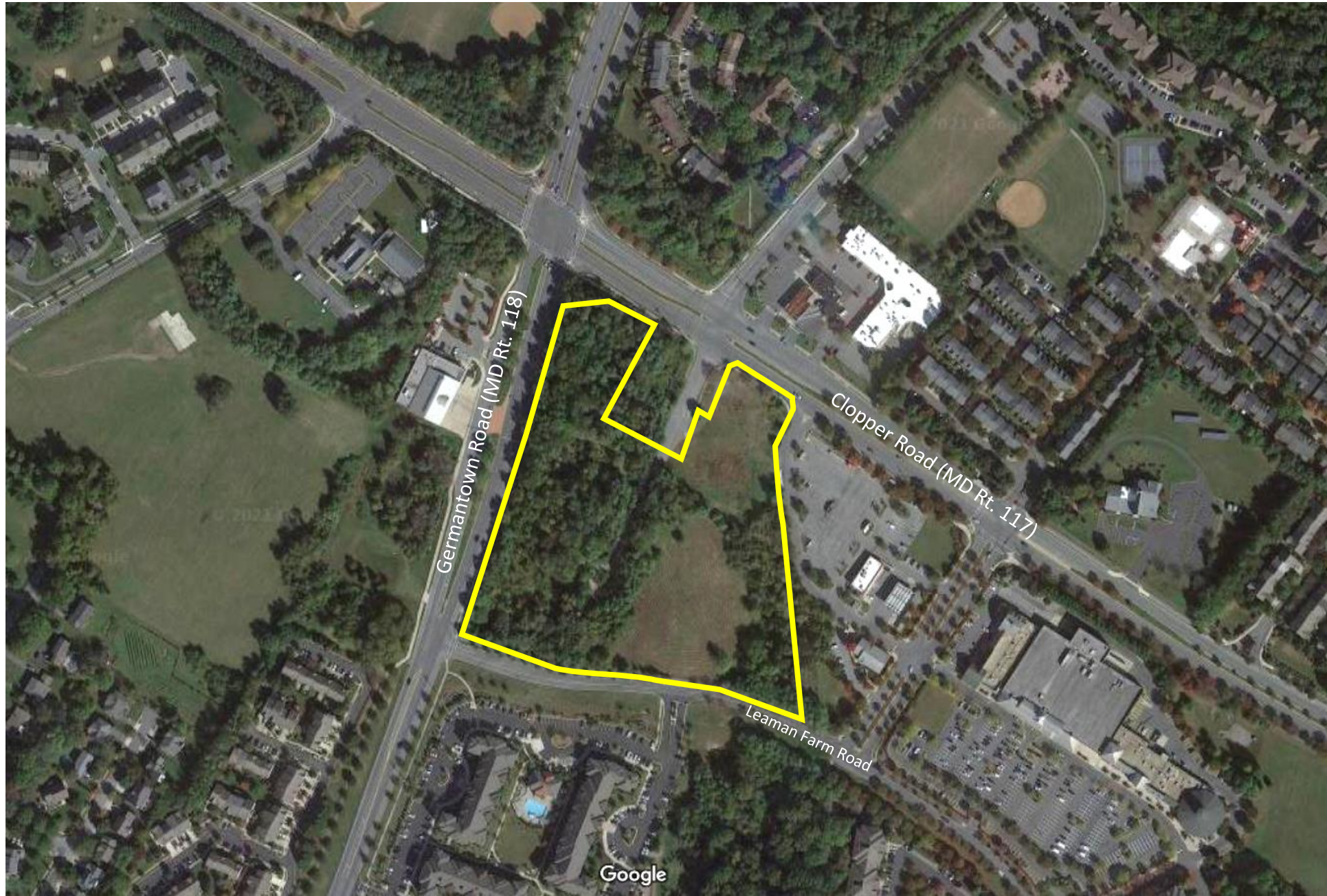


Liberty Mill Road  
Abandonment Application  
AB-774

# Aerial Map of Property





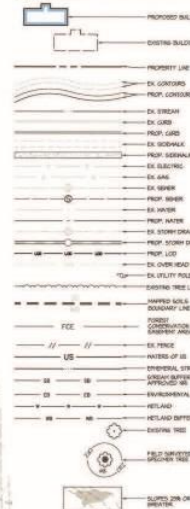


# KINGSVIEW STATION FLOATING ZONE PLAN



VICINITY MAP  
SCALE: 1" = 2,000'  
H&G GRID: 225493 - TAX MAP: E1543

### LEGEND



### GENERAL NOTES

- Owner's Applicant:** Kingsview Station, A Joint Venture of Pleasants Development, 24075 Frederick Road, Suite 200, Landersburg, MD 20871
- Boundary Survey by:** Charles F. Johnson & Associates, May 2010
- Topography by:** Charles F. Johnson & Associates, May 2010
- Master Plan:** Benjamin Master Plan
- MSDC by:** GMA P.A., MSDC Plan No. 4082265, Approved August 1, 2018
- Wetland & the Clean Water Act:** Middle Branch Seneca Creek (N-1)
- There are no known Special Protection Areas (SPA) or PHA Areas on site.
- There is no floodplain on site per FEMA Map 12428C010D.
- Wetlands were flagged by National Wetlands and Swamps, NC on May 10, 2018.
- There are no known Fens, Threatened or Endangered Species on site.
- The property is not listed on the Localized Atlas and Index of Historic Sites.
- Parcel: 214, 224, 230, 236, & 240  
Existing Water Category: H-3  
Existing Sewer Category: S-3
- Parcel: 226 & 228  
Existing Water Category: H-3  
Existing Sewer Category: H-3 (Planning)  
Proposed Water Category: H-3 (Planning)  
Proposed Sewer Category: S-3 (Planning)
- Utility Companies:** Gas - Washington Gas Electric - PEGCO Meter & Sewer - H&G Telephone - Verizon Cable

### SITE DATA

Existing Site Area:	12.26 Ac. (includes existing ROA) Area
Parcel - 224	0.71 Ac.
Parcel - 226	1.00 Ac.
Parcel - 228	2.88 Ac.
Parcel - 230	4.82 Ac.
Parcel - 232	0.71 Ac.
Parcel - 234	0.42 Ac.
Parcel - 236	0.20 Ac.
Parcel - 238	0.20 Ac.
Existing Zoning:	R-300 & R-200 TERUB
Existing Use:	Vacant
Proposed Zone:	CORP Commercial Residential Neighborhood - Floating
Proposed Use:	Commercial & Residential Townhouses
Development Program:	Single Phase
Commercial Use:	12,500 SF
Residential Townhouses:	81 DU
MSDCs Provided:	8 DU

### DEVELOPMENT STANDARDS - GEN ZONE

<b>GEN ZONE</b>	Residential	Residential	Residential
Commercial:	Maximum Height: 35' Max.	Maximum Height: 35' Max.	Maximum Height: 35' Max.
Residential:	0.25 FAR (1,875 SF)	0.25 FAR (1,875 SF)	0.25 FAR (1,875 SF)
TOTAL FAR:	1.44 (11,000 SF)	1.44 (11,000 SF)	1.44 (11,000 SF)
Building Height:	35' Max. Ht.	35' Max. Ht.	35' Max. Ht.
Open Space:	15% Min.	15% Min.	15% Min.

### BINDING ELEMENTS

- No more than 10,000 SF of commercial building area.
- No more than 81 townhouse dwelling units.
- A maximum building height of 35'.

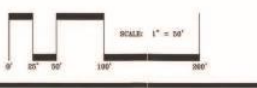


**PROFESSIONAL CERTIFICATION**  
I hereby certify that these plans were prepared or approved by me, and that I am a duly Licensed Landscaping Architect under the laws of the State of Maryland.  
License No: BCLT  
Expiration Date: 05/31/2020  
Signature: [Handwritten] Date: [Handwritten]

**OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS CERTIFICATION**  
THIS IS A TRUE COPY OF THE FLOATING ZONE PLAN EXHIBIT NUMBER 214, 224, 226, 230, 232, 234, 236, 238, 240, 2020 BY RESOLUTION NUMBER 21-112 OF THE COMMISSION ON ZONING & PLANNING.  
HEARING EXAMINER: [Handwritten] DATE: 4/16/2020  
HEARING EXAMINER'S SIGNATURE: [Handwritten]



DATE	BY	REVISION	DATE	BY	REVISION
3/2/20	KAF	Revised Layout	3/2/20	KAF	REVISION



PREPARED FOR:  
KINGSVIEW STATION, A JOINT VENTURE  
c/o PLEASANTS DEVELOPMENT  
24075 FREDERICK ROAD, SUITE 200  
LANDERSBURG, MD 20871  
ATTN: CLARE WADSWORTH  
301-428-0850 x 1013

SCALE	DATE	DATE
1" = 50'	JAN. 2020	ET-343

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS CERTIFICATION  
**FLOATING ZONE PLAN**  
**KINGSVIEW STATION**  
PARCELS 214, 224, 226, 230, 232, 234, 236, 238, 240

SHEET  
1 OF 1

COMPOSITE LAND LLC  
1. FT. INCHON  
PARCEL 100  
ZONE UN-02-003 & C-25-11-05  
USE: VACANT

EMERCA PLAZA LTD PARTNERSHIP  
1. 8237 F. 206  
PARCEL 172  
ZONE UN-02-003 & R-14-05  
USE: COMMERCIAL

FOURMAN HILLS COMM ASSN INC  
K. FOURMAN HILLS TRAILWAY CO  
1. FT. INCHON  
ZONE UN-02-003  
USE: RESIDENTIAL

MOLTSCHORY COUNTY  
1. FT. INCHON  
PARCEL 104  
ZONE UN-02-003  
USE: PARK & RECREATION

LOHN, R & M S DECILES  
1. FT. INCHON  
PARCEL 1034  
ZONE UN-02-003  
USE: COMMERCIAL

CARROLL HIGHWAY ET AL  
1. DUNE F. 206  
PARCEL 206  
ZONE UN-02-003  
USE: VACANT

JOHNSON DEVELOPMENT, LLC  
1. DUNE F. 206  
PARCEL 206  
ZONE UN-02-003  
USE: VACANT

CLOPPER ROAD

LIBERTY HILLS ROAD

PRIVATE ROAD 'A'

PRIVATE ALLEY

PRIVATE ALLEY

PRIVATE ALLEY

PRIVATE ALLEY

PRIVATE ALLEY

LEAMAN FARM ROAD

ALE HOPE CIRCLE

DUPRETSKY-GERSON/NOVAK INC

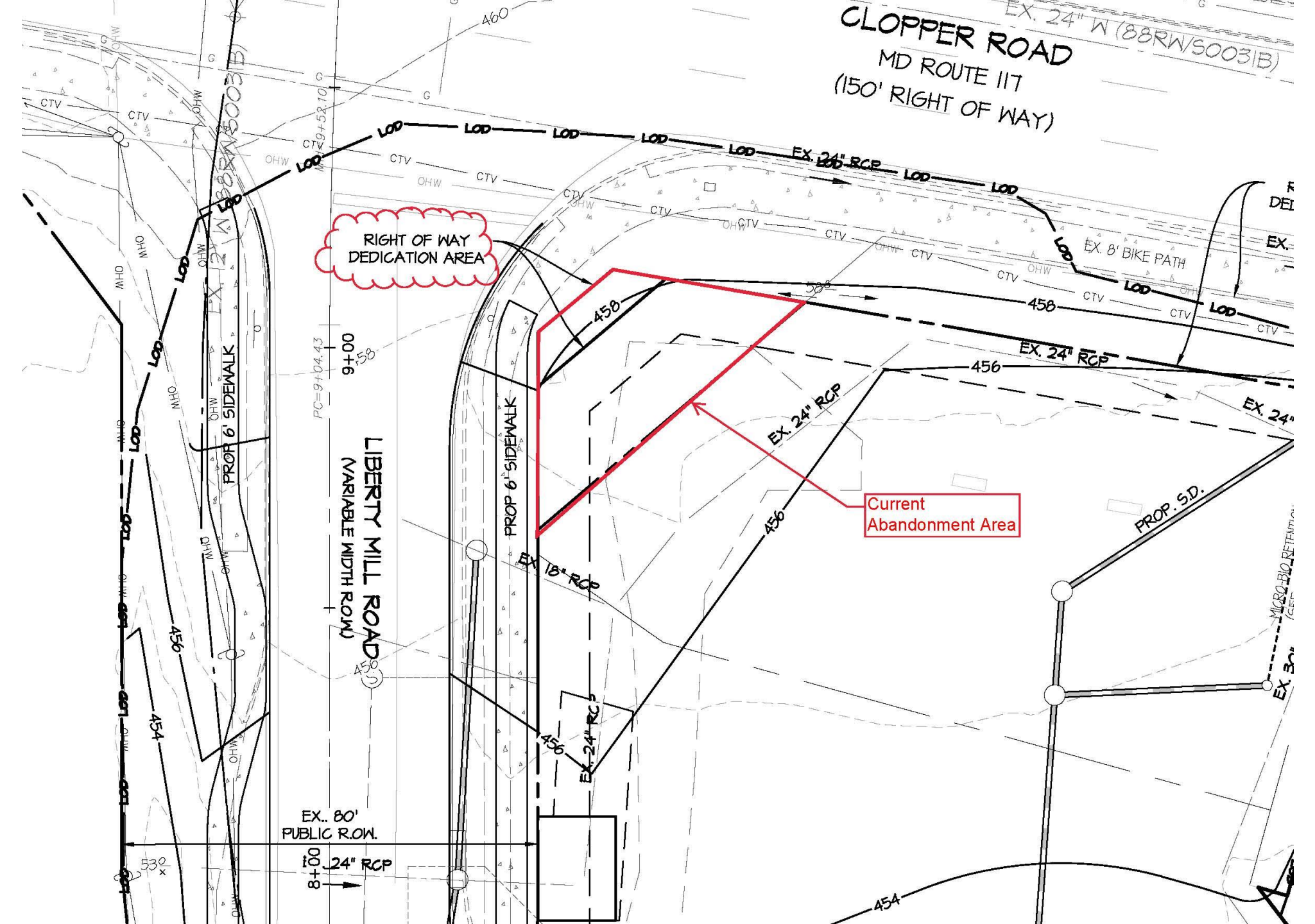
NOVAK, G & S  
1. DUNE F. 206  
PARCEL 206  
ZONE UN-02-003  
USE: VACANT



CLOPPER ROAD  
MD ROUTE 117  
(150' RIGHT OF WAY)

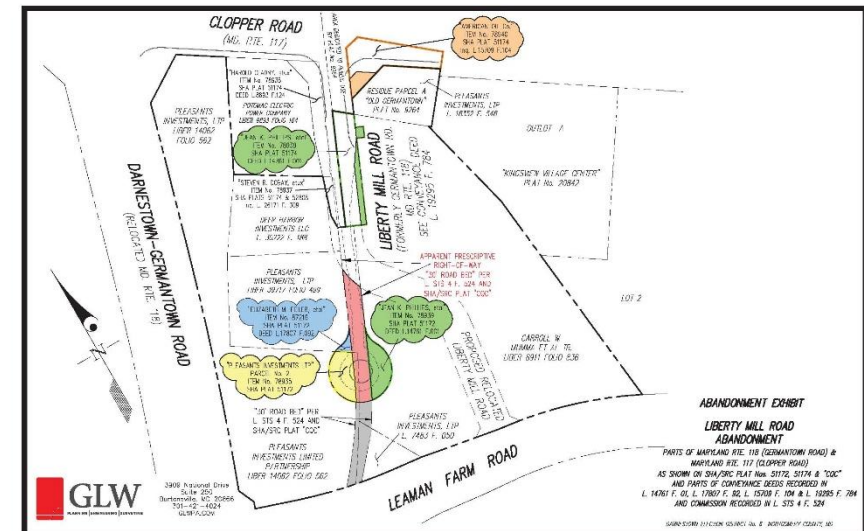
RIGHT OF WAY  
DEDICATION AREA

Current  
Abandonment Area



# Draft Conditions of Approval

1. Applicant must dedicate additional right-of-way to public use for the realignment and reconstruction of Liberty Mill Road.
2. Up to 22,446 square feet of right-of-way, as shown on the Abandonment Exhibit (Exhibit "A"), may be abandoned. The actual amount of right-of-way deemed necessary to be abandoned may be less, and will be formalized through the Preliminary Plan of Subdivision Process and reflected on the Record Plat.
3. Applicant must file a Record Plat incorporating the former right-of-way and showing the new dedication.





CLOPPER ROAD  
(MD. RTE. 117)

AREA DEDICATED TO PUBLIC USE  
BY PLAT No. 9264

"AMERICAN OIL Co."  
ITEM No. 78940  
SHA PLAT 51174  
Inq. L.15709 F.104

"HAROLD CLADNY, etux"  
ITEM No. 78938  
SHA PLAT 51174  
DEED L.8693 F.124

POTOMAC ELECTRIC  
POWER COMPANY  
LIBER 9893 FOLIO 164

PLEASANTS  
INVESTMENTS, LTP  
LIBER 14062  
FOLIO 562

"JEAN K. PHILLIPS, etal"  
ITEM No. 78939  
SHA PLAT 51174  
DEED L.14761 F.001

RESIDUE PARCEL A  
"OLD GERMANTOWN"  
PLAT No. 9264

PLEASANTS  
INVESTMENTS, LTP  
L. 18352 F. 548

OUTLOT A

DARNESTOWN-GERMANTOWN ROAD  
(RELOCATED MD. RTE. 118)

"STEVEN R. DOBAY, etux"  
ITEM No. 78937  
SHA PLATS 51174 & 52808  
Inq. L. 26171 F. 309

DEER HARBOR  
INVESTMENTS LLC  
L. 30222 F. 188

LIBERTY MILL ROAD  
(FORMERLY GERMANTOWN RD.)  
MD RTE. 118  
SEE CONVEYANCE DEED  
L. 19295 F. 784

"KINGSVIEW VILLAGE CENTER"  
PLAT No. 20842

APPARENT PRESCRIPTIVE  
RIGHT-OF-WAY  
"30' ROAD BED" PER  
L. STS 4 F. 524 AND  
SHA/SRC PLAT "CQC"

PLEASANTS  
INVESTMENTS, LTP  
LIBER 39717 FOLIO 499

"ELIZABETH M. FEILER, etal"  
ITEM No. 87216  
SHA PLAT 51172  
DEED L.17807 F.092

"JEAN K. PHILLIPS, etal"  
ITEM No. 78939  
SHA PLAT 51172  
DEED L.14761 F.001

LOT 2

"PLEASANTS INVESTMENTS LTP"  
PARCEL No. 2  
ITEM No. 78935  
SHA PLAT 51172

"30' ROAD BED" PER  
L. STS 4 F. 524 AND  
SHA/SRC PLAT "CQC"

PROPOSED RELOCATED  
LIBERTY MILL ROAD

CARROLL W.  
MUMMA ET AL TR.  
LIBER 8911 FOLIO 836

PLEASANTS  
INVESTMENTS LIMITED  
PARTNERSHIP  
LIBER 14062 FOLIO 562

LEAMAN FARM ROAD

PLEASANTS  
INVESTMENTS, LTP  
L. 7483 F. 050

**ABANDONMENT EXHIBIT**

**LIBERTY MILL ROAD  
ABANDONMENT**

PARTS OF MARYLAND RTE. 118 (GERMANTOWN ROAD) &  
MARYLAND RTE. 117 (CLOPPER ROAD)  
AS SHOWN ON SHA/SRC PLAT Nos. 51172, 51174 & "CQC"  
AND PARTS OF CONVEYANCE DEEDS RECORDED IN  
L. 14761 F. 01, L. 17807 F. 92, L. 15709 F. 104 & L. 19295 F. 784  
AND COMMISSION RECORDED IN L. STS 4 F. 524



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