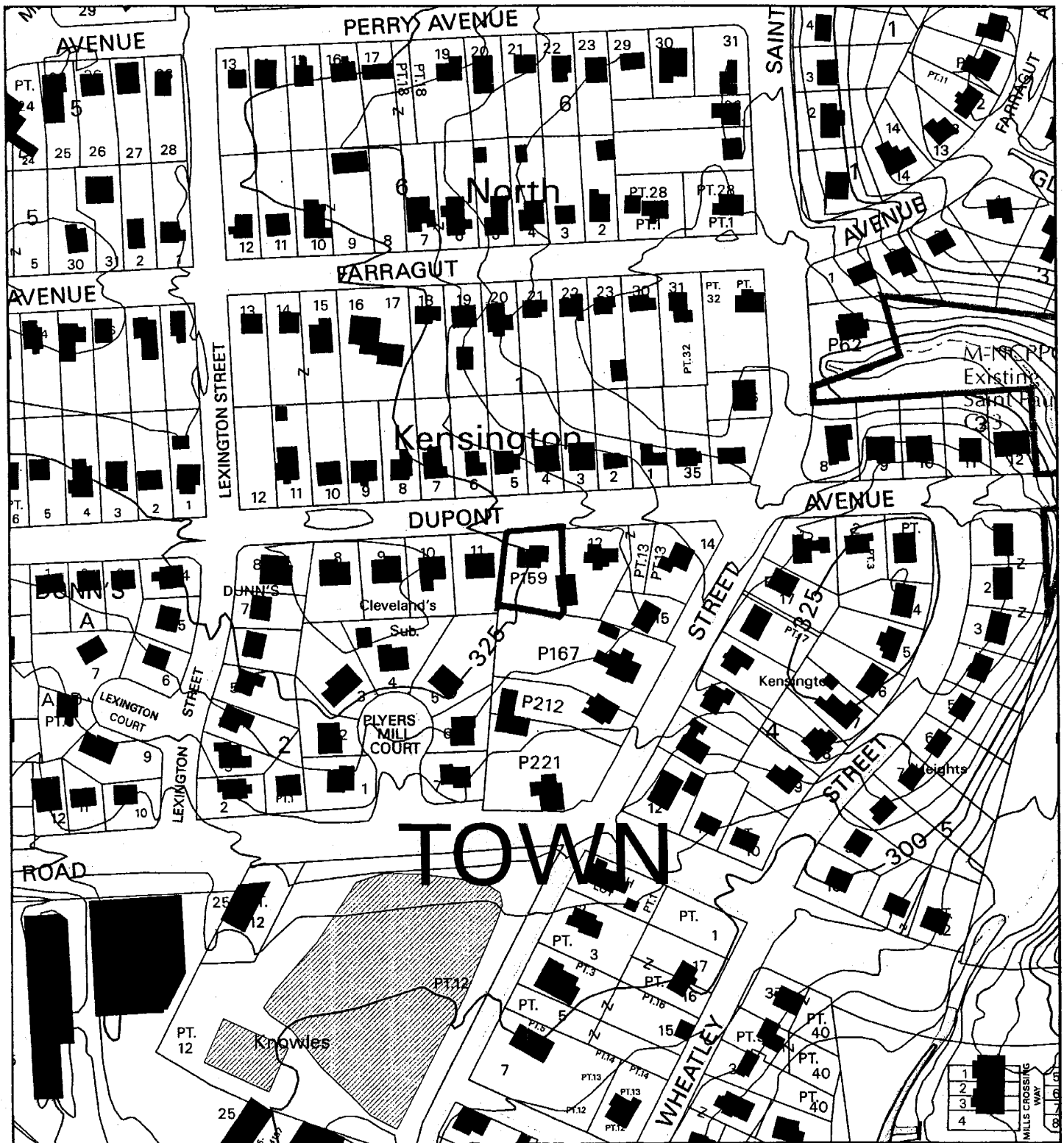


# CLEVELAND'S SUBDIVISION KENSINGTON (1-06004)



Map compiled on August 19, 2005 at 2:13 PM | Site located on base sheet no - 213NW03

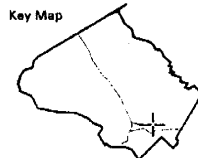
**NOTICE**

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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.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



N



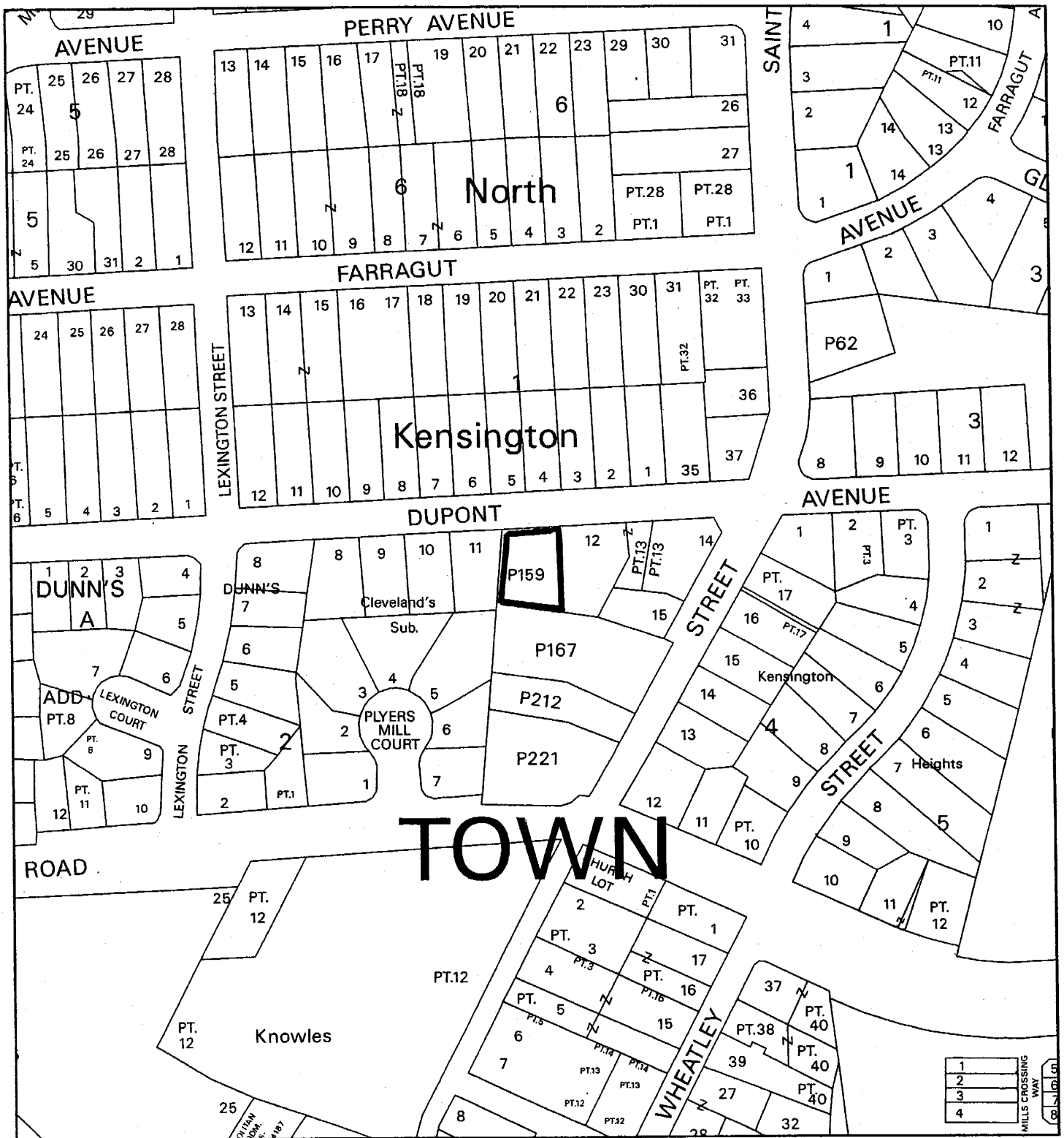
Research & Technology Center



1 inch = 200 feet  
1 : 2400

**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

# CLEVELAND'S SUBDIVISION KENSINGTON (1-06004)



Map compiled on August 19, 2005 at 2:15 PM | Site located on base sheet no - 213NW03

## NOTICE

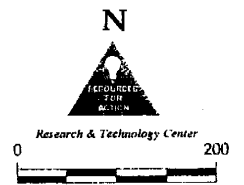
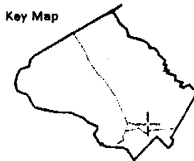
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**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

Key Map



5



SCALE: 1" = 2000

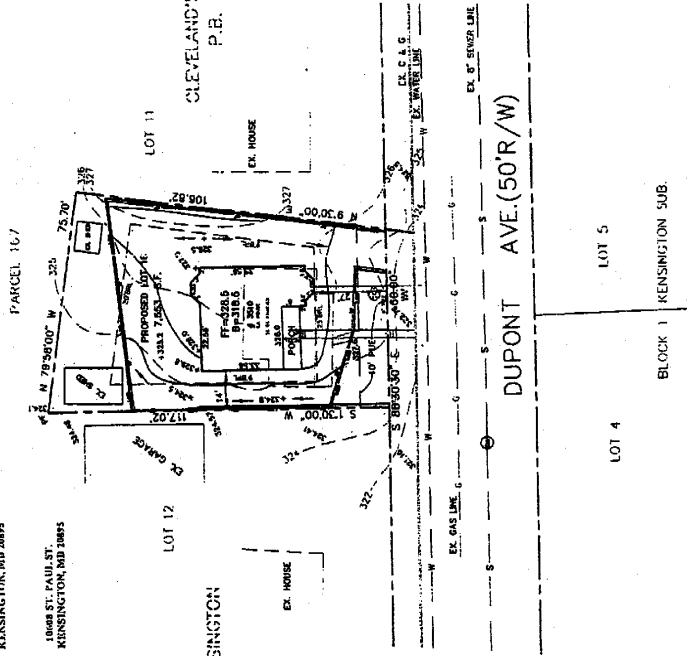
VICINITY MAP

GENERAL NOTES:

- 1- THIS PROPERTY IS ZONED R-60.
- 2- THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992 DOES NOT APPLY TO THIS LOT BY SECTION 22A-4 OF THE MONTGOMERY COUNTY CODE.
- 3- TOTAL AREA OF THIS SITE IS 7,553 SFT. OR 0.1734 AC.
- 4- USE : SINGLE FAMILY HOUSE

LOT 11  
CLEVELAND'S SUBDIVISION KENSINGTON  
P.B. 54 P.NO. 4348

LOT 12  
CLEVELAND'S SUBDIVISION KENSINGTON  
P.NO. 8511



OWNER	LOT #, BLOCK, SUBDIVISION	ADDRESS
MARK WECHER	LOT 4, BLOCK 1, NORTH KENSINGTON	3511 DUPONT AVE. KENSINGTON, MD 20895
JOSEPH JOCKEL	LOT 5, BLOCK 1, NORTH KENSINGTON	3515 DUPONT AVE. KENSINGTON, MD 20895
LAURA MURRAY	LOT 11, BLOCK 1, NORTH KENSINGTON	3506 DUPONT AVE. KENSINGTON, MD 20895
JACK BAKER	LOT 12, KENSINGTON CLEVELAND	3506 DUPONT AVE. KENSINGTON, MD 20895
RESIDENT	PARCEL 167, KENSINGTON CLEVELAND	18088 ST. PAUL ST. KENSINGTON, MD 20895

**SURVEYOR'S CERTIFICATE**

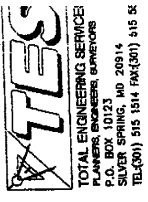
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY THE FOLLOWING INSTRUMENTS AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND ALL OF THE LAND CONVEYED BY CAROLE SHOUP TO ALAN L. SHOUP BY DEED DATED 4th DAY OF DECEMBER, 2003 AND RECORDED IN LIBER 26168 FOLIO 751, BEING PART OF A TRACT CALLED "JOSEPH'S PARK AND ALSO BEING A PART OF LOT NUMBERED FOUR (4). THERE IS NO STREET DEDICATION BY THIS PLAT. THE TOTAL AREA ON THIS PLAT IS 7,553 sq. ft. OR 0.1734 AC.

*M. N. Roshan*  
MINAB ROSHAN, L.S.  
MD. REG. # 11049

DATE 7-5-05

**OWNER/DEVELOPER**  
ALAN L. SHOUP  
3510 DUPONT AVENUE  
KENSINGTON, MD. 20895

PRELIMINARY PLAN  
PROPOSED LOT 16  
CLEVELAND'S SUBDIVISION  
KENSINGTON  
MONTGOMERY COUNTY  
MARYLAND  
SCALE: 1" = 30'  
SHEET 1 OF 1



Preliminary Plan Data Table and Checklist

ATTACHMENT C  
ATTACHMENT C

Plan Name: Cleveland's Subdivision Kensington				
Plan Number: 1-06004				
PLAN DATA	Required	Provided	Verified	Date
Zoning	R-60	R-60	D. Kinney	October 14, 2005
# of Lots	N/A	1	D. Kinney	October 14, 2005
# of Outlots	N/A	N/A	D. Kinney	October 14, 2005
Minimum Lot Area	6,000 s.f.	7,553 s.f.	D. Kinney	October 14, 2005
Lot Width	60 ft.	62 ft.	D. Kinney	October 14, 2005
Lot Frontage	25 ft.	25 ft.	D. Kinney	October 14, 2005
<b>Setbacks</b>			D. Kinney	October 14, 2005
Front	25 ft. min.	Must meet minimum	D. Kinney	October 14, 2005
Side	8 ft. min.	Must meet minimum	D. Kinney	October 14, 2005
Rear	20 ft. min.	Must meet minimum	D. Kinney	October 14, 2005
Height	35 ft. max.	Must not exceed max	D. Kinney	October 14, 2005
Max Resid'l d.u. or Comm'l s.f. per Zoning				
<b>Dev. Type</b>				
Resid'l d.u.	1	1	D. Kinney	October 14, 2005
Comm'l s.f.	N/A	N/A	D. Kinney	October 14, 2005
MPDUs	No	No	D. Kinney	October 14, 2005
TDRs	No	No	D. Kinney	October 14, 2005
Site Plan Req'd?	No	No	D. Kinney	October 14, 2005
<b>FINDINGS</b>				
<b>SUBDIVISION</b>				
Lot frontage on Public Street	Yes	Yes	D. Kinney	October 14, 2005
Road dedication and frontage improvements	Yes	As shown on preliminary plan	Transportation comments	August 29, 2005
Environmental Guidelines	Yes	Exempt	Environmental memo	August 29, 2005
Forest Conservation	Yes	Exempt	Environmental memo	August 29, 2005
Master Plan Compliance	Yes	Yes	D. Kinney	October 14, 2005
Other				
<b>ADEQUATE PUBLIC FACILITIES</b>				
Stormwater Management	Yes	Waived	DPS memo	August 25, 2005
Water and Sewer	Yes	Yes	WSSC memo	August 29, 2005
Local Area Traffic Review	No	N/A	N/A	N/A
Fire and Rescue	No comments <sup>1</sup>			

<sup>1</sup> Agency received 30-day opportunity to review plans. No comments received within the review period is understood as acceptance of the plan.

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES  
255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850-4153

Date: August 25, 2005

MEMO TO: Catherine Conlon, Acting Supervisor for  
Development Review Committee, MNCPPC

FROM: David Kuykendall, Senior Permitting Services Specialist  
Division of Land Development Services, MCDPS

SUBJECT: Stormwater Management Concept Plan/Floodplain Review  
Preliminary Plan 1-06004 ; Cleveland's Subdivision Kensington  
Subdivision Review Meeting \_\_\_\_\_ SWM File # NA

The subject plan has been reviewed to determine if it meets the requirements of Executive Regulation 7-02AM for stormwater management and Executive Regulation 108-92 AM for Floodplain. The following summarizes our findings:

**SM CONCEPT PLAN PROPOSED:**

- On-site:  CPv  WQv  Both  
 CPv < 2cfs, not required  
 Waiver:  CPv  WQv  Both  
 On-site/Joint Use  Central (Regional): waived to  
 Existing Concept:  Approved Date,  
 Other

**Type Proposed:**

- Infiltration  Retention  Surface Detention  Wetland  Sand Filter  
 Separator Sand Filter  Underground Detention  Non Structural Practices  Other

**FLOODPLAIN STATUS:** 100-Year Floodplain On-Site  Yes  No  Possibly

- Provide the source of the 100-Year Floodplain Delineation for approval:  
 Source of the 100-Year Floodplain is acceptable.  
 Submit drainage area map to determine if a floodplain study (>or equal to 30 acres) is required.  
 Dam Breach Analysis  Approved  Under Review  
 100 yr. floodplain study  Approved  Under Review

**SUBMISSION ADEQUACY COMMENTS:**

- Downstream notification is required.  
 The following additional information is required for review: \_\_\_\_\_

**RECOMMENDATIONS:**

- Approve  as submitted  with conditions (see approval letter).  
 Incomplete; recommend not scheduling for Planning Board at this time.  
 Hold for outcome of the SWM Concept review.  
 Comments/Recommendations: Stormwater management was addressed concurrently with approval of SLDA(sediment control permit) #214767 issued 10-13-04.

cc: Steve Federline, Environmental Planning Division, MNCPPC

bll:DRC.3/03

Robert L. Ehrlich, Jr., *Governor*  
Michael S. Steele, *Lt. Governor*



Robert L. Flanagan, *Secretary*  
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

September 6, 2005

Ms. Cathy Conlon  
Supervisor, Development Review  
Subdivision Division  
Maryland National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760


Re: Montgomery County  
MD 193 General  
Cleveland's Subdivision Kensington  
File No. 1-06004

Dear Ms. Conlon:

The State Highway Administration (SHA) would like to thank you for the opportunity to review the preliminary plan application for the Cleveland's Subdivision Kensington development. We have completed our review and have no comments at this time.

If additional information is required from SHA regarding this project, please do not hesitate to contact Mr. Gregory Cooke at 410-545-5602, Mr. John Borkowski at 410-545-5595, or by using our toll free number in Maryland only, 1-800-876-4742 (x-5602 for Greg, x-5595 for John). You may also E-mail Greg at [gcooke@sha.state.md.us](mailto:gcooke@sha.state.md.us) or John at [jborkowski@sha.state.md.us](mailto:jborkowski@sha.state.md.us). Thank you for your cooperation.

Very truly yours,



Steven D. Foster, Chief  
Engineering Access Permits Division

SDF/jb

cc: Mr. Darrell Mobley (Via E-mail)  
Mr. Augustine Rebish (Via E-mail)  
Mr. Richard Weaver, M-NCPPC (Via E-mail)



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

## MEMORANDUM

**TO:** Delores Kinney, Development Review

**FROM:** Amy Lindsey, Countywide Environmental Planning

**DATE:** October 12, 2005

**SUBJECT:** Approval for Cleveland's Subdivision, Kensington – Preliminary Plan 1-06004

## RECOMMENDATION

Staff recommends approval of the plan.

### Discussion

A forest conservation exemption (#4-05304E) was approved for this 7553 square foot property. A Tree Save Plan was not required as a stipulation of that exemption and there are no significant trees onsite or affected by the proposed development. There are no environmental issues associated with this property or development.

EPD Recommendation to Dev Rev Div: \_\_\_\_\_ Approve w/conditions as noted below  
\_\_\_\_\_ Hold for revision/additional information \_\_\_\_\_ Disapproval

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS

TO: Richard Weaver  
Development Review Division

SUBJECT: Plan # 1-06004 , Name Cleveland's Subdivision Kensington  
DRC date: Monday, August 29, 2005

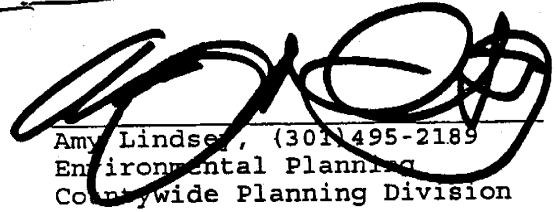
The above-referenced plan has been reviewed to determine if it meets requirements of the Guidelines for Environmental Management of Development in Montgomery County, and other county regulations that may apply. The following recommendations are made for the DRC meeting:

SUBMITTAL ADEQUACY  
Plan is complete. (see recommendations below)

EPD RECOMMENDATIONS:  
Approval.

- Comments:
1. Tree protection may be required for trees on neighboring properties. Please show adjacent trees with their critical root zones so this can be determined.
  2. Property is EXEMPT from Forest Conservation Law as per 4-05304E (Small property)

ALL BAMBOO - NO OTHER TREES & Therefore, no comment



Amy Lindse, (301) 495-2189  
Environmental Planning  
Countywide Planning Division

DATE: 8/29/2005

cc: TES Consultant  
Alan Shoup

Reminder: Address your submissions/revisions to the Reviewer who completed the Comments sheet.  
Put the Plan numbers on your cover/transmittal sheets.

DRCRPinWord; rev 4/20/04

DPS comments: SWM addressed via SLDA per SC permit  
# 214767 issued 10-13-04.





DEPARTMENT OF PUBLIC WORKS  
AND TRANSPORTATION

Douglas M. Duncan  
County Executive

Arthur Holmes, Jr.  
Director

September 30, 2005

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

RE: Preliminary Plan #1-06004  
Cleveland's Subdivision Kensington

Dear Ms. Conlon:

We have completed our review of the preliminary plan that was signed on 07/05/05. This plan was reviewed by the Development Review Committee at its meeting on 8/29/05. 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. Access and improvements as required by the Town Of Kensington.



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  
Preliminary Plan No. 1-06004  
Date September 30, 2005  
Page 2

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact me at [greg.leck@montgomerycountymd.gov](mailto:greg.leck@montgomerycountymd.gov) or (240) 777-2190.

Sincerely,



Gregory M. Leck, P.E., Manager  
Traffic Safety Investigations And Planning Team  
Traffic Engineering and Operations Section

m:/subdivision/farhas01/Preliminary Plans/1-06004, Cleveland's Subdivision Kensington.doc

cc: Mark Ram, T.E.S. Consultants LLC  
Alan Shoup  
Joseph Y. Cheung; MCDPS Subdivision Development  
Christina Contreras; MCDPS Subdivision Development



**MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
WATERSHED MANAGEMENT DIVISION**

Rockville Center - 255 Rockville Pike, Suite 120 - Rockville, Maryland 20850-4166  
Telephone No. 240-777-7700 - FAX No. 240-777-7715

**SUBDIVISION PLAN REVIEW: MNCPPC Development Review Committee (DRC)  
Comprehensive Water Supply and Sewerage Systems Plan Issues**

MNCPPC File Number: **1-06004**

DRC Meeting Date: **08/29/2005**

Subdivision Plan Name: **Cleveland's Subdivision of Kensington**

Proposed Development: **1 SFH TBD, 1 SFH TBB**

Watershed: **Lower Rock Creek**

Zoning: **R-60**

Planning Area: **Kensington-Wheaton**

Site Area: **0.17 ac**

Location: **3510 DuPont Ave**

Engineer: **tes**

**Water Supply and Sewerage Systems (as specified on the subject subdivision plan or plan application)**

**Proposed Water Supply:**

**Proposed Wastewater Disposal:**

Community (public) WATER system

Community (public) SEWER system

Existing Service Area Categories: Water: **W - 1**

Sewer: **S - 1**

Water/Sewer Plan Map Amendment: **---**

**Water Supply Comments:**

**Sewerage System Comments:**

Yes; the water supply system is consistent with the existing water service area category

Yes; the sewerage system is consistent with the existing sewer service area category

**\*Additional Comments:**

1-06004 (8/29/05 DRC): No additional comments.

Prepared by: **Shelley Janashek**

Date prepared: **09/09/2005**

WSSC Comments on Items for August 29, 2005  
Development Review Committee Meeting

File Number	Project Name	Substantial Comments
1-06004	CLEVELAND'S SUBDIVISION KENSINGTON	<p><u>WATER AND SEWER AVAILABLE</u> An existing 8-inch water main and an 8-inch sewer main in Dupont Avenue about the the subject property. Connections can be made directly to these mains to obtain water and sewer service. Show alignment of proposed connections on preliminary plan.</p> <p><u>PAY SERVICE CONNECTION AND APPLICABLE FEES AND CHARGES</u> Submit Connection application form to WSSC's One-Stop-Shop and settle all fee requirements. For connection information, it will be necessary for you to contact the Permit Services Group at (301) 206-4003 or visit our One-Stop Shop located on the lobby level of our Consolidated Office Building at 14501 Sweitzer Lane, Laurel, Maryland 20707.</p> <p><u>PAY SYSTEM DEVELOPMENT CHARGE (SDC) FEE</u> System Development Charge (SDC) payment is required. Make payment to WSSC's One-Stop-Shop at the time of application for plumbing permit to install fixtures or hookup to the Commission's water and/or sewerage system(s).</p> <p style="text-align: right;">(5)</p>