

Item #8

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

M E M O R A N D U M

DATE: April 15, 2005

TO: Montgomery County Planning Board

FROM: Catherine Conlon
Development Review Division
(301) 495-4542

SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for April 21, 2005.

Attached are copies of plan drawings for item #07, #08, #09, #11, #13, #15 and #16. These subdivision items are scheduled for Planning Board consideration on April 21, 2005. The items are further identified as follows:

Agenda Item #07 - Preliminary Plan 1-04075
Franklin Property

Agenda Item #08 - Preliminary Plan 1-05047
Kensington View (Resub)

Agenda Item #09 - Preliminary Plan 1-88216B and 1-01063A
Hoyles Mill Village

Agenda Item #11 - Preliminary Plan 1-89044A
Seneca Highlands

Agenda Item #13 - Pre-Preliminary Plan 7-05016
Whites Ground Bridge

Agenda Item #15 - Preliminary Plan 1-05007
Kingsview Knolls (Resub)

Agenda Item #16 - Pre-Preliminary Plan 7-05041
Gawlik Property

Attachment

KENSINGTON VIEW, PROPOSED LOT 11. BLK. J (1-05047)



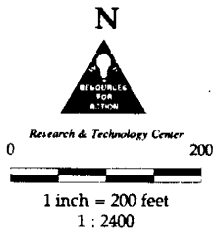
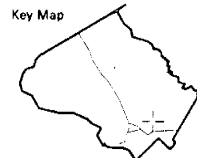
Map compiled on November 03, 2004 at 10:52 AM | Site located on base sheet no - 214NW03

NOTICE

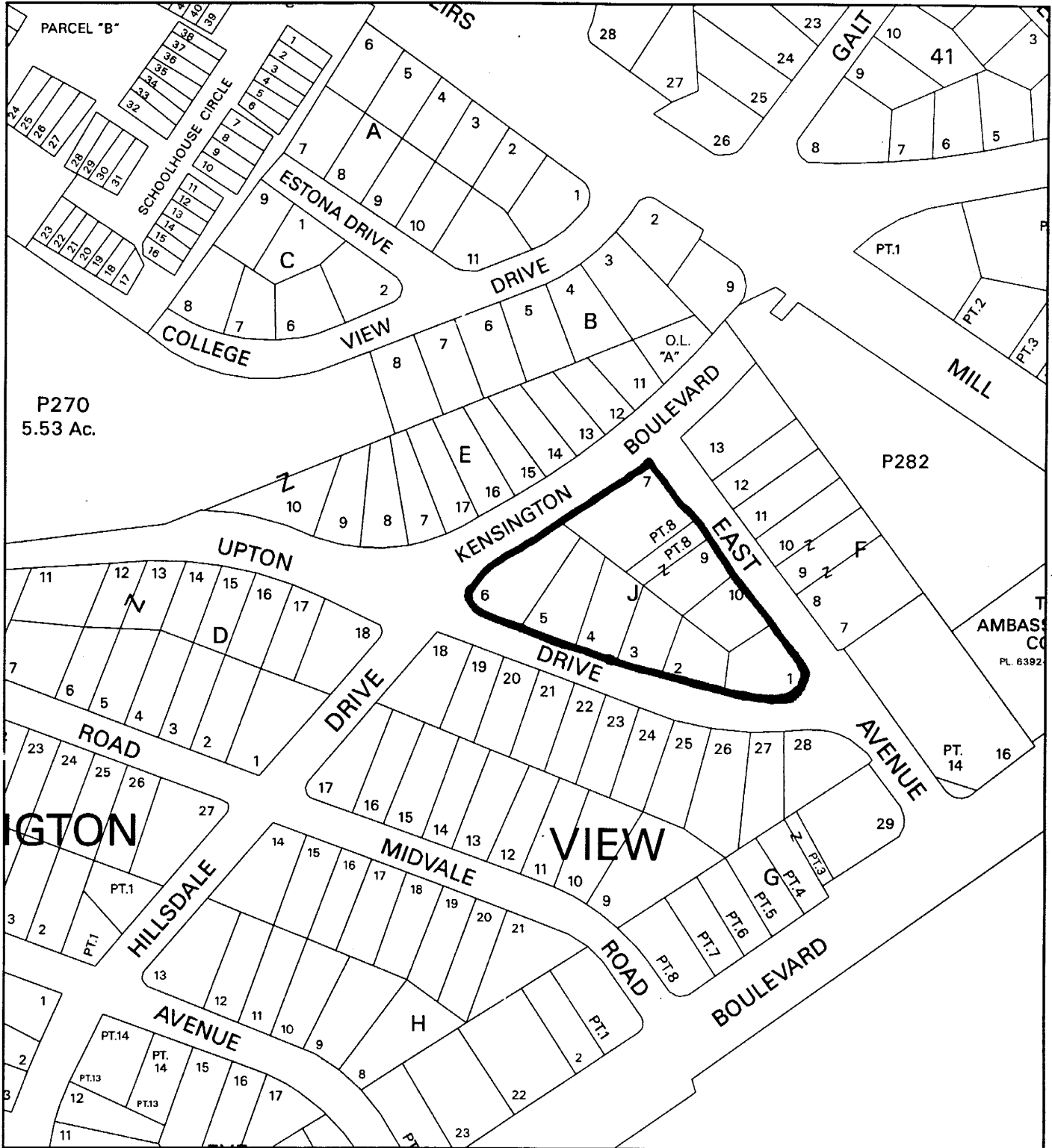
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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric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

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KENSINGTON VIEW, PROPOSED LOT 11. BLK. J (1-05047)



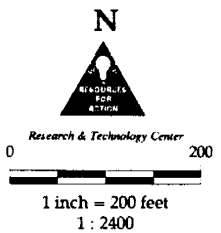
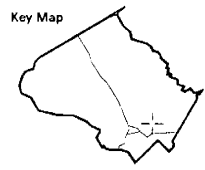
Map compiled on November 03, 2004 at 10:58 AM | Site located on base sheet no - 214NW03

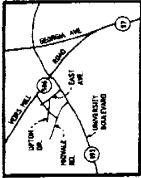
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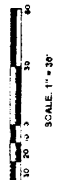
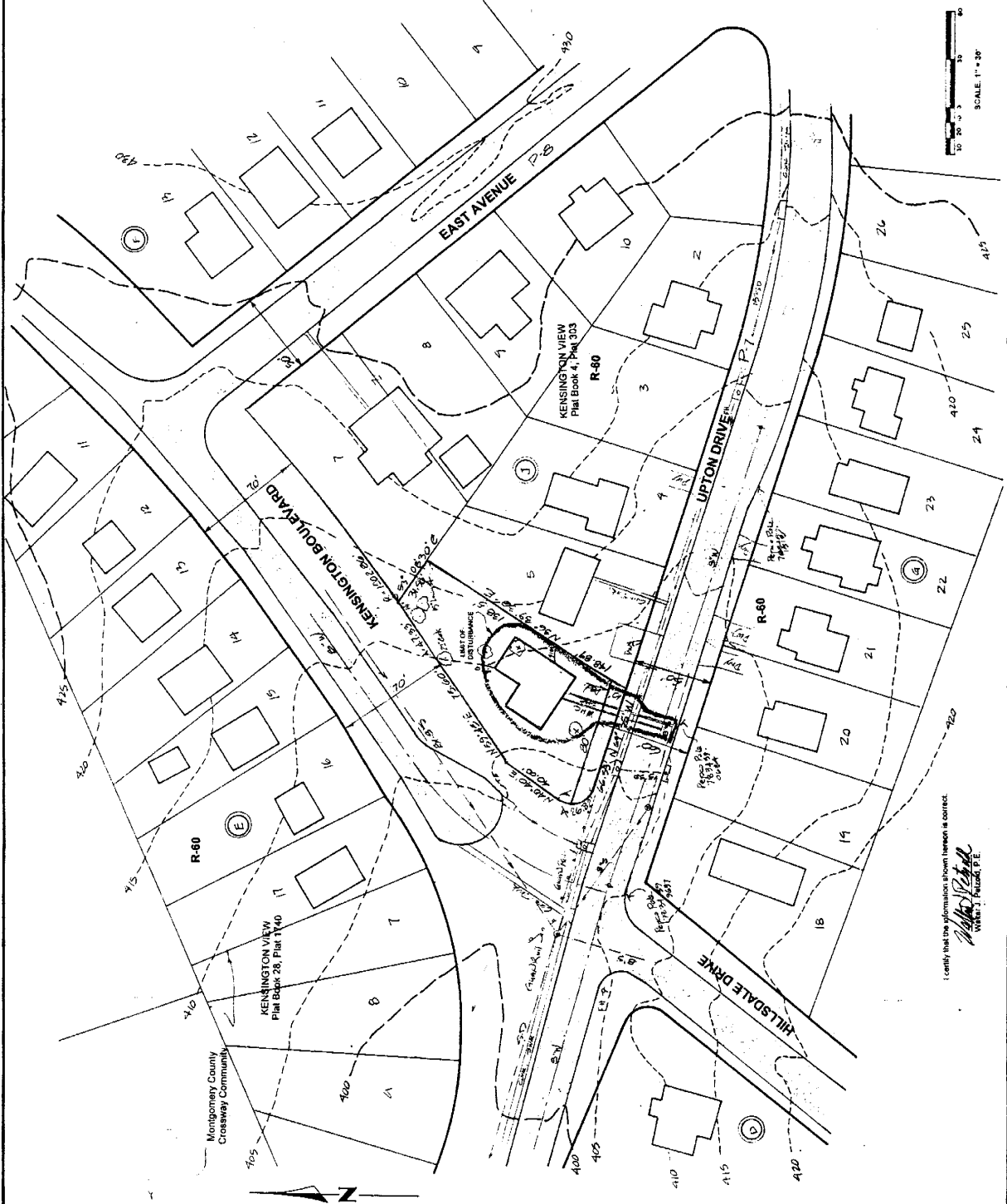


VICINITY MAP
SCALE: 1" = 2000'

PRELIMINARY PLAN PROPOSED LOT 11, BLOCK J KENSINGTON VIEW

NOTES:

- Boundary from Record Plat.
- Topography from MNCPC photogrammetry.
- Area 1 = 0.23 acres
Area 2 = 0.23 acres
Area 3 = 0.23 acres
Area 4 = 0.23 acres
Area 5 = 0.23 acres
Area 6 = 0.23 acres
Area 7 = 0.23 acres
Area 8 = 0.23 acres
Area 9 = 0.23 acres
Area 10 = 0.23 acres
Area 11 = 0.23 acres
Area 12 = 0.23 acres
Area 13 = 0.23 acres
Area 14 = 0.23 acres
Area 15 = 0.23 acres
Area 16 = 0.23 acres
Area 17 = 0.23 acres
Area 18 = 0.23 acres
Area 19 = 0.23 acres
Area 20 = 0.23 acres
Area 21 = 0.23 acres
Area 22 = 0.23 acres
Area 23 = 0.23 acres
Area 24 = 0.23 acres
Area 25 = 0.23 acres
Area 26 = 0.23 acres
- Proposed Lot 11 = 9,300 square feet = 0.19 acres
- Lot 11 Area = 9,300 sq. ft. (0.19 acre)
- Lot 11 Area = 9,300 sq. ft. (0.19 acre)
- Min. Setback from Street = 8' on Kensington Blvd.
- Min. Setback from Street = 8' on Upton Drive
- Min. Side yard set back = 25' min.
- Rear Setback = 25' min.
- Maximum Building Height = 35'
- Water Category: W-1: Sewer Category: S-1
- Kensington Wharton Planning Area
- Shown on Tax Map 110 561
- 200 scale base map 214 RMY 03
- 200 scale base map 214 RMY 03
- The property requires stormwater quality management.
- Water & Sewer: MFCPC
- Setback utilities for the site are:
Telephone
Gas
Electric
Water
Sewer



SCALE: 1" = 30'

I certify that the information shown hereon is correct.
William J. Petzold, P.E.
WILLIAM J. PETZOLD, P.E.

PREPARED FOR: Mr. William Webb 2100 Parker Ave. Silver Spring MD 20902 Phone: 301-594-6268	CIVIL ENGINEERS, LAND PLANNERS & SURVEYORS 10345 BUCKLEHEAD ROAD, WASHINGTON, DC 20011	PRELIMINARY PLAN	PROJECT NO.: 830-K-2
			DATE: Oct. 2004
PROPOSED LOT 11, BLOCK J KENSINGTON VIEW MONTGOMERY COUNTY, MARYLAND		SHEET NO.: 1 of 1	