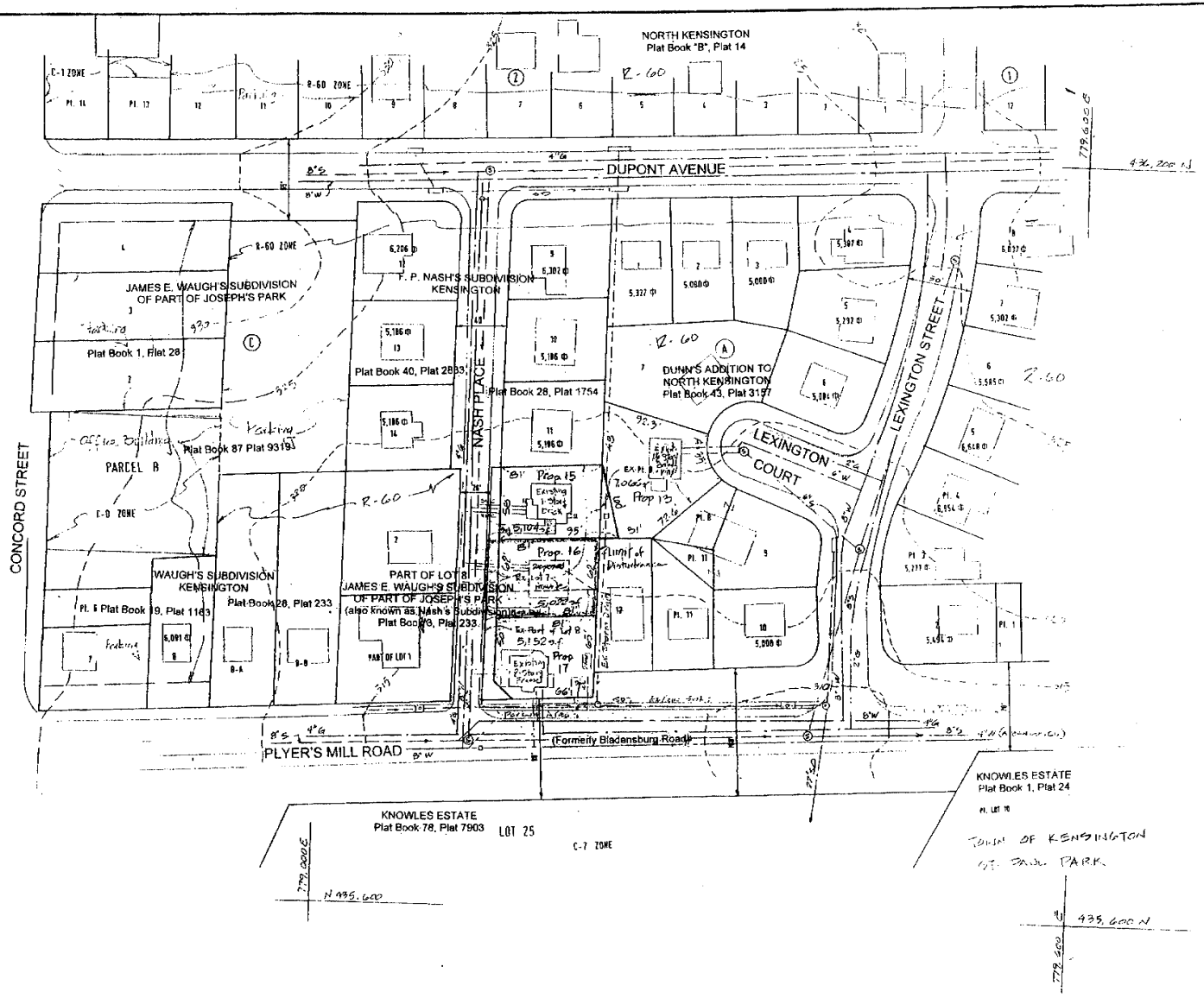


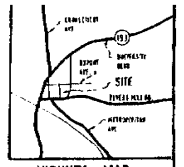


VICINITY MAP
Scale: 1"=2000'

# PRELIMINARY PLAN
## PROPOSED LOTS 15, 16 & 17
## NASH'S SUBDIVISION
## KENSINGTON

NOTES:

1. Boundary by Oyster, Imus & Petzold, Inc.
2. Topography from MNCP&PC photogrammetry
3. Area Tabulation: 23,749 square feet = 0.55 acres
   minus dedication of 1,405 square feet = 22,344 sq ft = 0.51 ac
7. Zoning R - 60 (59-B-5.2)

| | Required | Provided |
|---|---|---|
| Min. Lot Size | 5,000 sq ft | Lot 12 = 5,104 sq ft |
| | | Lot 13 = 5,022 sq ft |
| | | Lot 14 = 5,162 sq ft |
| Minimum Lot Width at BPL | 50' | 59, 62, 50 & 60' |
| Min. Lot Width at Street | 25' | Lot 13, Blk B = 35' |
| Min. Setback from Street | 30' | Lot 14 = 4' (due to SHA taking) |
| Min. Side yard set-back | 8' | |
| Sum of both sides | 18 | |
| Rear Setback | 25' | |
| Maximum Building Height | 35' | |
| Maximum Building coverage 30% | | |

8. Water Category W-1, Sewer Category S-1
9. Kensington Wheaton Planning Area (Kensington Sector Plan)
10. Rock Creek Watershed
11. Shown on Tax Map HP 343
12. 200 scale base map 213NW04
13. The property qualifies for a Small Lot Exemption from Forest Conservation
14. The property qualifies for a Stormwater Management exemption.
15. Servicing utilities for the site are: Water & Sewer - WSSC
    Electricity - PEPCO
    Telephone - Verizon
    Gas - Washington Gas

ENGINEER'S CERTIFICATE

I hereby certify that the information shown hereon is correct.

Walter J. Petzold, P.E.
Registered Engineer, MD #5118

| | | | | | |
|---|---|---|---|---|---|
| Prepared for: Ms. Ida Yoder, 10001 Nash Place, Kensington MD 20879, Phone: 301-933-0384 | OYSTER, IMUS & PETZOLD, INC. CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS 11230 B GRANDVIEW AVENUE • WHEATON, MARYLAND 20902 • 301-949-2011 | PRELIMINARY PLAN | PROPOSED LOTS 15, 16 & 17 F.P.NASH'S SUBDIVISION KENSINGTON, MONTGOMERY COUNTY, MARYLAND | Date March 2004 | Sheet 1 of 1 |
| | | | | Scale 1" = 40' | Job # 2629-A-1 |

(10)

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