉ, PA 18701
TEL: 717-840-1000 FAX: 717-840-1001

24-197-Zones
ONE
DAVID STUBBS
FOR APPROVED USE OF WELLS, P.A.
NO. 23217-1001-0001

23217
RECORDED
DATE: 07/23/05
PLAT NO. 23217
CHECKED BY: [Signature]

APPROVED

Approved: [Signature]
DATE: 07/23/05

RECORDED

RECORDED
DATE: 07/23/05
PLAT NO. 23217
CHECKED BY: [Signature]

OWNER'S CERTIFICATE

FAR VIEW MANOR, L.L.C., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION ESTABLISHES THE HUMAN BUILDING FOOTPRINT LINES, INDICATES THE SITES TO BE USED AND GRANTS TO MONTGOMERY COUNTY, MARYLAND TEMPORARY SLOPE EXEMPTIONS, TWENTY-FIVE (25) FEET X ADJACENT, PARALLEL AND CONTIGUOUS TO THE DESIGNATED FRONT-OF-YARD LINE. SLOPE EXEMPTIONS SHALL AUTOMATICALLY BE EXTENDED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ADJOINING THE ROAD HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY.

FURTHER, FAR VIEW MANOR, L.L.C. ESTABLISHES THE SEPTIC SYSTEM EXEMPTIONS AS SHOWN HEREON FOR THE BENEFIT AND USE OF LOTS 5 & 6, BLOCK "A", "B" AND GRANTS PUBLIC UTILITY EXEMPTIONS (P.U.E.) AS SHOWN HEREON ALONG THE CONVEYING PARALLELS AND CONVEYING TO THE DESIGNATED FRONT-OF-YARD AS SHOWN HEREON, TO THE LINES SHOWN IN THE DOCUMENT ENTITLED "TERMS AND PROVISIONS OF PUBLIC UTILITY EXEMPTIONS" AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES. AS OWNED BY FAR VIEW MANOR, L.L.C. OR ITS SUCCESSORS AND ASSIGNS WILL CHASE ALL PROPERTY OWNER RIGHTS AND ANY OTHER REQUIRED DOCUMENTS TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 30-20(a) OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SITS, ACTIONS, TRUSTS, LEASES OR LIENS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION.

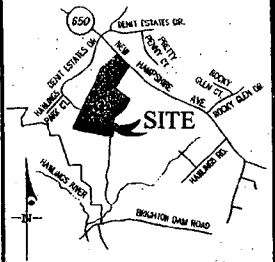
FAR VIEW MANOR, L.L.C.
BY: MALIA CLARKSBURG, LLC

DATE: 5/21/2005 BY: Peter Mohr
WITNESSES: JAMES H. MUSHNETZ, MANAGER ATTEST: PETER MOHR

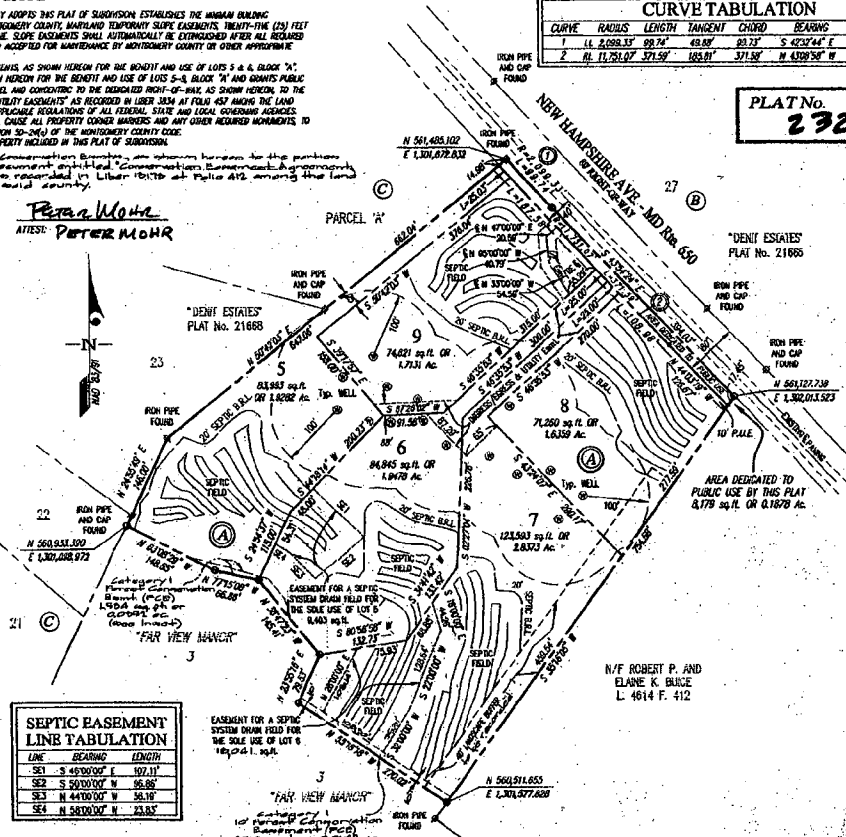
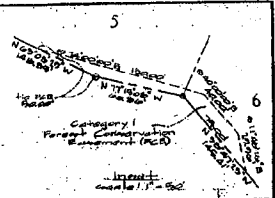
CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	14,278.13'	99.74'	49.87'	83.27'	S 47°52'44" E	74°52'00"
2	14,751.67'	371.59'	163.81'	371.59'	N 43°28'58" W	178°52'00"

PLAT No. **23216**



VICINITY MAP
SCALE 1"=2,000'



SEPTIC BASEMENT LINE TABULATION

LINE	BEARING	LENGTH
SE1	S 49°30'00" E	107.11'
SE2	S 50°00'00" W	95.85'
SE3	N 44°00'00" W	58.19'
SE4	N 58°00'00" W	23.83'

1. THIS SUBDIVISION RECORD PLAN IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAN IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
2. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLANNING PLAN, PROJECT PLAN OR CROSSLAND 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 PLAN, UNLESS EXPRESSLY CONVEYED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
3. PROPERTY MARKERS LOCATED IN THE FIELD MARKED THIS "P" PROPERTY MARKERS TO BE SET SHOWN THIS: "O"
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN.
5. THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS SET FORTH BY PRELIMINARY PLAN 1-00001. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
6. NO VEHICULAR ACCESS IS ALLOWED ALONG NEW HAMPSHIRE AVENUE, EXCEPT AT THE APPROVED LOCATION.
7. THIS PLAN IS SUBJECT TO SECTION 30-39 RESIDENTIAL CLUSTER SUBDIVISION RESUBDIVISION IS STRICTLY CONTROLLED.
8. THE LOTS SHOWN HEREON ARE APPROVED FOR FIVE (5) BEDROOM HOUSES.
9. THE SEPTIC FIELD BUILDING RESTRICTION LINES (SEPTIC B.R.L.) SHOWN HEREON ARE SUBJECT TO CHANGE UPON RE-APPROVAL BY THE WELL AND SEPTIC SECTION OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THAT LAND CONVEYED BY E. GLENNY SETTE TO FAR VIEW MANOR, L.L.C. BY DEED DATED OCTOBER 28, 2003 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3878 AT FOLIO 794.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S DECLARATION HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THIS "O" WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 30-20(a) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 448,000 SQUARE FEET OR 10.2000 ACRES, 8,179 SQUARE FEET OR 0.1878 OF AN ACRE OF WHICH IS TO BE DESIGNATED TO PUBLIC USE.



SUBDIVISION RECORD PLAT
LOTS 5 THRU 9, BLOCK "A"
FAR VIEW MANOR

GLENNY SUBSECTION DISTRICT NO. 8
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=100' MAY 2005

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3000 NATIONAL DRIVE - SUITE 500 - BETHESDA OFFICE PARK
BETHESDA, MARYLAND 20814
TEL: 301-463-1400 FAX: 301-463-1401 TOLL FREE: 800-421-4000

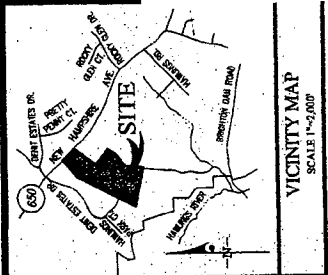
ZONED - RC
PRELIM PLAN # 04003 - SD12 PROPERTY
TAX MAP # 21 - PARCEL 482

AREA TABULATION

5 LOTS	438,312 sq ft
0 PARCELS	0 sq ft
STREET DEDICATION	8,179 sq ft
TOTAL AREA OF PLAT	446,491 sq ft

FOR PRIVATE WELL AND INDIVIDUAL SEPTIC SYSTEMS ONLY

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	RECORDED: <u>07/29/05</u>
Approved: <u>April 21, 2005</u>	PLAT No.: <u>23216</u>
CHAIRMAN: <u>David P. Parlag</u>	DRAWN BY: <u>WJ</u>
ASST. SECRETARY/TREASURER: <u>Dorothy Stovall</u>	CHECKED BY: <u>WJ</u>
BY: <u>[Signature]</u>	GLW FILE NO.: <u>03-064</u>
DIRECTOR	



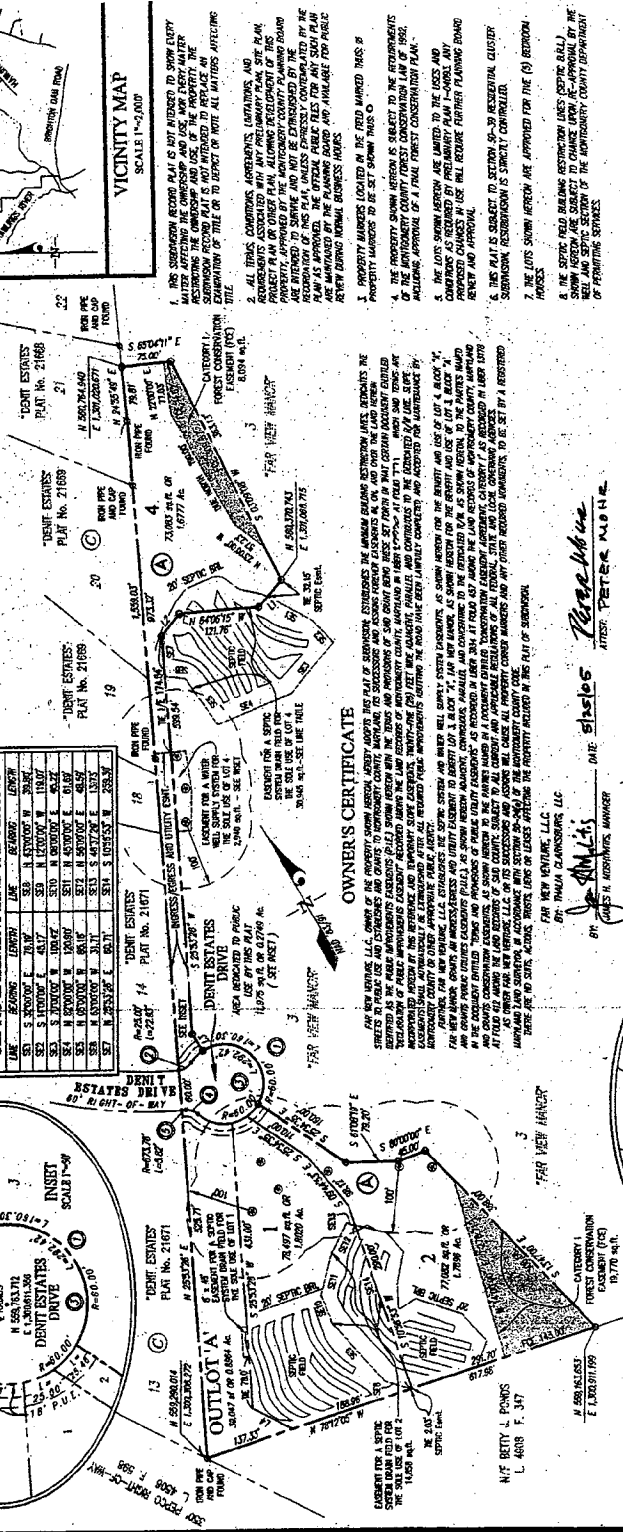
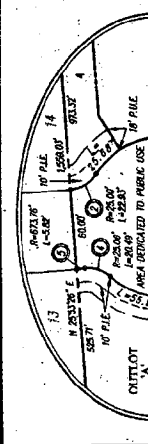
PLAT NO. 23215

CURVE TABULATION

CURVE	ADIUS	LENGTH	MARKET	CHORD	BEARING	DETA
1	11.5	100.00	100.00	100.00	90.00	100.00
2	11.5	100.00	100.00	100.00	90.00	100.00
3	11.5	100.00	100.00	100.00	90.00	100.00
4	11.5	100.00	100.00	100.00	90.00	100.00
5	11.5	100.00	100.00	100.00	90.00	100.00

SEPTIC EASEMENT LINE TABULATION

LINE	BEARING	LENGTH	AREA	MARKET	CHORD	DETA
1	N 89° 59' 59" W	100.00	100.00	100.00	100.00	100.00
2	S 89° 59' 59" W	100.00	100.00	100.00	100.00	100.00
3	N 89° 59' 59" W	100.00	100.00	100.00	100.00	100.00
4	S 89° 59' 59" W	100.00	100.00	100.00	100.00	100.00
5	N 89° 59' 59" W	100.00	100.00	100.00	100.00	100.00



OWNER'S CERTIFICATE

I, the undersigned, being duly sworn, depose and say that the above described property is owned by me and that I am the owner of the same and that I have read and understand the contents of the above plat and that the same is a true and correct representation of the same and that I have no objection to the same being recorded and that I have no objection to the same being used for the purposes herein stated.

WITNESSED my hand and seal this 1st day of April, 2005.

 JAMES L. FOWERS
 L. 4018 F. 317

OWNER'S CERTIFICATE

I, the undersigned, being duly sworn, depose and say that the above described property is owned by me and that I am the owner of the same and that I have read and understand the contents of the above plat and that the same is a true and correct representation of the same and that I have no objection to the same being recorded and that I have no objection to the same being used for the purposes herein stated.

WITNESSED my hand and seal this 1st day of April, 2005.

 JAMES L. FOWERS
 L. 4018 F. 317

OWNER'S CERTIFICATE

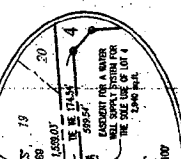
I, the undersigned, being duly sworn, depose and say that the above described property is owned by me and that I am the owner of the same and that I have read and understand the contents of the above plat and that the same is a true and correct representation of the same and that I have no objection to the same being recorded and that I have no objection to the same being used for the purposes herein stated.

WITNESSED my hand and seal this 1st day of April, 2005.

 JAMES L. FOWERS
 L. 4018 F. 317

WELL EASEMENT LINE TABULATION

LINE	BEARING	LENGTH	AREA	MARKET	CHORD	DETA
1	N 89° 59' 59" W	100.00	100.00	100.00	100.00	100.00
2	S 89° 59' 59" W	100.00	100.00	100.00	100.00	100.00
3	N 89° 59' 59" W	100.00	100.00	100.00	100.00	100.00
4	S 89° 59' 59" W	100.00	100.00	100.00	100.00	100.00
5	N 89° 59' 59" W	100.00	100.00	100.00	100.00	100.00



OWNER'S CERTIFICATE

I, the undersigned, being duly sworn, depose and say that the above described property is owned by me and that I am the owner of the same and that I have read and understand the contents of the above plat and that the same is a true and correct representation of the same and that I have no objection to the same being recorded and that I have no objection to the same being used for the purposes herein stated.

WITNESSED my hand and seal this 1st day of April, 2005.

 JAMES L. FOWERS
 L. 4018 F. 317

OWNER'S CERTIFICATE

I, the undersigned, being duly sworn, depose and say that the above described property is owned by me and that I am the owner of the same and that I have read and understand the contents of the above plat and that the same is a true and correct representation of the same and that I have no objection to the same being recorded and that I have no objection to the same being used for the purposes herein stated.

WITNESSED my hand and seal this 1st day of April, 2005.

 JAMES L. FOWERS
 L. 4018 F. 317

SUBDIVISION RECORD PLAT

LOTS 1, 2 & 4 AND OUTLOT 'A', BLOCK 'A' FAR VIEW MANOR

COUNTY ALABAMA DISTRICT NO. 8
 HUNTSVILLE CITY AND COUNTY
 SCALE: 1"=400' MAY 2005

SURVEYOR'S CERTIFICATE

I, the undersigned, being duly sworn, depose and say that I am a duly licensed surveyor in the State of Alabama and that I have read and understand the contents of the above plat and that the same is a true and correct representation of the same and that I have no objection to the same being recorded and that I have no objection to the same being used for the purposes herein stated.

WITNESSED my hand and seal this 1st day of April, 2005.

 JAMES L. FOWERS
 L. 4018 F. 317

SURVEYOR'S CERTIFICATE

I, the undersigned, being duly sworn, depose and say that I am a duly licensed surveyor in the State of Alabama and that I have read and understand the contents of the above plat and that the same is a true and correct representation of the same and that I have no objection to the same being recorded and that I have no objection to the same being used for the purposes herein stated.

WITNESSED my hand and seal this 1st day of April, 2005.

 JAMES L. FOWERS
 L. 4018 F. 317

SURVEYOR'S CERTIFICATE

I, the undersigned, being duly sworn, depose and say that I am a duly licensed surveyor in the State of Alabama and that I have read and understand the contents of the above plat and that the same is a true and correct representation of the same and that I have no objection to the same being recorded and that I have no objection to the same being used for the purposes herein stated.

WITNESSED my hand and seal this 1st day of April, 2005.

 JAMES L. FOWERS
 L. 4018 F. 317

SURVEYOR'S CERTIFICATE

I, the undersigned, being duly sworn, depose and say that I am a duly licensed surveyor in the State of Alabama and that I have read and understand the contents of the above plat and that the same is a true and correct representation of the same and that I have no objection to the same being recorded and that I have no objection to the same being used for the purposes herein stated.

WITNESSED my hand and seal this 1st day of April, 2005.

 JAMES L. FOWERS
 L. 4018 F. 317

SURVEYOR'S CERTIFICATE

I, the undersigned, being duly sworn, depose and say that I am a duly licensed surveyor in the State of Alabama and that I have read and understand the contents of the above plat and that the same is a true and correct representation of the same and that I have no objection to the same being recorded and that I have no objection to the same being used for the purposes herein stated.

WITNESSED my hand and seal this 1st day of April, 2005.

 JAMES L. FOWERS
 L. 4018 F. 317

SURVEYOR'S CERTIFICATE

I, the undersigned, being duly sworn, depose and say that I am a duly licensed surveyor in the State of Alabama and that I have read and understand the contents of the above plat and that the same is a true and correct representation of the same and that I have no objection to the same being recorded and that I have no objection to the same being used for the purposes herein stated.

WITNESSED my hand and seal this 1st day of April, 2005.

 JAMES L. FOWERS
 L. 4018 F. 317

GLW GUTSCHICK LITTLE & WEBBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND MANAGERS, LANDSCAPE ARCHITECTS
 1000 MARKET STREET - SUITE 200 - HUNTSVILLE, ALABAMA 35893
 TEL: 256-497-0800 FAX: 256-497-0808

GLW GUTSCHICK LITTLE & WEBBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND MANAGERS, LANDSCAPE ARCHITECTS
 1000 MARKET STREET - SUITE 200 - HUNTSVILLE, ALABAMA 35893
 TEL: 256-497-0800 FAX: 256-497-0808

GLW GUTSCHICK LITTLE & WEBBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND MANAGERS, LANDSCAPE ARCHITECTS
 1000 MARKET STREET - SUITE 200 - HUNTSVILLE, ALABAMA 35893
 TEL: 256-497-0800 FAX: 256-497-0808

GLW GUTSCHICK LITTLE & WEBBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND MANAGERS, LANDSCAPE ARCHITECTS
 1000 MARKET STREET - SUITE 200 - HUNTSVILLE, ALABAMA 35893
 TEL: 256-497-0800 FAX: 256-497-0808

GLW GUTSCHICK LITTLE & WEBBER, P.A.

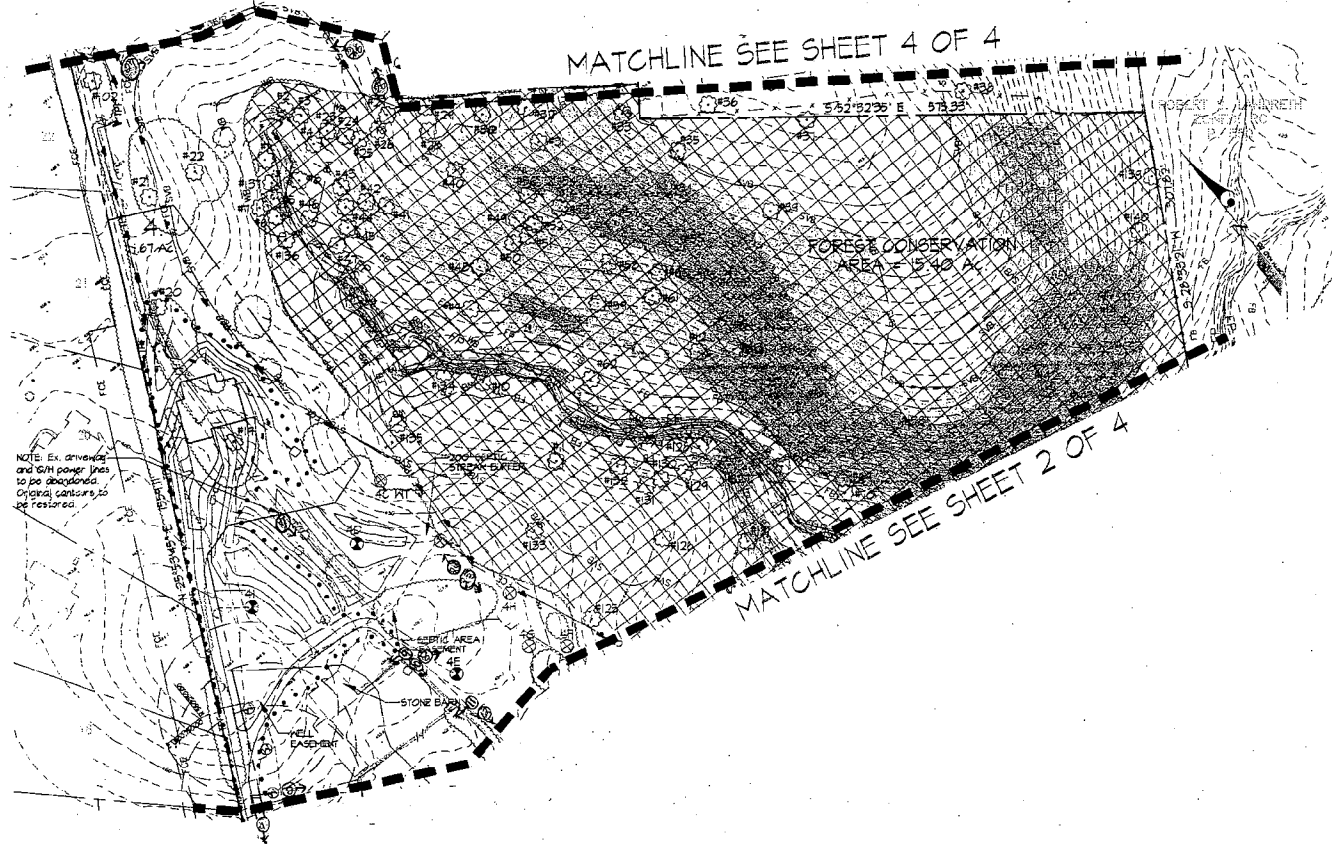
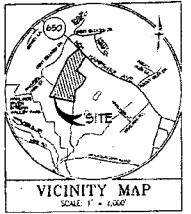
CIVIL ENGINEERS, LAND SURVEYORS, LAND MANAGERS, LANDSCAPE ARCHITECTS
 1000 MARKET STREET - SUITE 200 - HUNTSVILLE, ALABAMA 35893
 TEL: 256-497-0800 FAX: 256-497-0808

GLW GUTSCHICK LITTLE & WEBBER, P.A.

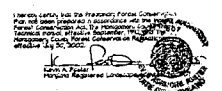
CIVIL ENGINEERS, LAND SURVEYORS, LAND MANAGERS, LANDSCAPE ARCHITECTS
 1000 MARKET STREET - SUITE 200 - HUNTSVILLE, ALABAMA 35893
 TEL: 256-497-0800 FAX: 256-497-0808

GLW GUTSCHICK LITTLE & WEBBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND MANAGERS, LANDSCAPE ARCHITECTS
 1000 MARKET STREET - SUITE 200 - HUNTSVILLE, ALABAMA 35893
 TEL: 256-497-0800 FAX: 256-497-0808



DESIGNED AND DRAWN BY: [Signature]
 CHECKED BY: [Signature]
APPROVAL
 PROJECT: [Signature]



FOR FOREST CONSERVATION PURPOSES ONLY

GLW GUTCHICK LITTLE & WEBER, P.A.
 ONE TORRANCE LANE SUITE 200 WILMINGTON, DELAWARE 19804
 TEL: 302-426-1100 FAX: 302-426-1101

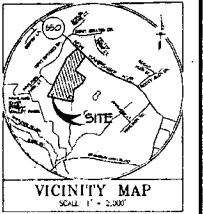
DATE: 03/01/05
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]



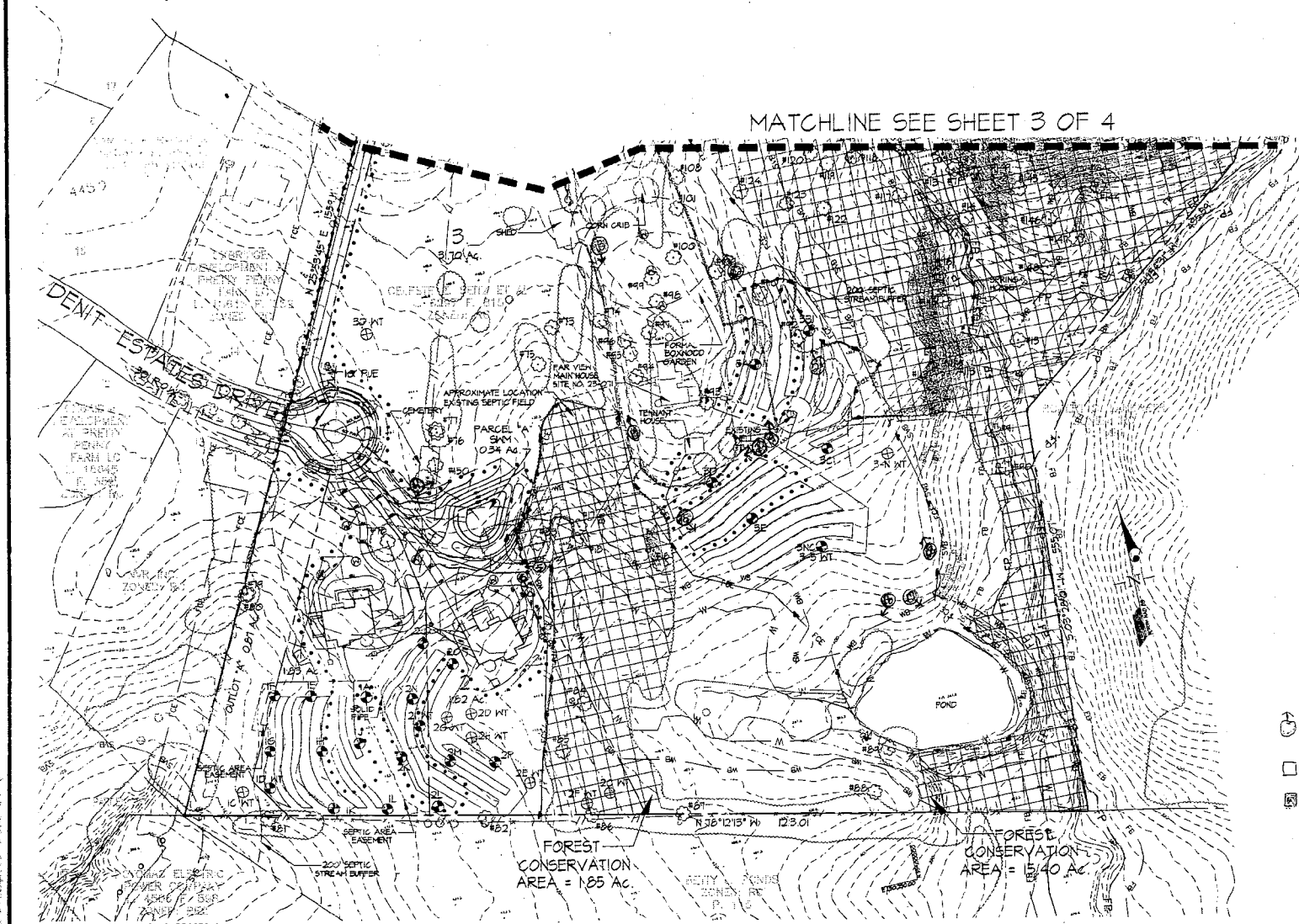
PREPARED FOR:
 HUNTS SQUARE LLC
 C/O HALEY DEVELOPMENT, L.C.
 3005 NATIONAL DRIVE, SUITE 100
 BARTONVILLE, MARYLAND 21036
 (301)76-7715

FOREST CONSERVATION PLAN
SEITZ PROPERTY
PARCEL 4E2
 LIBERTY HILL PLANTATION & LAKE HILL FIELDS II
 WASHINGTON COUNTY, MARYLAND

DATE	TAX MAP - 06	SHEET
MARCH, 2005	5Y - 12	3 OF 4



MATCHLINE SEE SHEET 3 OF 4



THE ABOVE MAP AND ALL DATA THEREON ARE UNLESS OTHERWISE SPECIFIED THE PROPERTY OF THE CONSULTING ENGINEER.

APPROVAL
 PAUL J. JOYNER
 7/16/03

PICTURE LOCATION AND DIRECTION
 BOX WITH ON BOARD
 BOARD ON BOARD

I hereby certify that this Preliminary Forest Conservation Plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Pennsylvania. My license number is 003000. I am duly Licensed Professional Engineer in the State of Pennsylvania. My license number is 003000. I am duly Licensed Professional Engineer in the State of Pennsylvania. My license number is 003000.

FOR FOREST CONSERVATION PURPOSES ONLY

FOREST CONSERVATION AREA = 1.85 AC.

FOREST CONSERVATION AREA = 1.40 AC.

GLW
 GINSCHKE LITTLE & WEBER, P.A.
 ONE SCHENCK LIND SEIBER AND PLUMERS LANSING ABBOTS
 300 MARKET STREET, SUITE 2000 PHILADELPHIA, PA 19106
 TEL: 215-381-1000 FAX: 215-381-1001 WWW: WWW.GLW.COM

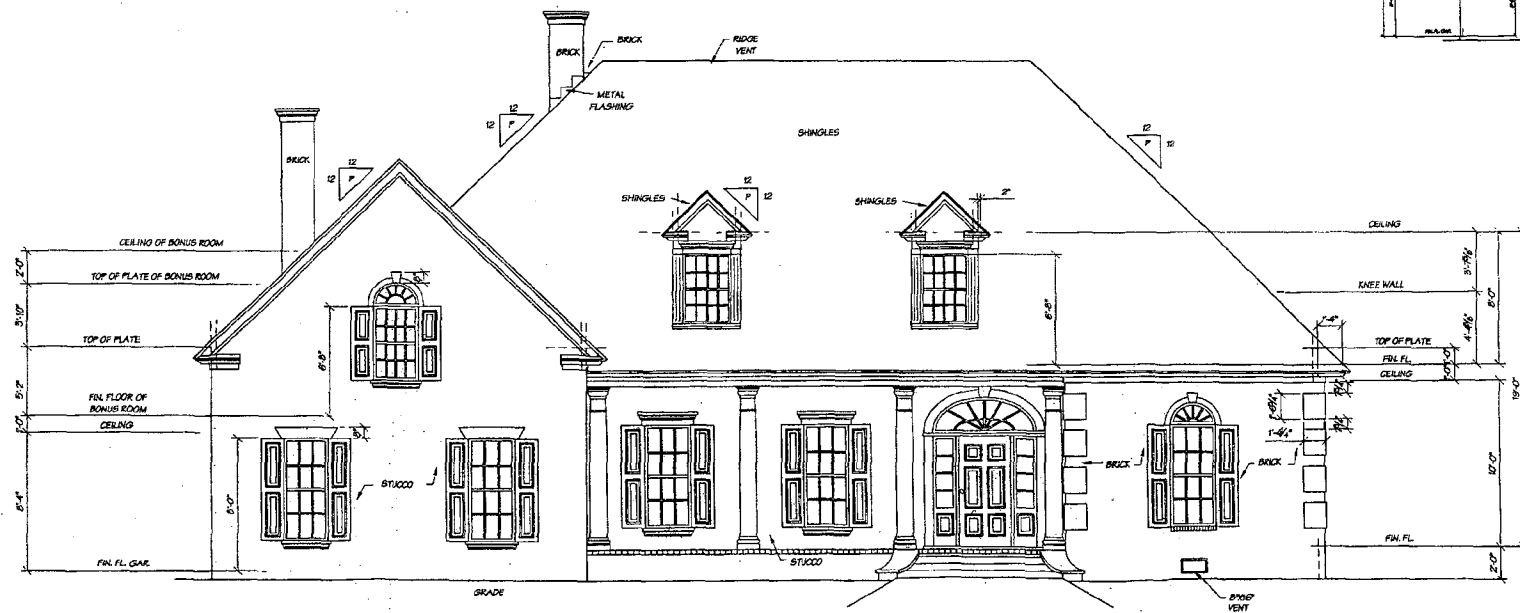
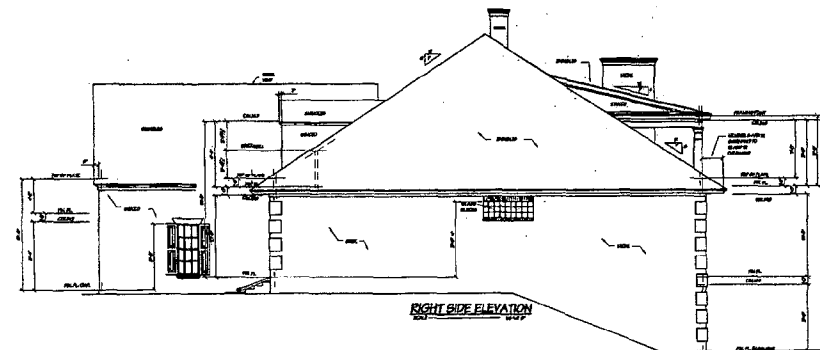
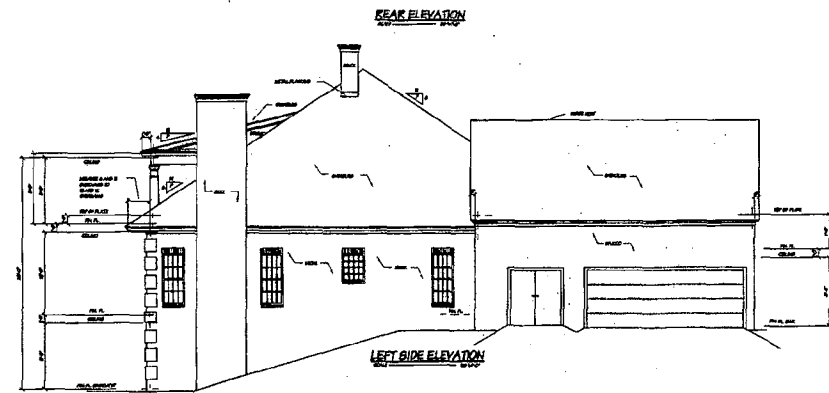
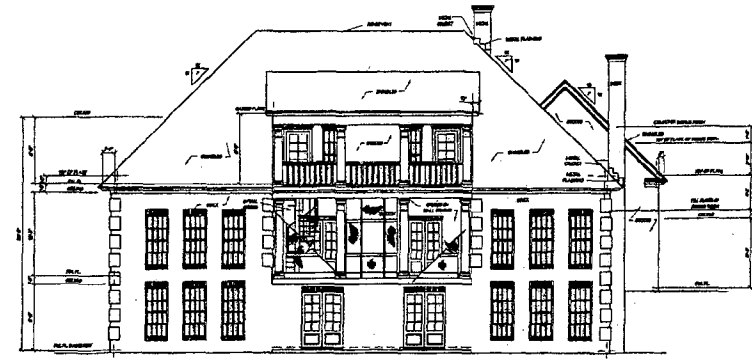
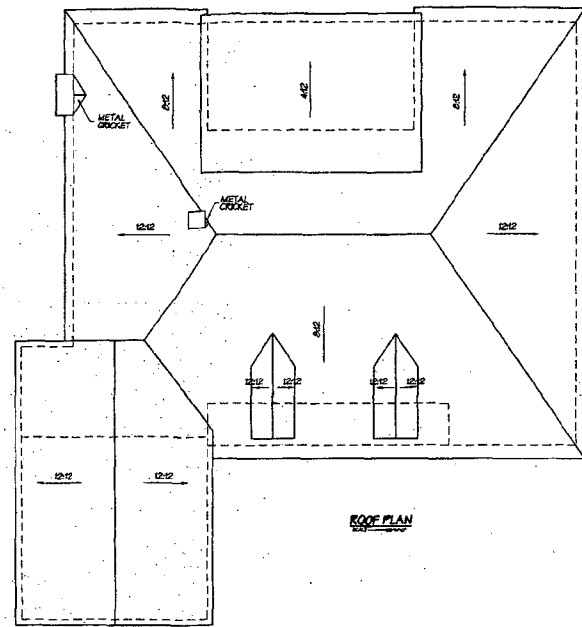
NO.	DESCRIPTION	DATE	BY
1	PREPARED	7/16/03	PAUL J. JOYNER
2	CHECKED	7/16/03	PAUL J. JOYNER
3	APPROVED	7/16/03	PAUL J. JOYNER



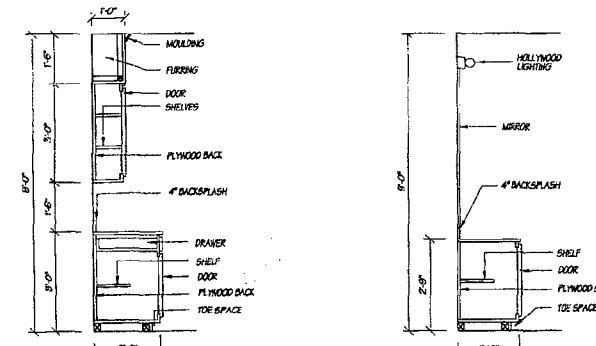
PREPARED FOR:
 HANCO SOUVAIN LLC
 C/O HANLEY DEVELOPMENT, L.P.
 2005 HANCOVA DRIVE, SUITE 100
 BURLINGTON, MASSACHUSETTS 01803
 (508) 749-7719

FOREST CONSERVATION PLAN
SEITZ PROPERTY
PARCEL 4E2
 LEBANON TWP POLIO 98 & LEASE 980 POLIO 2:
 LEBANON DISTRICT NO. 3
 MONTGOMERY COUNTY, PENNSYLVANIA

SCALE	DRAWN	C.L. N. FILE NO.
1"=50'	RC	03064
DATE	TAX MAP NO.	SHEET
MARCH, 2003	JV-12	2 OF 4



FRONT ELEVATION
SCALE 1/4" = 1'-0"



NOTE: CONSTRUCT ALL CABINET DOORS AND SHELVES OF 3/4" PLYWOOD UNLESS OTHERWISE NOTED.



PERMIT DEPARTMENT
MORTGAGE COMPANY

If a LICENSE AGREEMENT is not present in the top left corner of this blueprint or is not printed on our colored letterhead, please evidence of modification or tampering. DO NOT issue permit or construction funds. A copyright violation may have occurred. Please call 1-800-752-6468 to verify.

LIABILITY

All dimensions and conditions are to be checked and verified by contractor prior to the beginning of construction. Any engineering aspects should be specified to actual site and construction conditions. Due to varying conditions and situations, the designer assumes no liability for any home constructed from this plan.

© PlanHouse

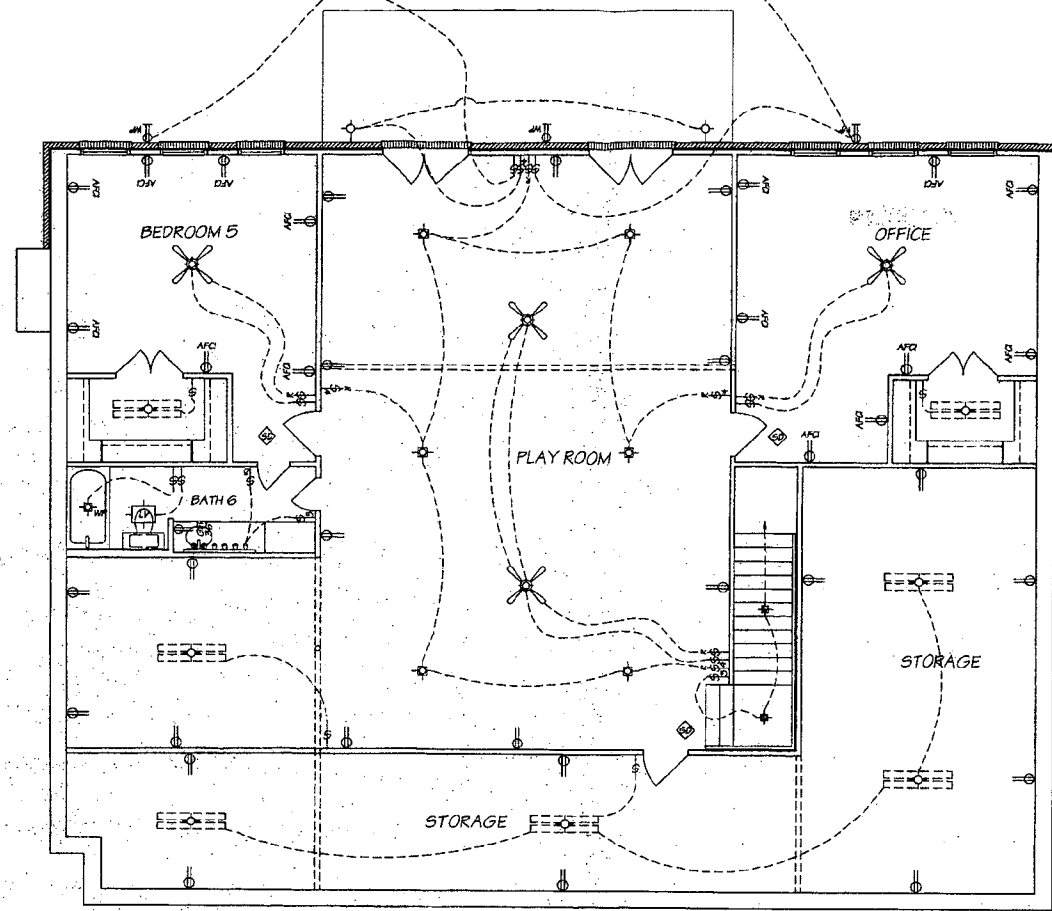
A MEMBER OF

The Building Designer Showcase

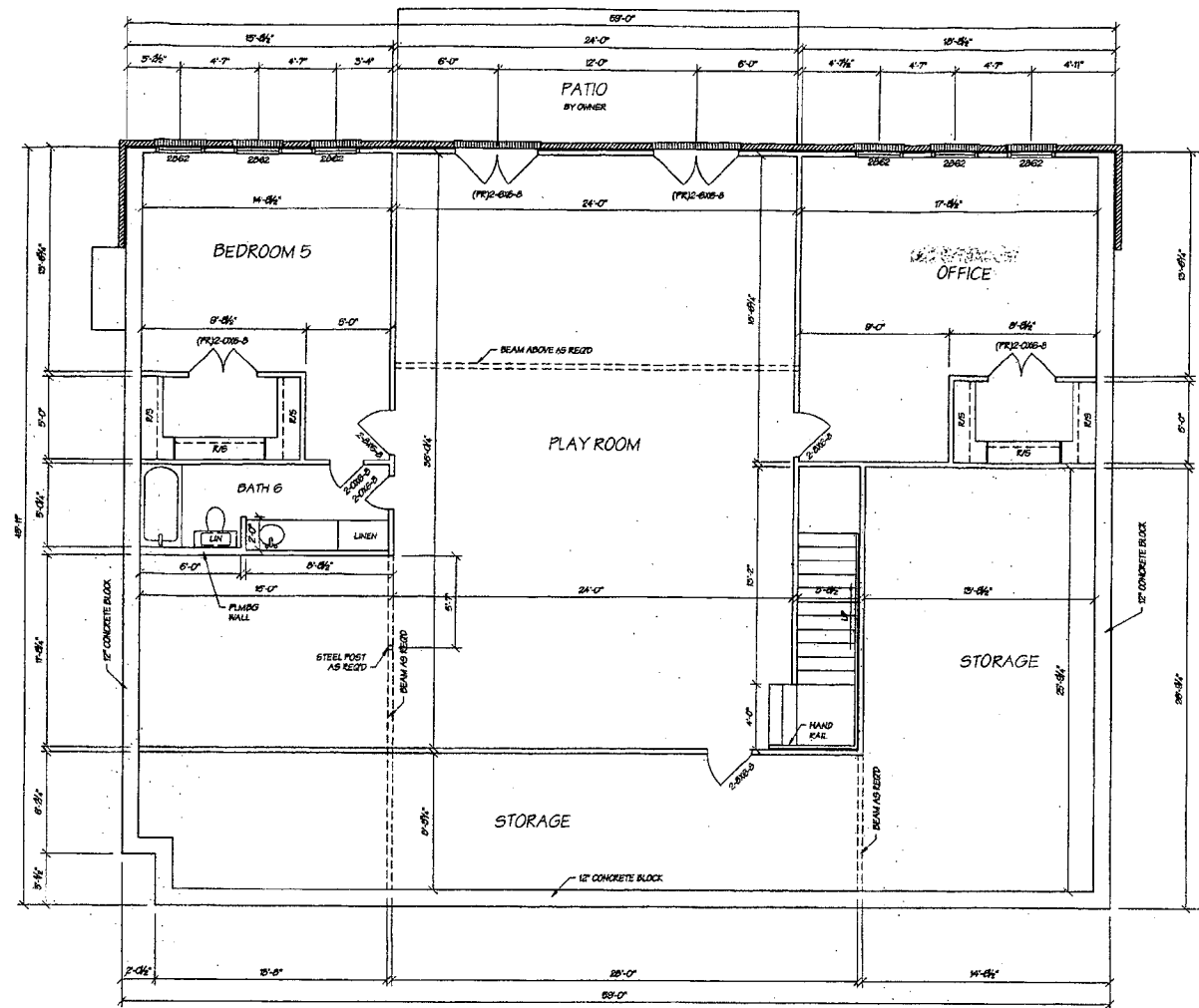
APPROVED
[Signature]

DATE 06-01-05	DRAWN BY RIK	CHECKED OFFICE
SHEET 6	OF 7	
PLAN NUMBER 36-052-A1LH		

Mohr Residence
21211 Denit Estates Dr.,
Brookeville, MD 20833
Farview Estates, Lot #4



BASEMENT ELECTRICAL PLAN
SCALE 1/4" = 1'-0"



BASEMENT FLOOR PLAN
SCALE 1/4" = 1'-0"

PlanHouse

Home Design & Product Showcase



PERMIT DEPARTMENT
MORTGAGE COMPANY

If a LICENSE AGREEMENT is not present in the top left corner of this blueprint or is not printed on our colored letterhead, show evidence of modification or tampering. DO NOT issue permit or construction funds. A copyright violation may have occurred. Please call 1-800-752-6468 to verify.

LIABILITY

All dimensions and conditions are to be checked and verified by contractor prior to the beginning of construction. Any engineering aspects should be specified to actual site and construction conditions. Due to varying conditions and situations, the designer assumes no liability for any home constructed from this plan.

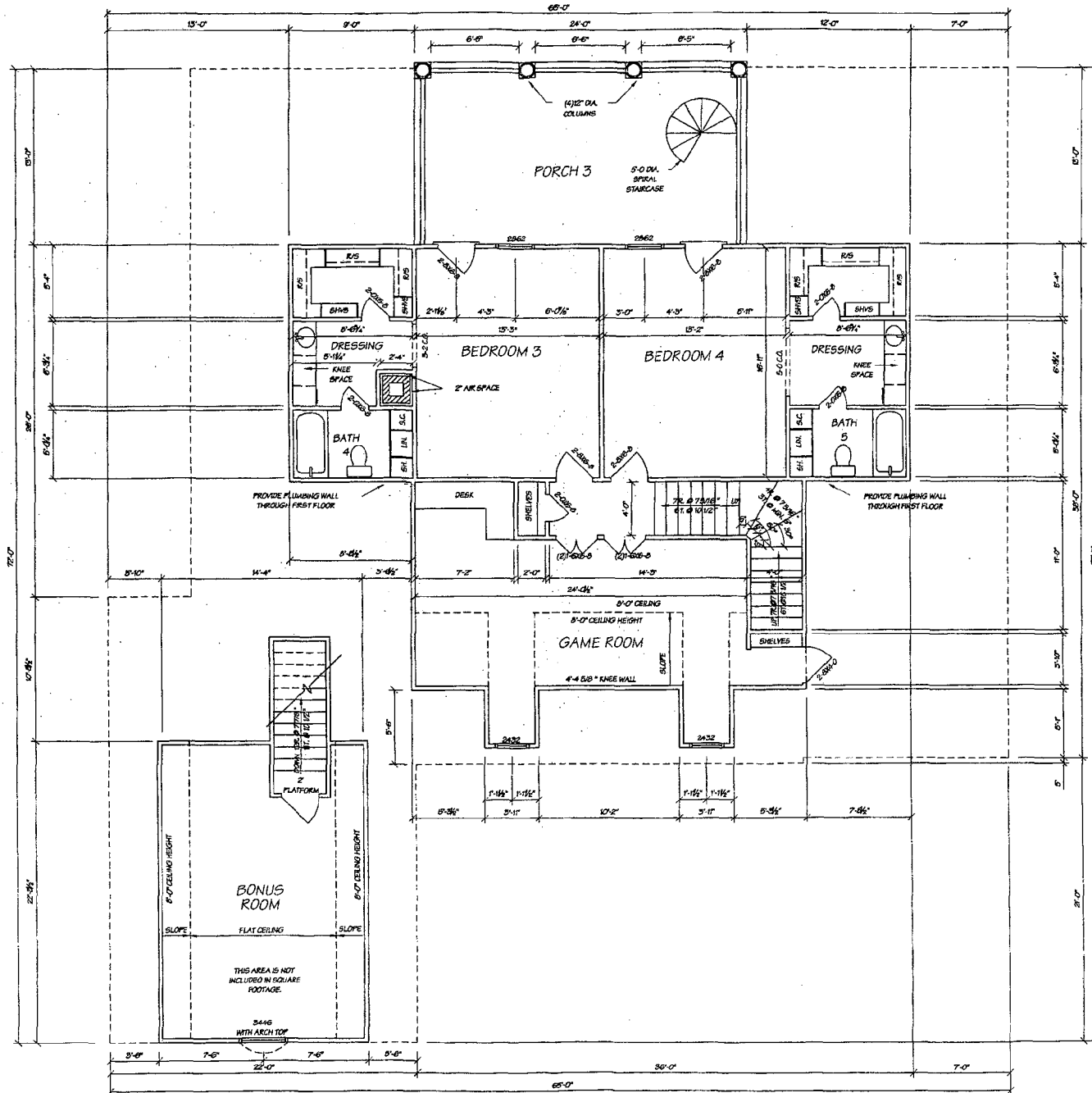
PlanHouse

A MEMBER OF
The Building Designer Showcase

APPROVED
Montgomery County
Planning & Zoning Commission
Julia A. Kelly
06/28/05

Mohr Residence
21211 Denit Estates Dr.,
Brookeville, MD 20833
Farview Estates, Lot #4

DATE 06-02-05	DRAWN BY RIK	CHECKED OFFICE
SHEET 5	OF 7	
PLAN NUMBER 36-052-A1LH		



SPAN TABLE

SIZE AND SPACING	CEILING JOIST	RAFTER W/O CEILING	RAFTER WITH CEILING	FLOOR JOIST
2"X8 AT 12" O.C.	12'-0"	14'-0"	12'-0"	12'-0"
2"X8 AT 16" O.C.	15'-0"	17'-0"	15'-0"	15'-0"
2"X8 AT 24" O.C.	11'-0"	13'-0"	11'-0"	11'-0"
2"X8 AT 12" O.C.	20'-0"	22'-0"	20'-0"	20'-0"
2"X8 AT 16" O.C.	17'-0"	19'-0"	17'-0"	17'-0"
2"X8 AT 24" O.C.	14'-0"	16'-0"	14'-0"	14'-0"
2"X10 AT 12" O.C.	23'-0"	25'-0"	23'-0"	23'-0"
2"X10 AT 16" O.C.	19'-0"	21'-0"	19'-0"	19'-0"
2"X10 AT 24" O.C.	16'-0"	18'-0"	16'-0"	16'-0"
2"X12 AT 12" O.C.	28'-0"	30'-0"	28'-0"	28'-0"
2"X12 AT 16" O.C.	22'-0"	24'-0"	22'-0"	22'-0"
2"X12 AT 24" O.C.	18'-0"	20'-0"	18'-0"	18'-0"

MAXIMUM SPAN FOR SOUTHERN PINE JOISTS AND RAFTERS FROM IRC-2009 CODE BOOK.

HVAC LAYOUT

HEATING AND AIR DIAGRAM SHOULD BE PROVIDED BY HVAC CONTRACTOR BEFORE CONSTRUCTION BEGINS.
 HVAC LAYOUT BY CONTRACTOR. ENGINEERED FLOOR TRUSSES ARE SUGGESTED IN LIEU OF FLOOR JOISTS TO PREVENT THE PULLING DOWN OF ANY FIRST FLOOR CEILING.

WINDOW SPECIFICATION

WINDOWS SPECIFICATIONS TO BE PROVIDED BY MANUFACTURER. (SEE OWNER)

GENERAL NOTES

- ALL WALLS ARE SHOWN 3/4" THICK UNLESS OTHERWISE NOTED.
- FIRST FLOOR CEILING ARE 10'-0" HIGH UNLESS OTHERWISE NOTED.
- SECOND FLOOR CEILING ARE 9'-0" HIGH UNLESS OTHERWISE NOTED.
- LOCATE WATER HEATER W/ DRAIN PAN IN ATTIC BY OWNER.

AREAS

LIVING - 1ST	2480 SQ. FT.
LIVING - 2ND	1080 SQ. FT.
LIVING - BASEMENT	1655 SQ. FT.
LIVING - TOTAL	5215 SQ. FT.
BASEMENT STORAGE	806 SQ. FT.
GARAGE & STORAGE	591 SQ. FT.
PORCHES	750 SQ. FT.
TOTAL	7362 SQ. FT.
NOTE: AREAS SHOWN ABOVE DO NOT INCLUDE MASONRY VENEER	
LIVING RUBBERX	3626 SQ. FT.
BONUS ROOM	327 SQ. FT.

2ND FLOOR PLAN
SCALE 1/4"=1'-0"



PERMIT DEPARTMENT MORTGAGE COMPANY
 If a LICENSE AGREEMENT is not present in the top left corner of this blueprint or is not printed on our colored letterhead, shows evidence of modification or tampering, DO NOT issue permit or construction funds. A copyright violation may have occurred. Please call 1-800-752-6468 to verify.

LIABILITY
 All dimensions and conditions are to be checked and verified by contractor prior to the beginning of construction. Any engineering aspects should be specified to actual site and construction conditions. Due to varying conditions and situations, the designer assumes no liability for any home constructed from this plan.

PlanHouse

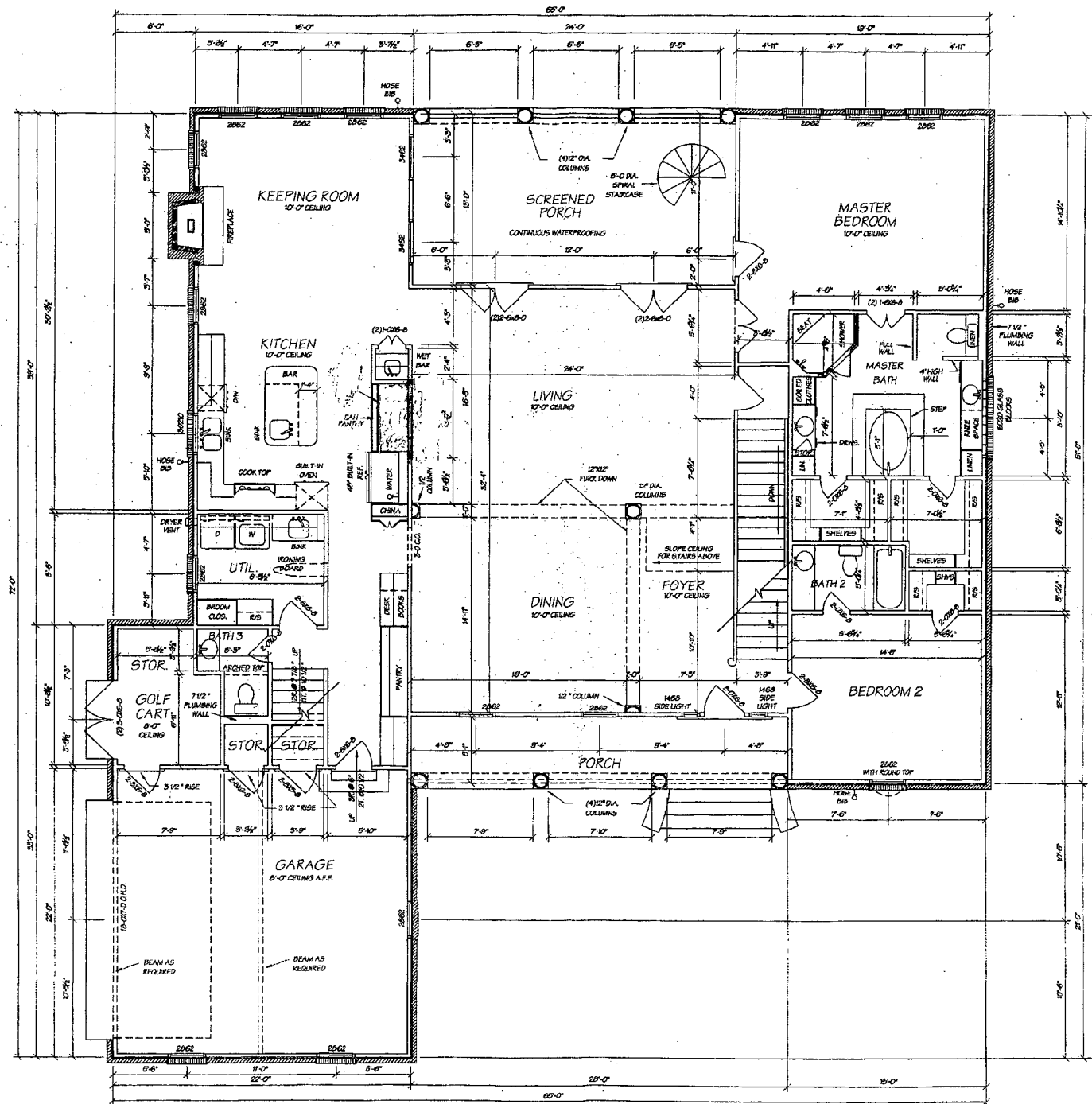
A MEMBER OF
 The Building Designer Showcase

APPROVED
 Montgomery County
 Historic Design Review Commission
 Julia D. Talley

06/19/05

Mohr Residence
 21211 Denit Estates Dr.,
 Brookeville, MD 20833
 Farview Estates, Lot #4

DATE 06-02-05	DRAWN BY RIK	CHECKED OFFICE
SHEET 2	OF 7	
PLAN NUMBER 36-052-A1LH		



SPAN TABLE

SIZE AND SPACING	CEILING JOIST	RAFTER W/O CEILING	RAFTER WITH CEILING	FLOOR JOIST
2"x6" AT 12" O.C.	15'-6"	14'-6"	13'-6"	12'-6"
2"x6" AT 16" O.C.	13'-6"	12'-6"	12'-2"	9'-6"
2"x8" AT 8" O.C.	11'-0"	10'-2"	10'-2"	8'-0"
2"x8" AT 12" O.C.	20'-1"	18'-8"	17'-10"	14'-2"
2"x8" AT 16" O.C.	17'-0"	16'-2"	15'-2"	12'-10"
2"x8" AT 24" O.C.	14'-2"	13'-2"	13'-2"	11'-0"
2"x10" AT 12" O.C.	23'-1"	22'-3"	22'-3"	19'-0"
2"x10" AT 16" O.C.	20'-9"	19'-3"	18'-3"	16'-1"
2"x10" AT 24" O.C.	18'-1"	16'-0"	15'-0"	13'-1"
2"x12" AT 12" O.C.		28'-0"	27'-4"	23'-4"
2"x12" AT 16" O.C.		22'-7"	22'-7"	18'-10"
2"x12" AT 24" O.C.		18'-4"	18'-4"	15'-5"

MAXIMUM SPANS: F2 SOUTHERN PINE JOISTS AND RAFTERS
FROM IRC-2009 CODE BOOK

HVAC LAYOUT

HEATING AND AIR DIAGRAM SHOULD BE PROVIDED BY HVAC CONTRACTOR BEFORE CONSTRUCTION BEGINS.
HVAC LAYOUT BY CONTRACTOR. ENGINEERED FLOOR TRUSSES ARE SUGGESTED IN LIEU OF FLOOR JOISTS TO PREVENT THE FLOORING DOWN OF ANY FIRST FLOOR CEILING.

WINDOW SPECIFICATION

WINDOW SPECIFICATIONS TO BE PROVIDED BY MANUFACTURER. (SEE OWNER)

GENERAL NOTES

1. ALL WALLS ARE SHOWN 3/2" THICK UNLESS OTHERWISE NOTED.
2. FIRST FLOOR CEILINGS ARE 10'-0" HIGH UNLESS OTHERWISE NOTED.
3. SECOND FLOOR CEILINGS ARE 8'-0" HIGH UNLESS OTHERWISE NOTED.
4. LOCATE WATER HEATER IN DRAIN PAN W/ WATER BY OWNER.

AREAS

LIVING - 1ST	2406 SQ. FT.
LIVING - 2ND	1066 SQ. FT.
LIVING - BASEMENT	1833 SQ. FT.
LIVING - TOTAL	5305 SQ. FT.
BASEMENT STORAGE	806 SQ. FT.
GARAGE & STORAGE	161 SQ. FT.
PORCHES	706 SQ. FT.
TOTAL	7772 SQ. FT.

NOTE: AREAS SHOWN ABOVE DO NOT INCLUDE MASONRY VENEER

LIVING W/WORK	6066 SQ. FT.
BONUS ROOM	570 SQ. FT.

1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



PERMIT DEPARTMENT
MORTGAGE COMPANY

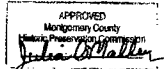
If a LICENSE AGREEMENT is not present in the top left corner of this blueprint or is not printed on our colored letterhead, shows evidence of modification or tampering, DO NOT issue permit or construction funds. A copyright violation may have occurred. Please call 1-800-752-6468 to verify.

LIABILITY

All dimensions and conditions are to be checked and verified by contractor prior to the beginning of construction. Any engineering aspects should be specified to actual site and construction conditions. Due to varying conditions and situations, the designer assumes no liability for any home constructed from the plan.

PlanHouse

A MEMBER OF
The Building Designer Showcase



07/09/05

Mohr Residence
21211 Denit Estates Dr.,
Brookeville, MD 20833
Farview Estates, Lot #4

DATE	DRAWN BY	CHECKED
06-02-05	RIK	OFFICE
SHEET	OF	
1	7	
PLAN NUMBER		
36-052-A1LH		