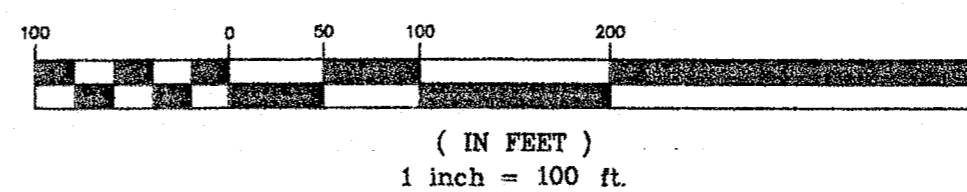
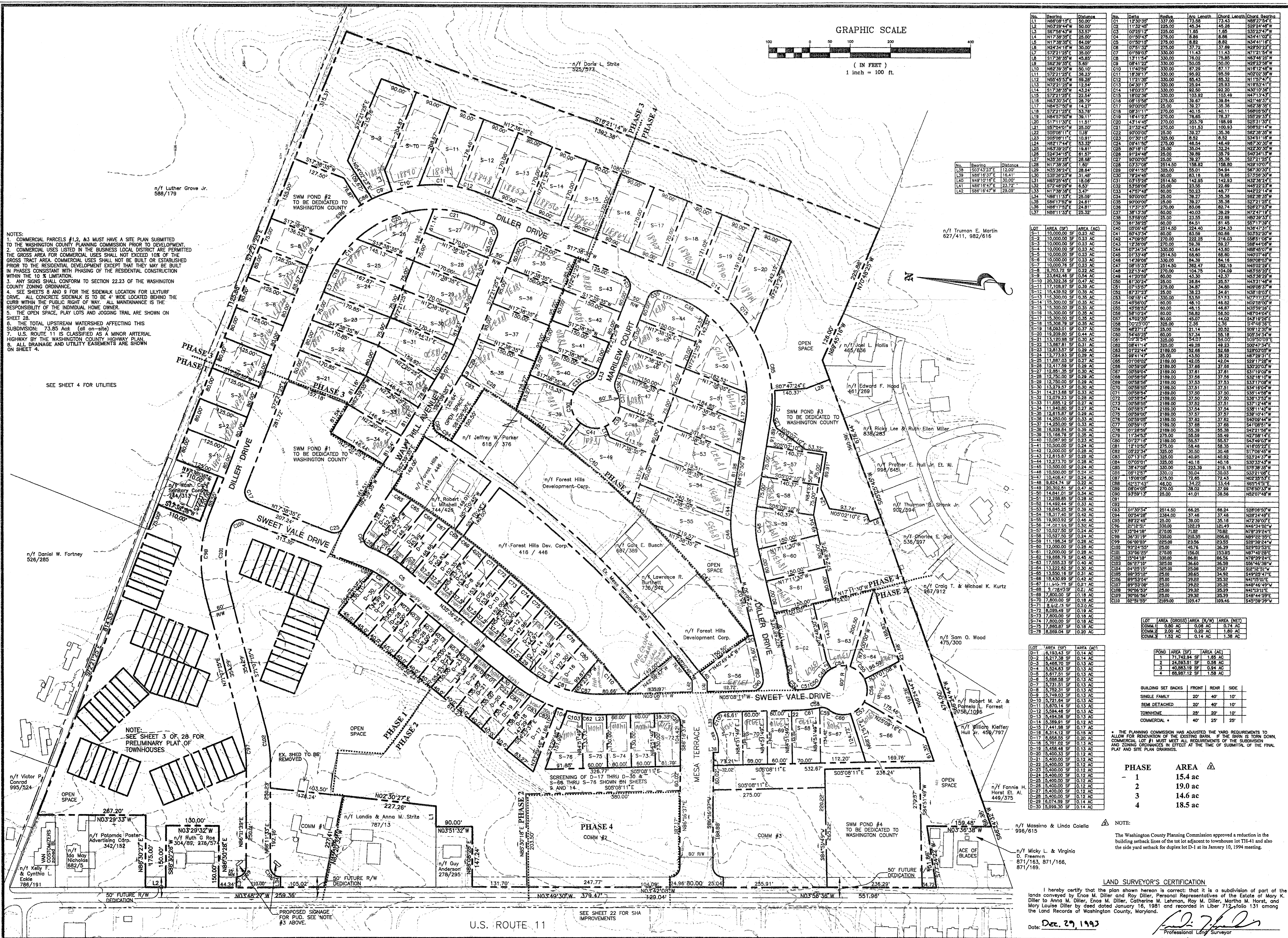


GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



No.	Bearing	Distance
L39	S89°43'23"E	12.00'
L39	S88°16'37"E	16.41'
L40	N48°10'16"E	30.00'
L41	N88°18'47"E	23.22'
L42	S88°18'47"W	23.05'

No.	Bearing	Distance	No.	Bearing	Distance
L1	N88°08'18"E	50.00'	L11	S72°21'28"E	36.23'
L2	N03°29'44"W	50.00'	L12	N55°45'57"E	89.28'
L3	S67°43'43"W	11.85'	L13	N72°21'28"E	36.23'
L4	N17°38'38"E	25.00'	L14	S17°38'38"E	43.24'
L5	N17°38'38"E	45.85'	L15	S72°21'28"E	36.23'
L6	S17°38'38"E	45.85'	L16	N84°57'50"W	14.27'
L7	S72°21'28"E	36.23'	L17	S72°21'28"E	36.23'
L8	S17°38'38"E	45.85'	L18	S72°21'28"E	36.23'
L9	S82°38'35"E	15.86'	L19	N88°18'47"E	23.22'
L10	N88°18'47"E	23.22'	L20	S17°11'30"E	11.51'
L11	S72°21'28"E	36.23'	L21	S89°04'01"W	25.00'
L12	N55°45'57"E	89.28'	L22	S05°09'11"E	10.91'
L13	N72°21'28"E	36.23'	L23	N82°17'44"E	53.32'
L14	S17°38'38"E	43.24'	L24	N83°39'27"E	19.81'
L15	S72°21'28"E	36.23'	L25	S24°34'10"E	61.57'
L16	N84°57'50"W	14.27'	L26	N35°36'22"E	28.68'
L17	S72°21'28"E	36.23'	L27	N17°38'38"E	45.85'
L18	S72°21'28"E	36.23'	L28	N35°36'22"E	28.68'
L19	N88°18'47"E	23.22'	L29	N35°36'22"E	28.68'
L20	S17°11'30"E	11.51'	L30	N35°36'22"E	28.68'
L21	S89°04'01"W	25.00'	L31	S35°36'22"E	28.68'
L22	S05°09'11"E	10.91'	L32	N35°36'22"E	28.68'
L23	N82°17'44"E	53.32'	L33	N17°38'38"E	45.85'
L24	N83°39'27"E	19.81'	L34	N88°11'33"E	25.32'
L25	S24°34'10"E	61.57'	L35	N88°11'33"E	25.32'
L26	N35°36'22"E	28.68'	L36	N88°11'33"E	25.32'
L27	N17°38'38"E	45.85'	L37	N88°11'33"E	25.32'
L28	N35°36'22"E	28.68'	L38	N88°11'33"E	25.32'
L29	N35°36'22"E	28.68'	L39	N88°11'33"E	25.32'
L30	N35°36'22"E	28.68'	L40	N88°11'33"E	25.32'
L31	S35°36'22"E	28.68'	L41	N88°11'33"E	25.32'
L32	N35°36'22"E	28.68'	L42	N88°11'33"E	25.32'
L33	N17°38'38"E	45.85'	L43	N88°11'33"E	25.32'
L34	N88°11'33"E	25.32'	L44	N88°11'33"E	25.32'
L35	N88°11'33"E	25.32'	L45	N88°11'33"E	25.32'
L36	N88°11'33"E	25.32'	L46	N88°11'33"E	25.32'
L37	N88°11'33"E	25.32'	L47	N88°11'33"E	25.32'
L38	N88°11'33"E	25.32'	L48	N88°11'33"E	25.32'
L39	N88°11'33"E	25.32'	L49	N88°11'33"E	25.32'
L40	N88°11'33"E	25.32'	L50	N88°11'33"E	25.32'

LOT	AREA (GROSS)	AREA (NET)
S-1	10,000.00 SF	0.23 AC
S-2	10,000.00 SF	0.23 AC
S-3	10,000.00 SF	0.23 AC
S-4	10,000.00 SF	0.23 AC
S-5	10,000.00 SF	0.23 AC
S-6	10,000.00 SF	0.23 AC
S-7	10,000.00 SF	0.23 AC
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S-10	10,000.00 SF	0.23 AC
S-11	10,000.00 SF	0.23 AC
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S-72	10,000.00 SF	0.23 AC
S-73	10,000.00 SF	0.23 AC
S-74	10,000.00 SF	0.23 AC
S-75	10,000.00 SF	0.23 AC
S-76	10,000.00 SF	0.23 AC

LOT	AREA (GROSS)	AREA (NET)
S-1	10,000.00 SF	0.23 AC
S-2	10,000.00 SF	0.23 AC
S-3	10,000.00 SF	0.23 AC
S-4	10,000.00 SF	0.23 AC
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S-74	10,000.00 SF	0.23 AC
S-75	10,000.00 SF	0.23 AC
S-76	10,000.00 SF	0.23 AC

PHASE	AREA
1	15.4 ac
2	19.0 ac
3	14.6 ac
4	18.5 ac

NOTE:
The Washington County Planning Commission approved a reduction in the building setback lines of the lot adjacent to townhouse lot TH-41 and also the side yard setback for duplex lot D-1 at its January 10, 1994 meeting.

LAND SURVEYOR'S CERTIFICATION
I hereby certify that the plan shown here is correct; that it is a subdivision of part of the lands owned by Enos M. Diller and Roy Diller, Personal Representatives of the Estate of Mary K. Diller, et al., Diller, Enos M. Diller, Enos M. Diller, Catherine M. Diller, Roy M. Diller, and Mary Louise Diller by deed dated January 16, 1981 and recorded in Liber 712, folio 131 among the Land Records of Washington County, Maryland.

Date: Dec. 29, 1993
Professional Land Surveyor

NOTES:
1. COMMERCIAL PARCELS #1, 2, & 3 MUST HAVE A SITE PLAN SUBMITTED TO THE WASHINGTON COUNTY PLANNING COMMISSION PRIOR TO DEVELOPMENT.
2. COMMERCIAL USES LISTED IN THE BUSINESS LOCAL DISTRICT ARE PERMITTED. THE GROSS TRACT AREA COMMERCIAL USES SHALL NOT EXCEED 10% OF THE ESTABLISHED PRIOR TO THE RESIDENTIAL DEVELOPMENT EXCEPT THAT THEY MAY BE BUILT IN PHASES CONSISTENT WITH PHASING OF THE RESIDENTIAL CONSTRUCTION WITHIN THE 10% LIMITATION.
3. ANY SIGNS SHALL CONFORM TO SECTION 22.03 OF THE WASHINGTON COUNTY ZONING ORDINANCE.
4. SEE SHEETS 8 AND 9 FOR THE SIDEWALK LOCATION FOR LILYTURF DRIVE. ALL CONCRETE SIDEWALK IS TO BE 4' WIDE LOCATED BEHIND THE CURB WITHIN THE PUBLIC RIGHT OF WAY. ALL MAINTENANCE IS THE RESPONSIBILITY OF THE INDIVIDUAL HOME OWNER.
5. THE OPEN SPACE, PLAY LOTS AND JOGGING TRAIL ARE SHOWN ON SHEET 28.
6. THE TOTAL UPSTREAM WATERSHED AFFECTING THIS SUBDIVISION: 73.85 AC. (oil on-site)
7. U.S. ROUTE 11 IS CLASSIFIED AS A MINOR ARTERIAL HIGHWAY BY THE WASHINGTON COUNTY HIGHWAY PLAN.
8. ALL DRAINAGE AND UTILITY EASEMENTS ARE SHOWN ON SHEET 4.

SEE SHEET 4 FOR UTILITIES

n/ Daniel W. Fortney 526/285

n/ Victor P. Conrad 995/524

n/ Kelly F. & Cynthia L. Eakie 786/191

n/ Potomac Poster Advertising Corp. 342/152

n/ Ruth G. Roe 304/85, 276/57

n/ Guy Anderson 278/295

NOTE: SEE SHEET 3 OF 28 FOR PRELIMINARY PLAT OF TOWNHOUSES

SCREENING OF D-17 THRU D-30 & D-36 THRU S-76 SHOWN ON SHEETS 9 AND 14.

PROPOSED SIGNAGE FOR PUD. SEE NOTE #3 ABOVE.

U.S. ROUTE 11

SEE SHEET 22 FOR SHA IMPROVEMENTS

DATE: 11-30-93
12-27-93
3-23-94
6-28-94
4-20-95

REVISIONS:
Revised per FSA
Revised per WPC Comments
Revised Lot Lines per Mason Hill
Revised Street Names
Added Phase Lines and Areas/Perimeter

FREDERICK SIBERT & ASSOCIATES, INC.
WASHINGTON COUNTY, MARYLAND
128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740
10 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225
(410) 288-4478 (410) 758-4478

DWG. NO. 1301.0
JOB NO. 24-11-424
TAX MAP 24-11-424
DATE 07-18-93
DRAWN BY JAB
CHECKED BY JAB
SCALE 1" = 100'

PRELIMINARY PLAT OF SUBDIVISION
Single Family, Semi Detached Dwellings, Pond, and Commercial Sections
for
FOUNTAINVIEW
situate along the east side of
U.S. Route 11
WASHINGTON COUNTY, MARYLAND

SHEET NO. 2
28

FILE COPY without numbers