

ELECTRONIC SIGNATURE

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SHEET 2 - PRELIMINARY PLAN RESOLUTION AND
STORMWATER MANAGEMENT CONCEPT APPROVAL

SHEET 3 PRELIMINARY PLAN DRAWING

GENERAL NOTES

1. THE SITE AREA IS 36409 SF OR 0.8358 ACRES.

2. THE SITE IS LOCATED ON WSSC MAP 213NW04.

3. THE SITE IS LOCATED ON TAX MAP GRID HP343.

4. THE SUBJECT PROPERTIES ARE LOCATED ON TAX ASSESSMENT
MAP #HP343 WITH TAX ACCOUNT NO'S 13-01023917, 13-01023906,
13-01023894, 13-01482176, AND 13-01022822.

5. THE SUBJECT PROPERTY IS ZONED "CRT-1.50",
"Commercial Residential Town"
C-1.0, R-0.5, H-60
Commercial 1.0 FAR
Residential 0.5 FAR
Height 60'

6. BOUNDARY AND TOPOGRAPHIC SURVEY WAS CONDUCTED BY
THOMAS A. MADDOX, PROFESSIONAL LAND SURVEYOR ON AUGUST
23, 2018.

7. THE SUBJECT PROPERTY IS PROPOSED TO BE SERVED BY PUBLIC
WATER AND SEWER SYSTEMS AND IS CURRENTLY IN WATER AND
SEWER CATEGORIES W-1 AND S-1, RESPECTIVELY.

8. NRI/FSD NO. 42019044E WAS APPROVED 10/3/2018.

9. BUILDING HEIGHT MEASUREMENT POINT IS ESTABLISHED BY
AVERAGE GRADE FOR EACH TOWNHOUSE AND WILL BE CONFIRMED
WITH BUILDING PERMIT SITE PLAN.

10 WATERSHED - ROCK CREEK,
SUBWATERSHED - LOWER ROCK CREEK
MARYLAND WATER USE CLASS I.

11. PROPERTY TO BE DEVELOPED IN A SINGLE STAGE.

LOCATION	At the intersections of Summit and Knowles Avenues / Kensington MD
Zone	CRT 1.5
Property Description	Lots 15, 17, 19 Part of Lots 21, 23 & 25
Total Area of Property	36409 SF
Previous Dedications	6926 SF
Proposed CRT Site Area	43335 SF

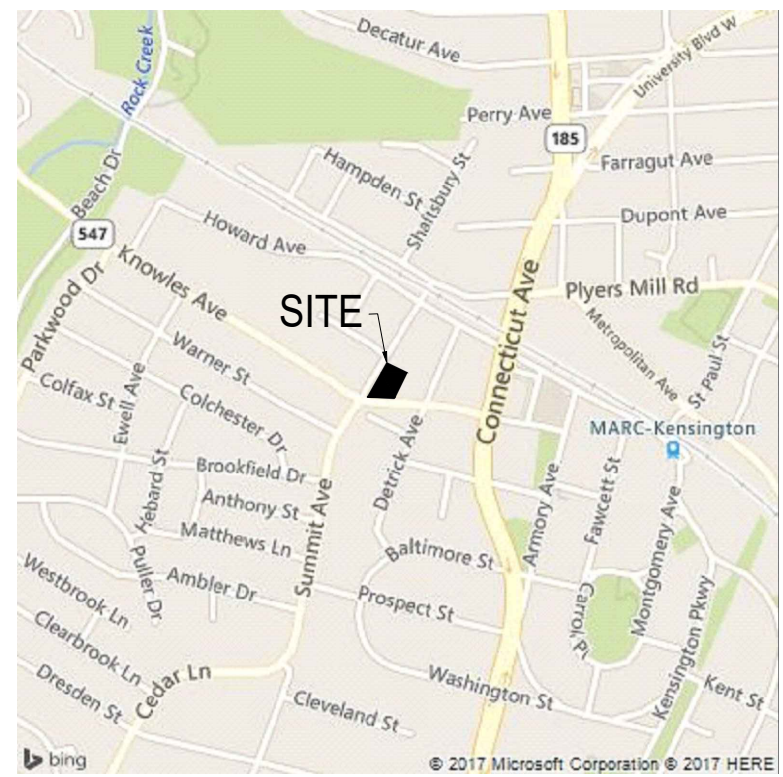
Proposed Use	
Townhouse - Residential	19 DU
Total Units	19 DU
Retail Commercial	None

Development Standards in CRT 1.5 Zone	Permitted / Required	Provided
Minimum Public Open Space		10%
Square Feet		3641
Maximum Density Allowed (CRT 1.5, C 1.0 R 0.5)		4251

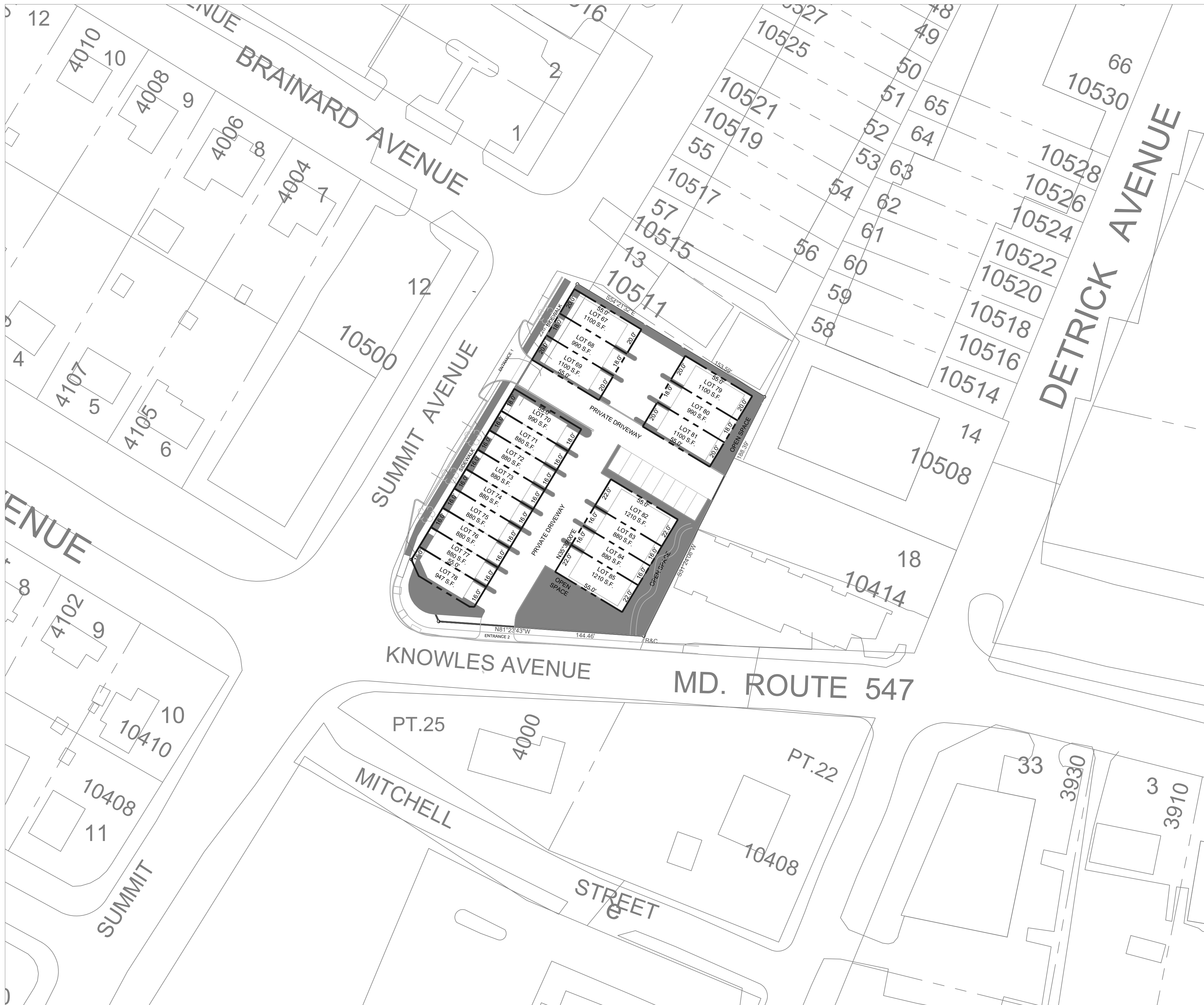
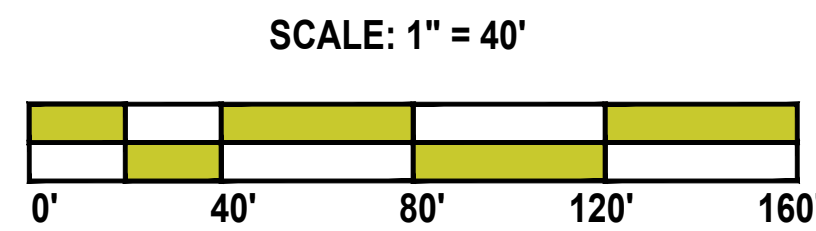
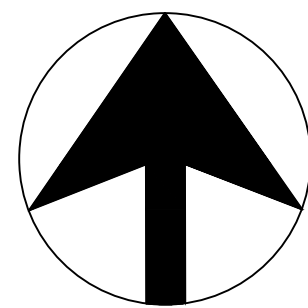
Minimum Building Setbacks (Standard Development)		
Front	5'	
Side/Street	5'	
Side Setback between Lot and Boundary	4'	
Side Setback End Unit	2'	
Rear Setback	10'	
Rear Setback between Lot and Boundary	5'	
Height	60'	
Minimum Lot Size	800 SF	880+
Parking Spaces	19 Spaces	36 Spaces

PRELIMINARY PLAN

"Lauraner Knowles Estate at Knowles Station Metropolitan Branch B&O RR" Preliminary Plan 120190080



VICINITY MAP
1" = 2000'



DEVELOPER

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David W. McKee
Benning & Associates, Inc.
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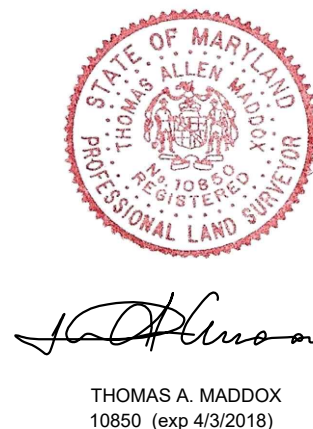
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Sheet 1 of 3
Revisions

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A
DULY LICENSED PROFESSIONAL SURVEYOR UNDER
THE LAWS OF THE STATE OF MARYLAND.
THOMAS A. MADDOX No. 10850
EXPIRATION DATE APRIL 3, 2020.



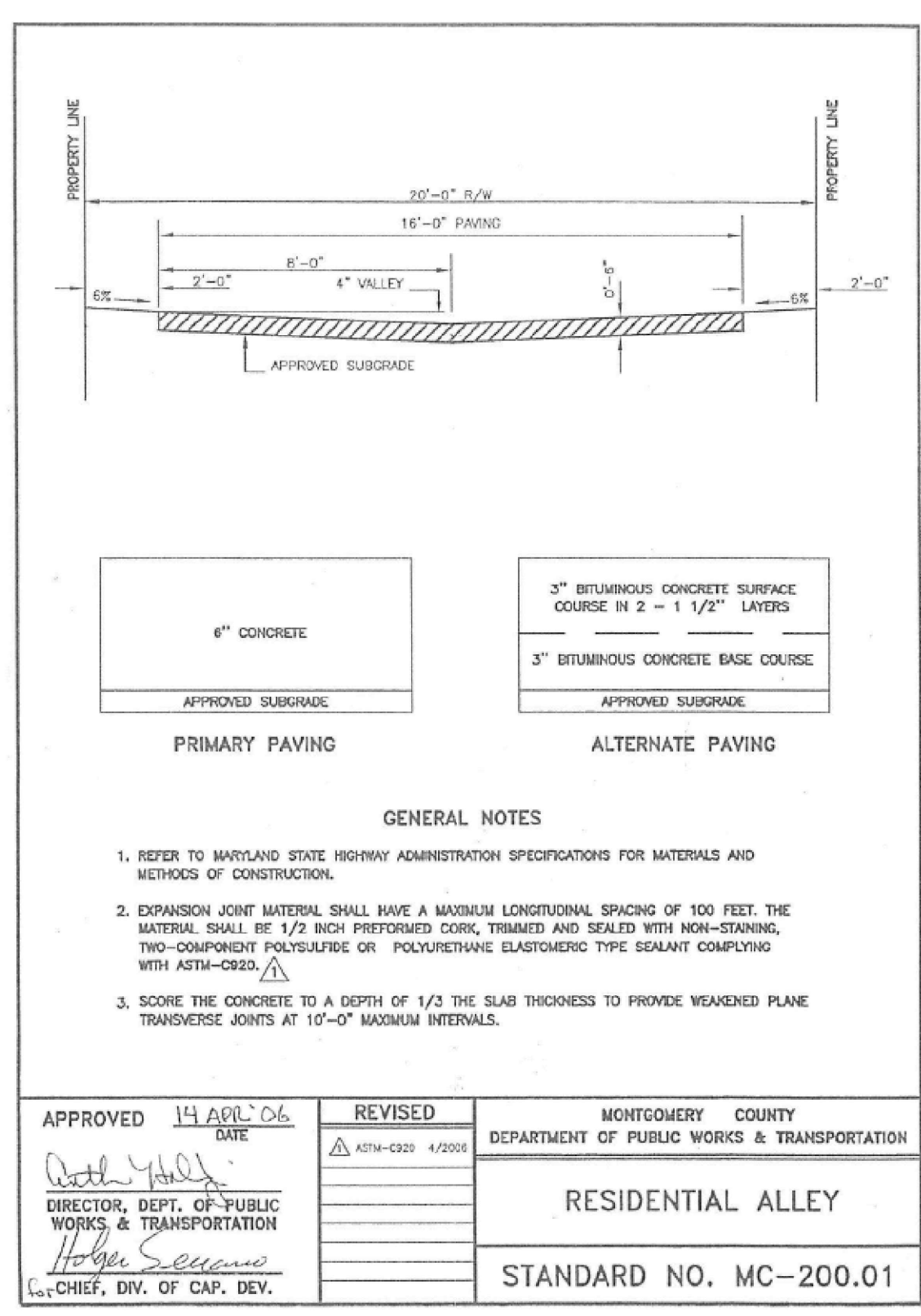
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PRELIMINARY PLAN
"Lauraner Knowles Estate at Knowles Station
Metropolitan Branch B&O RR"
Lots 15, 17, 19, Parts of Lots 21, 23, & 25
10509 SUMMIT AVENUE
KENSINGTON, MARYLAND 20895
Election District No. 13
Montgomery County, Maryland
DATE: SEPTEMBER 2018
SCALE: 1" = 40'

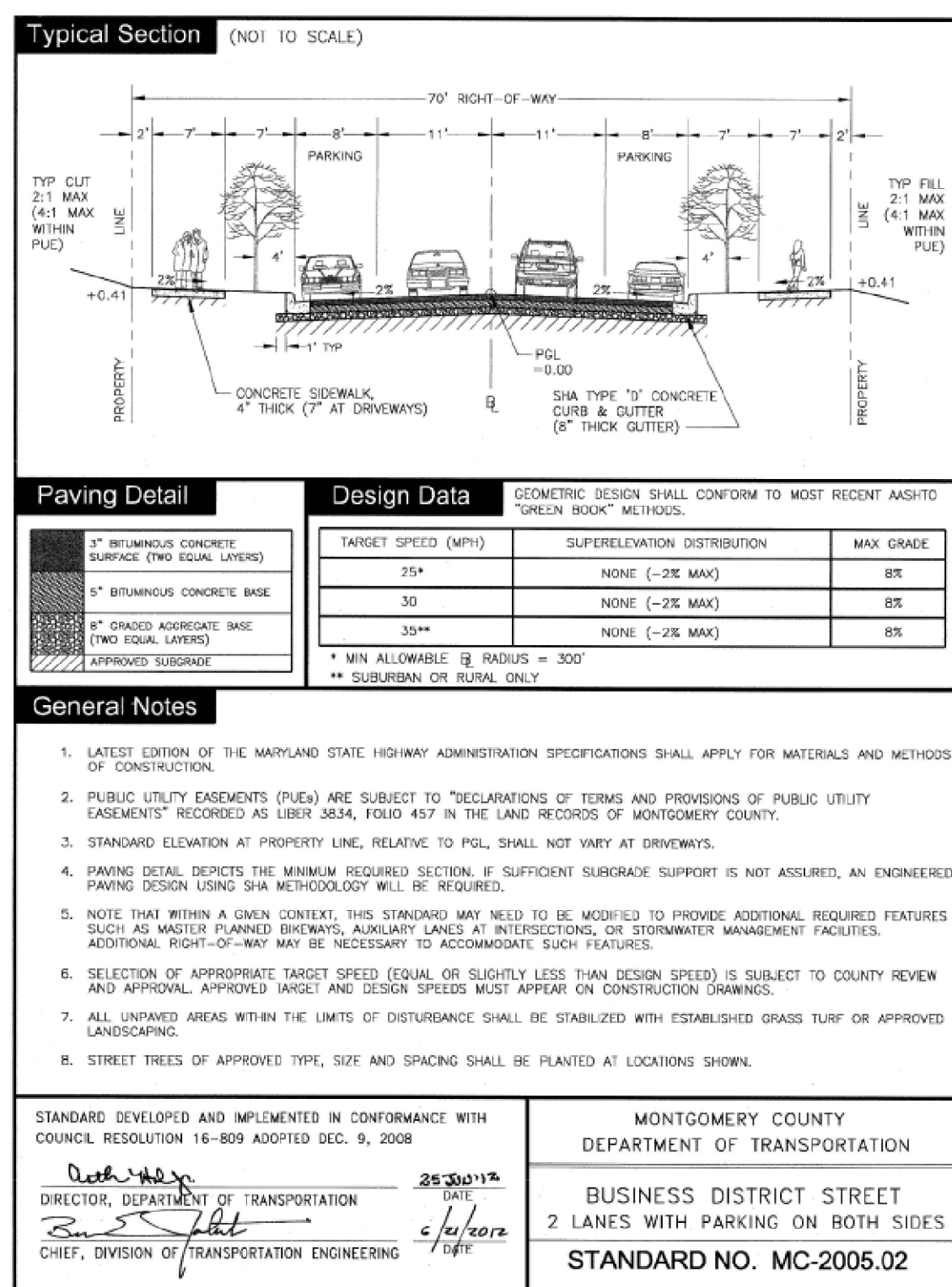
ELECTRONIC SIGNATURE

LEGEND

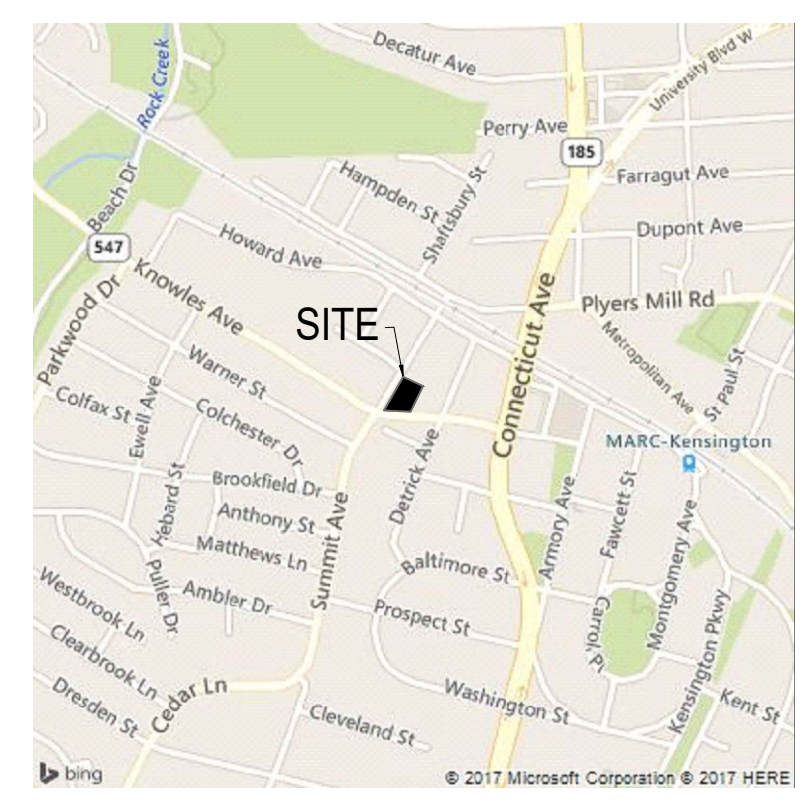
- CROSSWALK
- UTILITIES (EX. - EXISTING)
 - SS - SANITARY SEWER
 - G - GAS
 - W - WATER
 - SD - STORM DRAIN
- PROPOSED TREE
- LOD - LIMIT OF DISTURBANCE
- ON SITE PROPOSED CONTOUR
- OFFSITE EXISTING CONTOUR
- PROPOSED OR EXSTING PROPERTY LINE



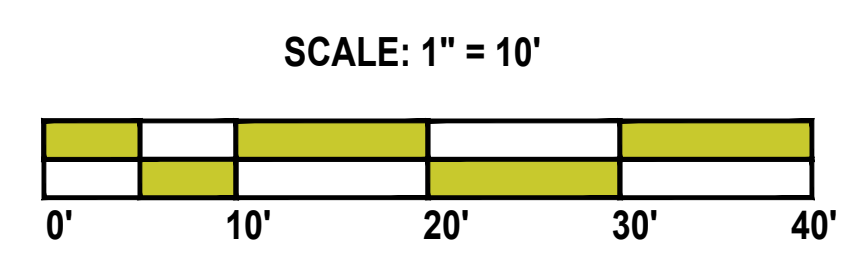
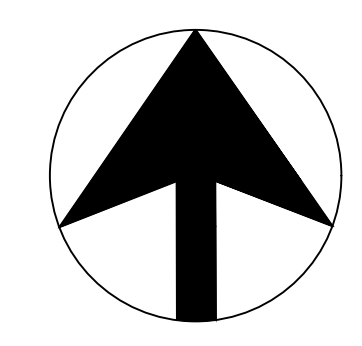
STANDARD TO BE USED FOR PRIVATE DRIVEWAY SURFACE AND SUBGRADE MATERIALS MAY BE MODIFIED



STANDARD FOR SUMMIT AVENUE PER MASTER PLAN



VICINITY MAP
1" = 2000'



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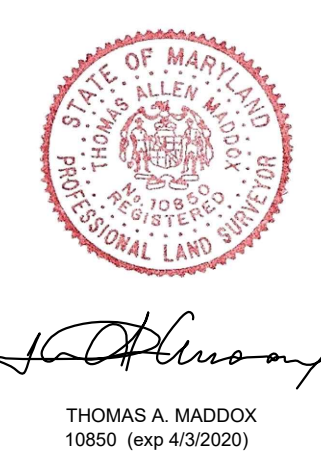
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Election District No. 13
Montgomery County, Maryland
DATE: SEPTEMBER 18
SCALE: 1" = 10'