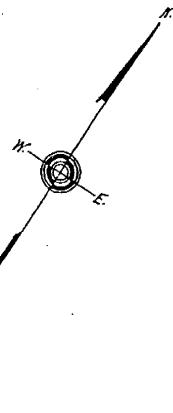


SECTION TWO
KENSINGTON VIEW
MONTGOMERY Co., MARYLAND

June 1925

Joseph N. Starkey
Surveyor for Montgo Co.

Scale 1" = 100'



Attachment A
Engineer's Certification

I, the undersigned Joseph N. Starkey hereby certify to the following:
 1st. That all the Lots, Blocks, Streets, and Public Highways shown on this plat are a part of a tract of land called "Heritage" and here been carefully and accurately surveyed and platted at the request of William J. Dinstead the owner and maker of this plat, and that they are a part of the same lands conveyed to William J. Dinstead by William A. Wroe and Wife the 24th day of October 1906 and of record in Liber 192 at folio 2, one of the land records of Montgomery County, Md. (A) That all the lots and blocks are permanently marked with iron pipe.
 2nd. That the lines of this subdivision do not conflict with the lines of any other subdivision heretofore made and recorded among the land records of Montgomery County, Md.
 3rd. That monument stones designated as #1, #2, #3 and #4 have been carefully set so as to appear on the surface and extend into the ground not less than three feet below the surface and that the said stones are not less than six inches in minimum dimension on top.
 4th. That the bearings other than deed reference bearings are referred to the true meridian of the Washington Suburban Sanitary District.

Joseph N. Starkey
Joseph N. Starkey
Civil Engineer.

Owner's Declaration

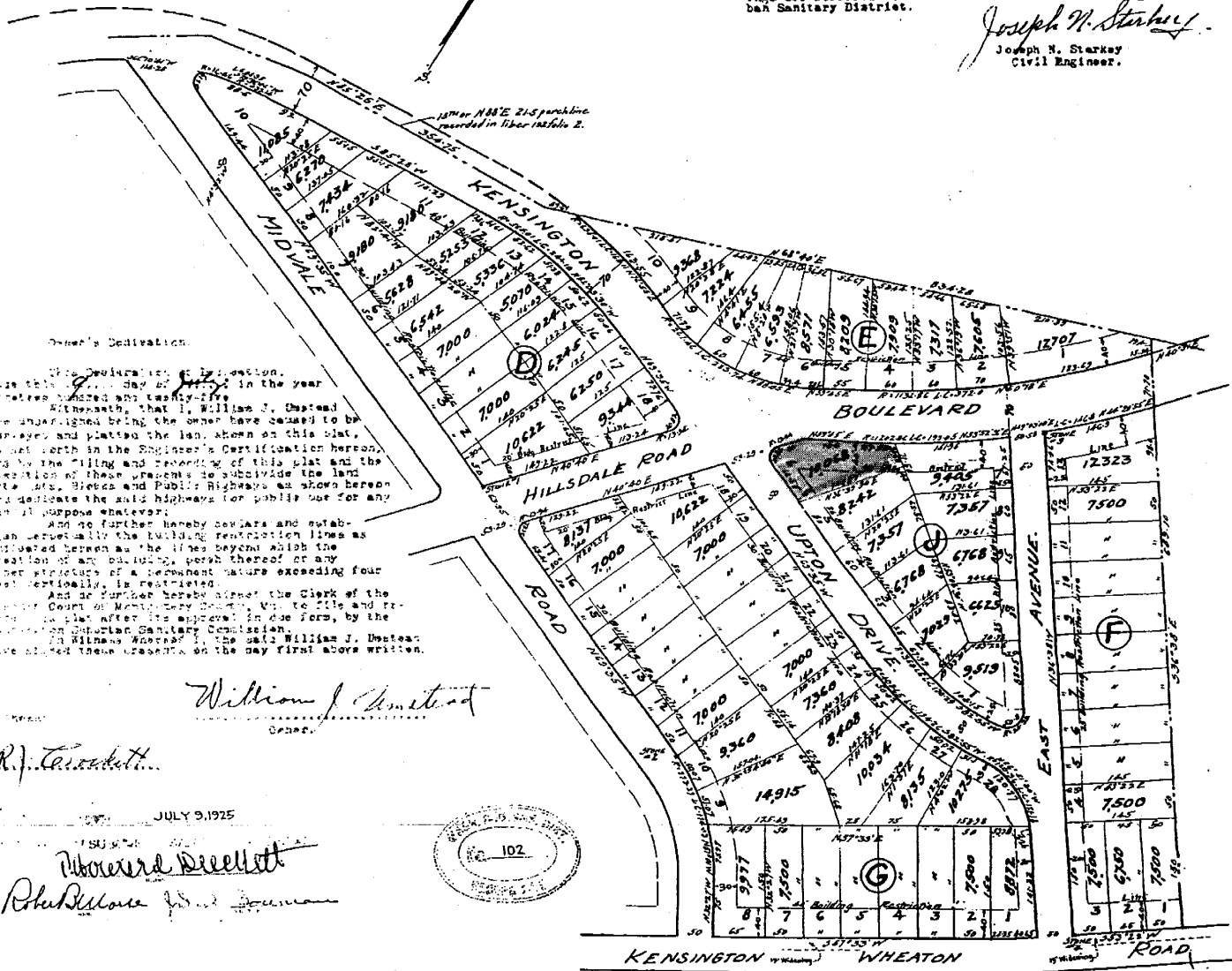
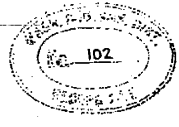
I, the undersigned, do hereby declare that on this day of July in the year 1925 I, the undersigned being the owner have caused to be surveyed and platted the lot, shown on this plat, as set forth in the Engineer's Certification hereon, and by the filing and recording of this plat and the execution of these presents to subdivide the land into lots, blocks and public highways as shown hereon and dedicate the said highways for public use for any use or purpose whatever.
 And do further hereby declare and establish perpetually the building restriction lines as indicated hereon as the lines beyond which the erection of any building, porch thereof or any other structure of a permanent nature exceeding four feet vertically, is restricted.
 And do further hereby direct the Clerk of the Circuit Court of Montgomery County, Md. to file and record this plat after its approval in due form, by the Suburban Sanitary Commission.
 In Witness Whereof, I, the said William J. Dinstead have placed these presents on the day first above written.

William J. Dinstead
Owner

R. J. Caradott

JULY 9, 1925

Morward Deelott
R. H. Moore



KENSINGTON WHEATON ROAD



Attachment B

DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATIONDouglas M. Duncan
County ExecutiveArthur Holmes, Jr.
Director

March 11, 2005

Ms. Catherine Conlon; Acting Supervisor
Development Review Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan #1-05047
Kensington View

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated October 2004. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to MCDPS in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. Show all existing planimetric and topographic details (paving, storm drainage, driveways adjacent and opposite the site, sidewalks and/or bikeways, bus stops, utilities, etc.) as well as existing rights of way and easements on the preliminary plan.
2. Necessary dedication for future widening of Upton Drive and Kensington Boulevard per direction of the Planning Board.
3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
4. We do not see the need to extend Kensington Boulevard at this time. DPWT does not have jurisdiction on the issue of the zoning setback, but has a recommendation for the actual setback to be imposed. The standard ten (10) foot public utility easement should be recorded adjacent to the public right of way. In addition, the nearest that a garage may be to the sidewalk shall be twenty (20) feet, regardless of whether or not there is driveway access to the road.



Division of Operations

101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878
240/777-6000, TTY 240/777-6013, FAX 240/777-6030

Ms. Catherine Conlon
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5. Provide a four (4) foot wide concrete sidewalk on Upton Drive and a five (5) foot wide on Kensington Boulevard.
6. Size storm drain easement(s) prior to record plat. No fences will be allowed within the storm drain easement(s) without a revocable permit from the Department of Permitting Services and a recorded Maintenance and Liability Agreement.
7. The sight distances study has been accepted for Upton Drive. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.

Tree removal/trimming along existing public rights of way is to be coordinated with the State Forester's Office of the Maryland Department of Natural Resources. They may be contacted at (301) 854-6060.

8. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
9. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Patrick Bradley of our Traffic Control and Lighting Engineering Team at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
10. Trees in the County rights of way - species and spacing to be in accordance with the applicable MCDPWT standards. A tree planting permit is required from the Maryland Department of Natural Resources, State Forester's Office [(301) 854-6060], to plant trees within the public right of way.
11. Permit and bond will be required as a prerequisite to MCDPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
 - A. Concrete sidewalks and handicap ramps and street trees along Kensington Boulevard (five foot) and Upton Drive (four foot).
 - * **NOTE: the Public Utilities Easement is to be graded on a side slope not to exceed 4:1.**
 - B. Enclosed storm drainage and/or engineered channel (in accordance with the MCDPWT Storm Drain Design Criteria) within all drainage easements.
 - C. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
 - D. Erosion and sediment control measures as required by Section 50-35(j) and on-site

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stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Montgomery County Department of Permitting Services (MCDPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the MCDPS.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please call me on (240) 777-2190 or email me at jeff.riese@montgomerycountymd.gov.

Sincerely,



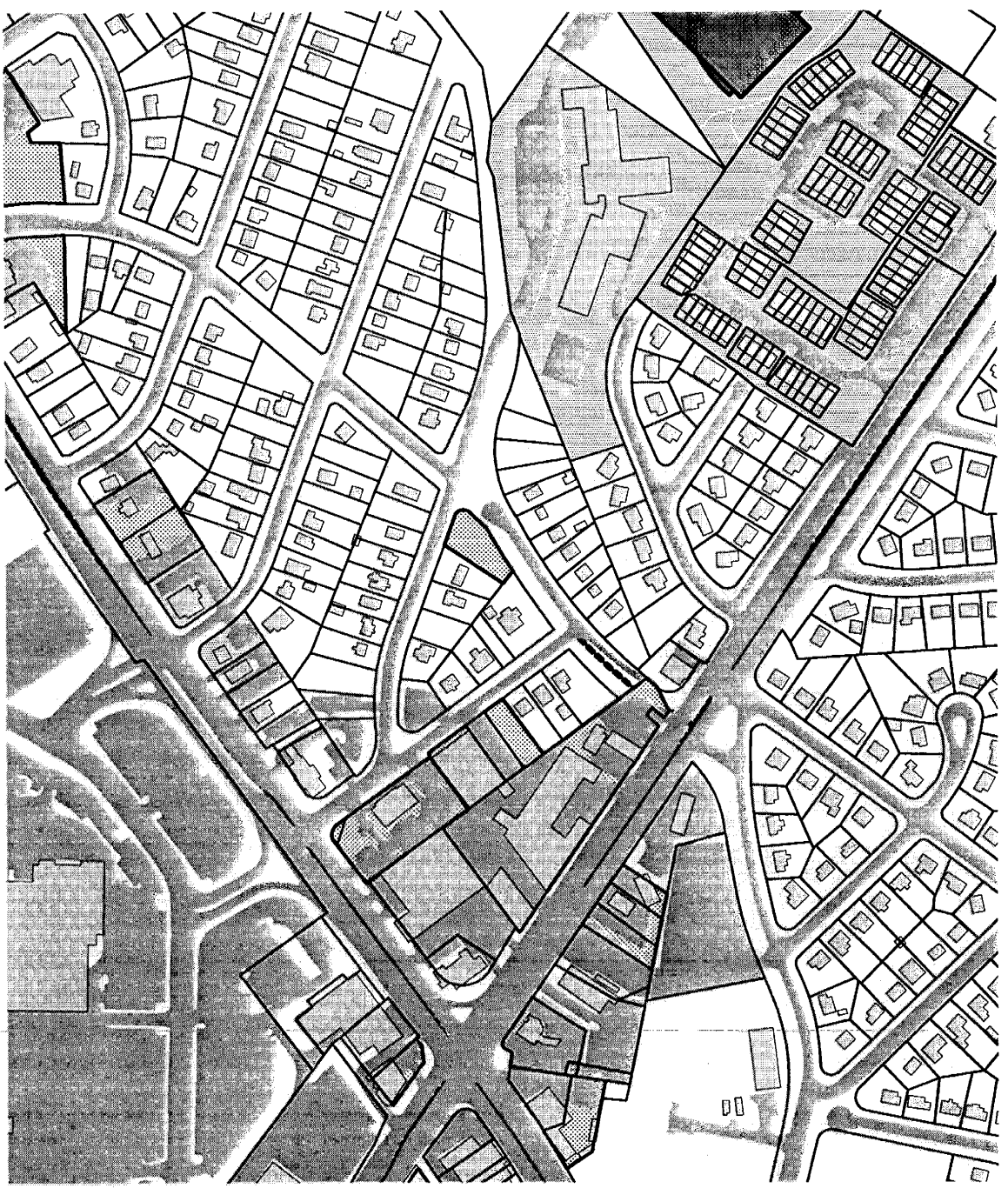
Jeffrey I. Riese, Senior Planning Specialist
Traffic Safety Investigations
and Planning Team
Traffic Engineering and Operations Section

<m:/subd/jir/prel/105047kensginview>

Enclosures (2)

cc: Walter Petzold; Oyster, Imus and Petzold
William H. Wells
William Chen/Kenneth Teckler, CWTM
Joseph Y. Cheung; MCDPS Subdivision Development
Christina Contreras; MCDPS Subdivision Development

Front Counter View



- Base Map Grid
- County Boundary
- Property
- Buildings
- Lakes and Ponds
- Parking Lots
- Site Plans
- Preliminary Plans
- Bridges
- Sidewalks
- Municipalities
- Park Facilities
- Master Pan of Highways
- Park Trails
- All Parks
 - Existing
 - Proposed

