

Plat Name: Kensington Heights
Plat #: 220110040

Location: Located on the south side of University Boulevard West (MD 193) at the eastern terminus of Moore Road
Master Plan: Kensington - Wheaton
Plat Details: R-60 zone, 13 lots, 1 parcel, 2 outlots
Community Water, Community Sewer
Applicant: Sterling Mehring

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 120080250 (MCPB Resolution No. 09-122), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plan.

RECORD PLAT REVIEW SHEET

Plat Name: Kensington Heights Plat Number: 220110040
 Plan Name: Kensington Heights Plan Number: 120080250
 Plat Submission Date: 7-12-10
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N. Bramante Checked: NB Date 3-15-11

Initial DRD Review:

Signed Preliminary Plan – Date 10-19-09 Checked: Initial SJS Date 10/5/10
 Planning Board Resolution – Date 10-9-09 Checked: Initial SJS Date 10-5-10
 Site Plan Req'd for Development? Yes ___ No X Verified By: SJS (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Planning Board Resolution – Date _____ Checked: Initial _____ Date _____
 Site Plan Signature Set – Date _____ Checked: Initial _____ Date _____
 Site Plan Reviewer Plat Approval: Checked: Initial _____ Date _____

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths Easements Open Space N/A
 Non-standard BRLs N/A Adjoining Land 2L Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	7/14/10	7/30/10	7/29/10	Add L/F #3 Need CORNER COORDINATES
Research	Bobby Fleury			7-19-10	
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):	Initial <u>SJS</u>	Date <u>1/10/2011</u>
Final Mylar & DXF/DWG Received:	<u>SJS</u>	<u>3/3/11</u>
Final Mylar Review Complete:	<u>SJS</u>	<u>3-15-11</u>

Board Approval of Plat:

Plat Agenda:	<u>SJS</u>	<u>3/31/2011</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____

MCDPS Approval of Plat:

Consultant Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____

Plat Reproduction:

Addressing:	_____	_____
File Card Update:	_____	_____
Final Zoning Book Check:	_____	_____
Update Address Books with Plat #:	_____	_____
Update Plat Books for Resubdivision:	_____	_____
Complete Reproduction:	_____	_____
Notify Consultant to Seal Plats:	_____	_____
Surveyor's Seal Complete:	_____	_____
Sent to Courthouse for Recordation:	_____	_____
Recordation Info Entered into Hansen	_____	_____

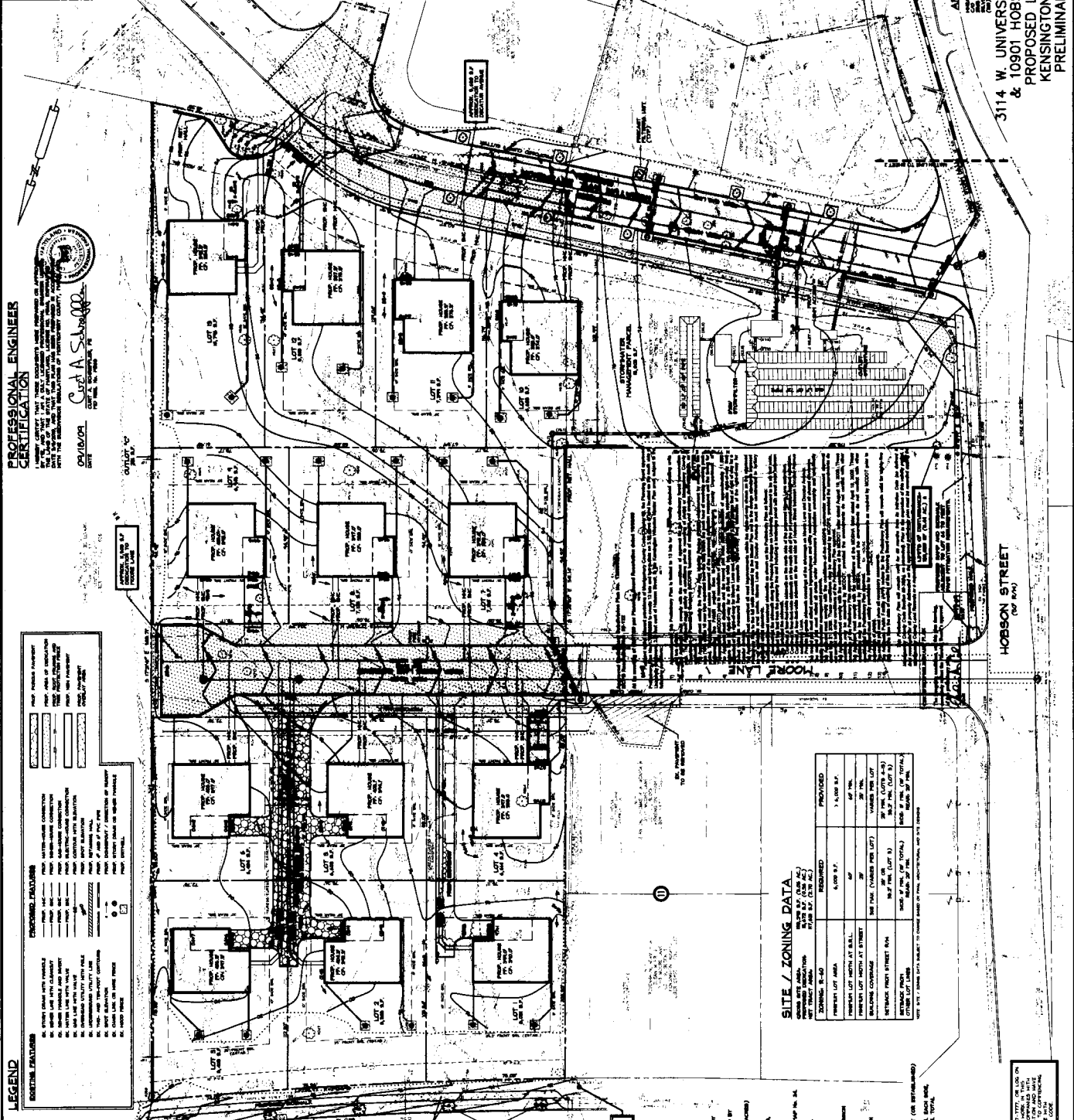
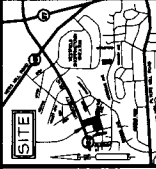
No. _____

DATE: 11/20/08
 PROJECT: 06-081C
 CLIENT: CDS
 SCALE: 1"=20'
 CAS

LIBER 33681 / FOLD 643
 KENSINGTON HEIGHTS
 HANCOCK (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 PRELIMINARY PLAN

3114 W. UNIVERSITY BOULEVARD
 & 10901 HOBSON STREET
 PROPOSED LOTS 1-13
 KENSINGTON HEIGHTS
 PRELIMINARY PLAN

ENGINEERING
 100 West Hagerstown Road, Suite 200, Hagerstown, MD 21740
 (301) 797-7000
 1 of 2



PROFESSIONAL ENGINEERS
CERTIFICATION
 Carol A. Schubert
 06/10/04
 06/10/04

LEGEND

EXISTING FEATURES

- EXISTING LOT BOUNDARIES
- EXISTING LOT AREA
- EXISTING LOT NUMBER
- EXISTING LOT DIMENSIONS
- EXISTING LOT PERMITS
- EXISTING LOT ZONING
- EXISTING LOT USE
- EXISTING LOT OCCUPANCY
- EXISTING LOT OWNER
- EXISTING LOT ADDRESS
- EXISTING LOT TAX ID
- EXISTING LOT RECORDS
- EXISTING LOT SURVEY
- EXISTING LOT DEEDS
- EXISTING LOT EASEMENTS
- EXISTING LOT ENCUMBRANCES
- EXISTING LOT LIENS
- EXISTING LOT DEFICIENCIES
- EXISTING LOT VIOLATIONS
- EXISTING LOT DISPUTES
- EXISTING LOT LITIGATION
- EXISTING LOT OTHER

GENERAL NOTES

- 1) THESE LOTS ARE TO BE SUBDIVIDED INTO 13 LOTS.
- 2) THE TOTAL AREA OF THE LOTS IS 1.000 ACRES.
- 3) THE LOTS ARE TO BE ZONED AS RESIDENTIAL SINGLE-FAMILY (RS-1).
- 4) THE LOTS ARE TO BE DEEDED TO THE APPLICANT.
- 5) THE LOTS ARE TO BE MAINTAINED AS RESIDENTIAL SINGLE-FAMILY.
- 6) THE LOTS ARE TO BE USED FOR RESIDENTIAL SINGLE-FAMILY PURPOSES.
- 7) THE LOTS ARE TO BE OCCUPIED BY ONE (1) SINGLE-FAMILY DWELLING.
- 8) THE LOTS ARE TO BE MAINTAINED AS RESIDENTIAL SINGLE-FAMILY.
- 9) THE LOTS ARE TO BE USED FOR RESIDENTIAL SINGLE-FAMILY PURPOSES.
- 10) THE LOTS ARE TO BE OCCUPIED BY ONE (1) SINGLE-FAMILY DWELLING.
- 11) THE LOTS ARE TO BE MAINTAINED AS RESIDENTIAL SINGLE-FAMILY.
- 12) THE LOTS ARE TO BE USED FOR RESIDENTIAL SINGLE-FAMILY PURPOSES.
- 13) THE LOTS ARE TO BE OCCUPIED BY ONE (1) SINGLE-FAMILY DWELLING.

SITE / ZONING DATA

ITEM	DESCRIPTION	REMARKS
1	TOTAL LOT AREA	1.000 ACRES
2	PERMITTED LOT AREA	1.000 ACRES
3	PERMITTED LOT AREA AT STREET	1.000 ACRES
4	PERMITTED LOT AREA AT STREET	1.000 ACRES
5	PERMITTED LOT AREA AT STREET	1.000 ACRES
6	PERMITTED LOT AREA AT STREET	1.000 ACRES
7	PERMITTED LOT AREA AT STREET	1.000 ACRES
8	PERMITTED LOT AREA AT STREET	1.000 ACRES
9	PERMITTED LOT AREA AT STREET	1.000 ACRES
10	PERMITTED LOT AREA AT STREET	1.000 ACRES
11	PERMITTED LOT AREA AT STREET	1.000 ACRES
12	PERMITTED LOT AREA AT STREET	1.000 ACRES
13	PERMITTED LOT AREA AT STREET	1.000 ACRES

ZONING DATA

1) THE LOTS ARE TO BE ZONED AS RESIDENTIAL SINGLE-FAMILY (RS-1).

2) THE LOTS ARE TO BE MAINTAINED AS RESIDENTIAL SINGLE-FAMILY.

3) THE LOTS ARE TO BE USED FOR RESIDENTIAL SINGLE-FAMILY PURPOSES.

4) THE LOTS ARE TO BE OCCUPIED BY ONE (1) SINGLE-FAMILY DWELLING.

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13) THE LOTS ARE TO BE OCCUPIED BY ONE (1) SINGLE-FAMILY DWELLING.

MISS UTILITY

THE APPLICANT HAS BEEN ADVISED THAT THE AREA OF PROPOSED LOTS 1-13 IS A MISS UTILITY AREA. THE APPLICANT IS RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE MONTGOMERY COUNTY DEPARTMENT OF UTILITIES.