

Item #6



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

DATE: November 08, 2002
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Development Review Division
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for November 14, 2002.

Attached are copies of plan drawings for Items #04, #05, #06. These subdivision items are scheduled for Planning Board consideration on November 14, 2002. The items are further identified as follows:

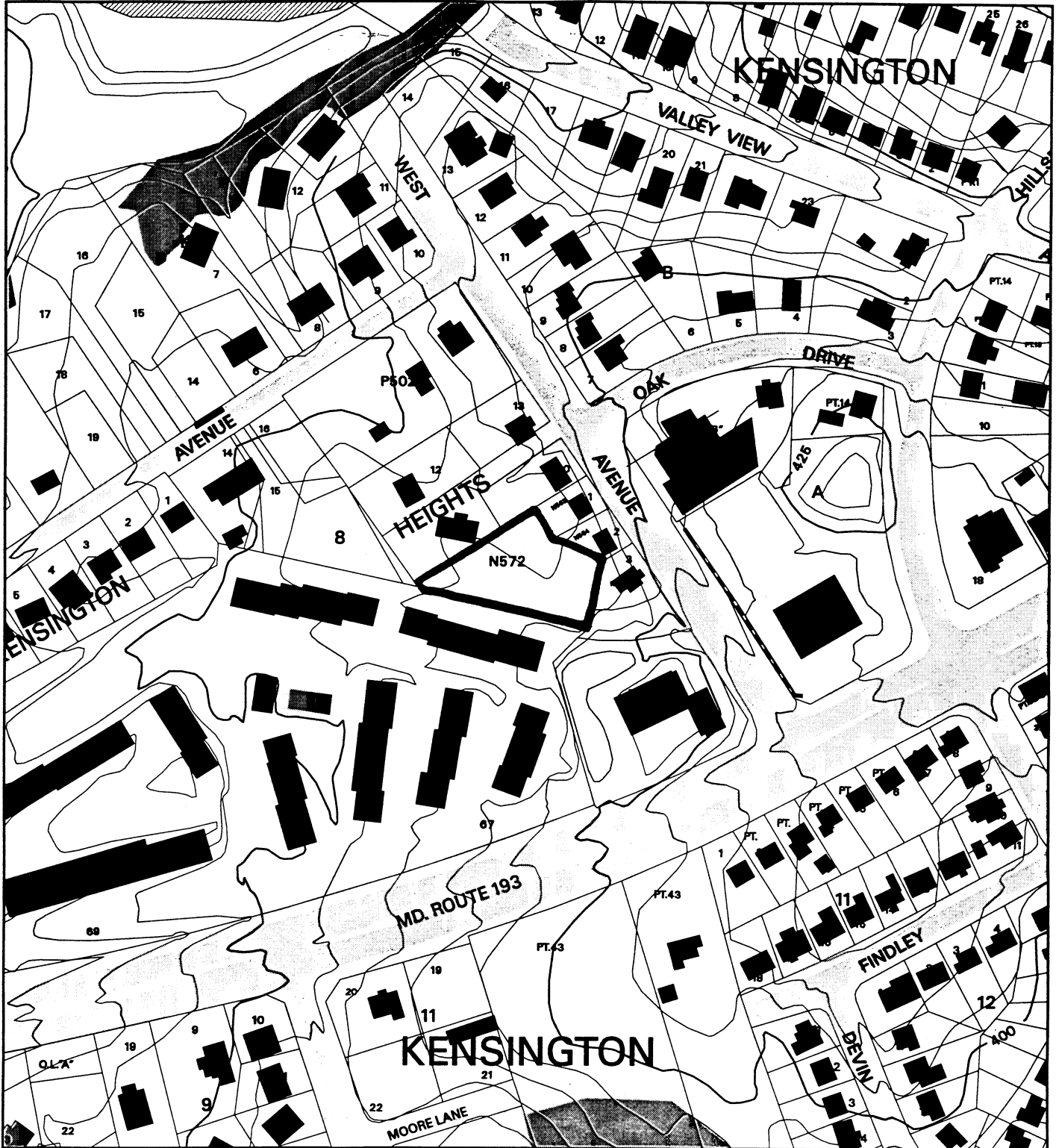
Agenda Item #04 - Pre-Preliminary Plan 7-03005
Potomac Country Corner

Agenda Item #05 - Preliminary Plan 1-03011
Pleasant Hills

Agenda Item #06 - Preliminary Plan 1-03000
Kensington Heights

Attachment

VICINITY MAP FOR
KENSINGTON HEIGHTS (1-03000)



Map compiled on July 16, 2002 at 10:13 AM | Site located on base sheet no - 214NW03

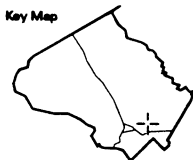
NOTICE

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

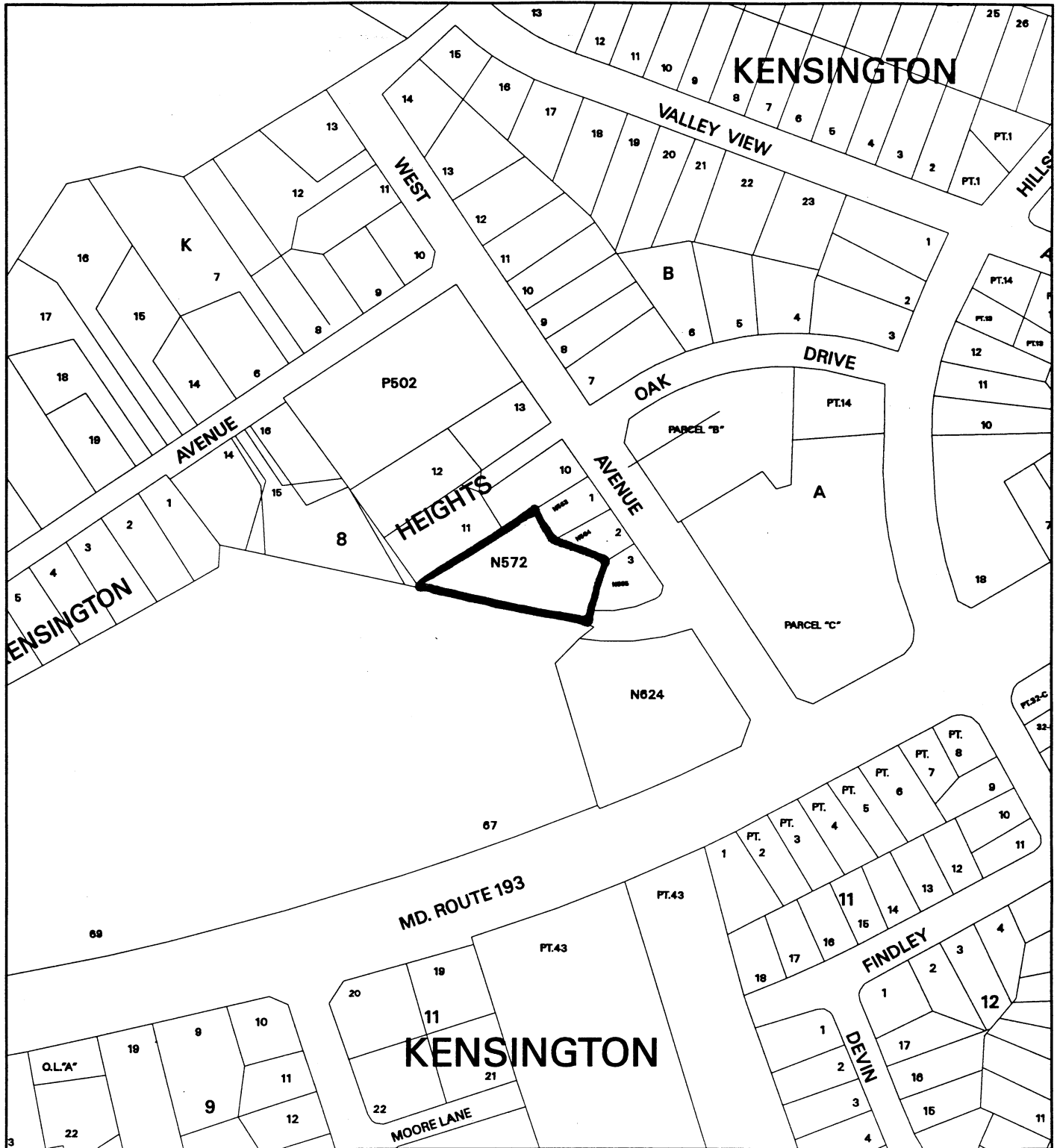
This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



1 : 2400

VICINITY MAP FOR
KENSINGTON HEIGHTS (1-03000)



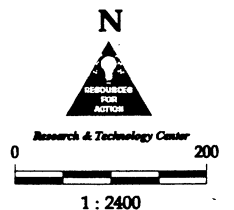
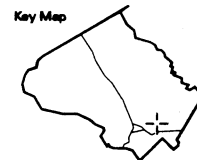
Map compiled on July 16, 2002 at 9:27 AM | Site located on base sheet no - 214NW03

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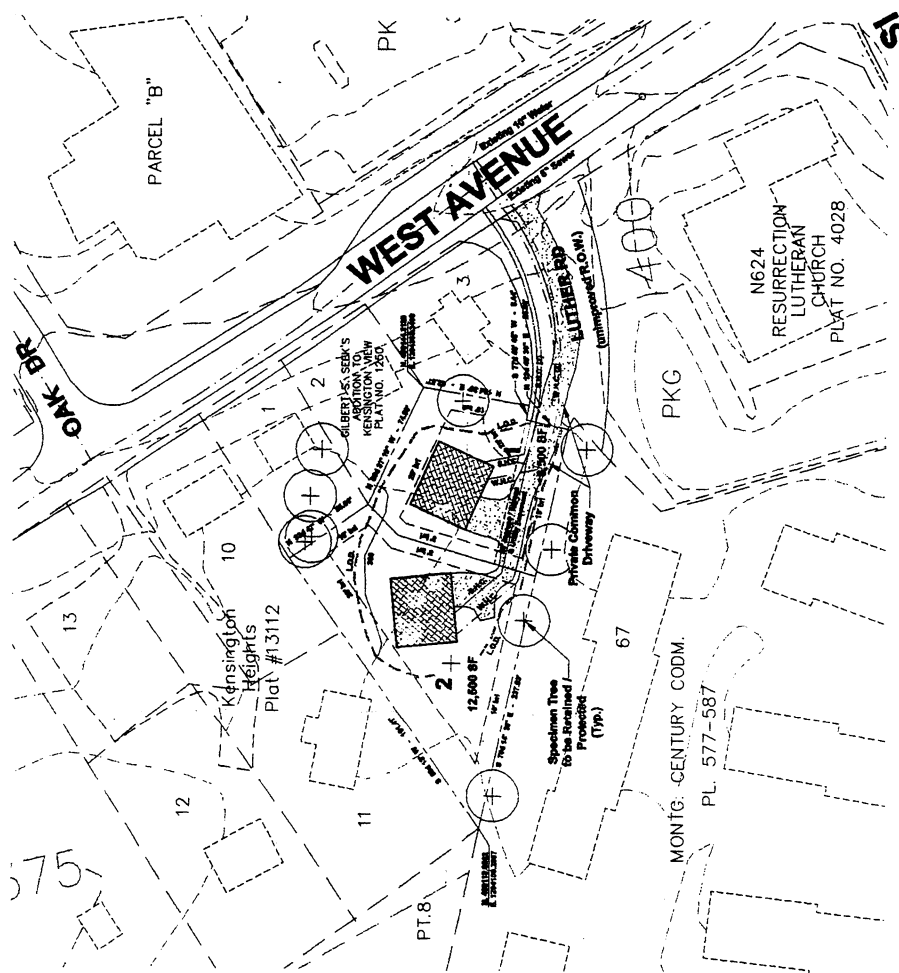
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Surveyor's Certificate:
 I hereby certify that the boundary shown hereon is correct to my best knowledge and belief based upon existing records and visual observations.

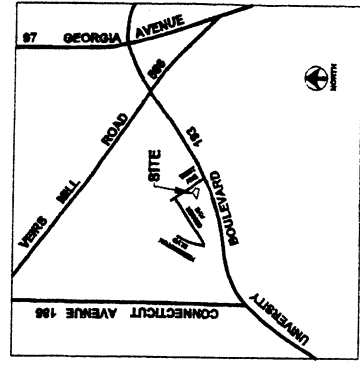
[Signature]
 Date: 7/15/02
 State of Maryland
 Professional Surveyor
 No. 12345
 Exp. 12/31/05



NOTES:

1. AREA OF PROPERTY - 21,096 SF
2. PROPERTY IS REMAINDER PARCEL FROM "GILBERT'S S. SEEK'S ADDITION TO KENSINGTON VIEW (LOTS 1-3) AS RECORDED IN JUNE OF 1940.
3. EXISTING ZONING - R-60
4. MINIMUM LOT SIZE PERMITTED - 6,000 SF
5. NUMBER OF LOTS SHOWN - 2
6. AVERAGE LOT SIZE - 10,548 SF
7. SITE TO BE SERVED BY PUBLIC WATER & SEWER (Grinder Pumps needed for sewer connections)
8. EXISTING SEWER & WATER SERVICE CATEGORIES: S-1, W-1
9. LOCATED IN LOWER ROCK CREEK WATERSHED (CLASS IP)
10. REQUIRED SETBACKS:
 Frontyard - 25'
 Sideyard - 8' min.; 17' total
 Rearyard - 20'
11. UTILITY SERVICE BY: PEPCO, BELL ATLANTIC, W. GAS
12. WAIVER OF FRONTAGE REQUIREMENT FOR LOT 2 REQUESTED.
13. PROPERTY LOCATED ON 200-SCALE GRID SHEET 214NW03.

VICINITY MAP
 SCALE: 1" = 2,000'

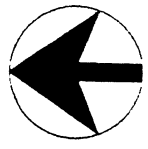


CONTRACT PURCHASER:
JACOBSEN BUILDERS, INC.
 40882 ROBIN CIRCLE
 LEESBURG, VA 20175
 (703) 675-5773

Preliminary Plan
KENSINGTON HEIGHTS
 Montgomery County, Maryland



Beuning & Associates, Inc.
 Land Planning Consultants
 8933 Shady Grove Court
 Gaithersburg, MD 20877
 (301) 948-9248



date: June 2002
 scale: 1"=50'