

ITEM #2

ATTACHMENT D

KENILWORTH

LOT	BLOCK	SIZE	ALIGNMENT	FRONTAGE	SHAPE	WIDTH	BUILDABLE AREA
4	1	13,595	Perpendicular	125	Corner	161	6,409
8	1	10,914	Perpendicular	73	Rectangular	74	4,940
3	1	15,000	Perpendicular	100	Rectangular	97	7,289
4	2	21,873	Perpendicular	97	Irregular	157	9,796
16	2	10,244	Perpendicular	111	Irregular	132	3,669
17	4	10,267	Perpendicular	87	Irregular	111	3,691
4	4	15,431	Perpendicular	75	Rectangular	76	7,462
6	4	11,242	Perpendicular	75	Rectangular	78	4,818
17	6	14,027	Perpendicular	79	Irregular	75	6,184
16	6	13,095	Perpendicular	79	Irregular	76	4,866
12	6	9,107	Perpendicular	96	Irregular	91	2,038
13	6	9,244	Perpendicular	100	Irregular	124	1,740
15	6	20,809	Perpendicular	72	Rectangular	89	12,366
18	7	12,959	Perpendicular	93	Corner	120	4,482
27	7	18,954	Perpendicular	80	Corner	181	7,709
25	7	16,445	Perpendicular	112	Corner	148	6,736
14	7	12,302	Perpendicular	61	Irregular	62	5,339
13	7	11,306	Perpendicular	67	Irregular	66	4,536
23	7	9,926	Perpendicular	76	Irregular	75	4,250
21	7	12,428	Perpendicular	77	Irregular	74	5,911
20	7	13,315	Perpendicular	75	Irregular	75	6,678
22	7	11,351	Perpendicular	79	Irregular	76	5,911
15	7	17,028	Perpendicular	76	Irregular	76	7,868
24	7	8,219	Perpendicular	77	Irregular	77	2,801
16	7	11,296	Perpendicular	77	Irregular	78	4,457
12	7	10,815	Perpendicular	79	Irregular	81	4,323
28	7	12,743	Perpendicular	96	Irregular	100	5,576
17	7	10,951	Perpendicular	100	Irregular	103	4,175
4	7	18,559	Perpendicular	73	Rectangular	73	8,693
1	8	15,353	Perpendicular	109	Corner	205	12,112
3	8	16,312	Perpendicular	75	Rectangular	74	7,843
5	9	14,585	Perpendicular	125	Corner	128	6,062

PROPOSED LOT

1		31,934	Perpendicular	140	Irregular	115	19,488.00
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Preliminary Plan Data Table and Checklist

Plan Name: Kenilworth				
Plan Number: 1-05111				
Zoning: R-90				
# of Lots: 1				
# of Outlots: 0				
Dev. Type: Residential – 1 one family detached dwelling unit				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval on the Preliminary Plan	Verified	Date
Minimum Lot Area	9,000 sq.ft.	31,934 sq.ft. is minimum proposed	<i>DMH</i>	October 14, 2005
Lot Width	75 ft.	Meets minimum	<i>DMH</i>	October 14, 2005
Lot Frontage	25 ft.	Meets minimum	<i>DMH</i>	October 14, 2005
Setbacks				October 14, 2005
Front	30 ft. Min.	Meets minimum	<i>DMH</i>	October 14, 2005
Side	8ft. Min./ 25 ft. total	Meets minimum	<i>DMH</i>	October 14, 2005
Rear	25 ft. Min.	Meets minimum	<i>DMH</i>	October 14, 2005
Height	35 ft. Max.	May not exceed maximum	<i>DMH</i>	October 14, 2005
Max Resid'l d.u. or Comm'l s.f. per Zoning	4 dwelling units (Based on lot area)	1 dwelling unit	<i>DMH</i>	October 14, 2005
MPDUs	0	0	<i>DMH</i>	October 14, 2005
TDRs	0	0	<i>DMH</i>	October 14, 2005
Site Plan Req'd?	No	N/A	<i>DMH</i>	October 14, 2005
FINDINGS				
SUBDIVISION				
Lot frontage on Public Street	Yes	Yes	<i>DMH</i>	October 14, 2005
Road dedication and frontage improvements	Dedication	Yes	<i>DMH</i>	October 14, 2005
Environmental Guidelines	Yes	Yes	Environmental memo	January 19, 2005
Forest Conservation	Yes	Yes	Environmental memo	January 19, 2005
Master Plan Compliance	Yes	Yes	<i>DMH</i>	October 14, 2005
Local Jurisdictional Compliance	Yes	Yes	Village of North Chevy Chase	July 19, 2005
ADEQUATE PUBLIC FACILITIES				
Stormwater Management	Yes	Yes	DPS memo	June 28, 2005
Water and Septic	Yes	Yes	WSSC memo	July 18, 2005
Local Area Traffic Review	Not required	N/A	N/A	
Fire and Rescue	Yes	Yes	MCFRS	(Forthcoming)

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ATTACHMENT F

AGENCY CORRESPONDENCE

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WSSC Comments on Items for July 18, 2005, Development Review Committee Meeting

Revised July 15, 2005

File Number	Project Name	Comments
1-05111	KENILWORTH	Existing water and sewer lines abut the property. Show existing connections – follow WSSC procedures for abandonment.

Unless otherwise noted, all extensions require Requests for Hydraulic Planning Analysis and need to follow the System Expansion Permit (SEP) Process. Contact WSSC's Development Services Center (301-206-8650) or visit the Development Services on WSSC's web-site (www.wsscwater.com) for information on requesting a Hydraulic Planning Analysis and additional requirements for extensions. Contact WSSC's Permit Services (301-206-4003) for information on service connections and on-site system reviews.

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June 28, 2005

Mr. David Little
Gutschick, Little & Weber, P.A.
3909 National Drive, Suite 250
Burtonsville, MD 20866

Re: Stormwater Management **CONCEPT** Request
for Kenilworth Lot 27
Preliminary Plan #: N/A
SM File #: 219005
Tract Size/Zone: .73/R-90
Total Concept Area: .73ac
Lots/Block: 27/7
Parcel(s): N/A
Watershed: Lower Rock Creek

Dear Mr. Little:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site water quality control and onsite recharge via the disconnection of rooftop and non rooftop runoff credits. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

The following **items** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable

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Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Thomas Weadon at 240-777-6309.

Sincerely,

Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

RRB:dm CN 219005

cc: R. Weaver
S. Federline
SM File # 219005

QN -On Site; Acres: .73ac
QL - On Site; Acres: .73ac
Recharge is provided



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

October 4, 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 #1-05111
Kenilworth

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated June 21, 2005. This plan was reviewed by the Development Review Committee at its meeting on July 18, 2005. 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 DPS 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. This site is located within the limits of the Town of North Chevy Chase. Access and improvements shall be as determined by the Town of North Chevy Chase.
2. Since the public storm drainage system within the Town of North Chevy Chase is maintained by Montgomery County, we will need to review the analyses of the capacity of the downstream public storm drainage system and the impact of the post-development ten (10) year runoff on same. Our package did not include this information.

Prior to submission of the record plat, we will need the applicant's engineer to provide us this information for the County's review and approval – unless it can be demonstrated that the post development impervious area/runoff will be less than that currently existing.

3. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:



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. 1-05111
October 4, 2005
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- A. Improvements to the public storm drainage system may be required as a result of the aforementioned storm drainage study review.

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 or (240) 777-6000.

Sincerely,



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

m:/wp/farhas01/preliminary plans/11-05111, Kenilworth, gml revs.doc

cc: Dolores Kinney; M-NCPPC DRD
Kevin Foster; Gutschick, Little & Weber, P.A.
Chas Stuart; Miller & Smith
Joseph Y. Cheung; DPS RWPPR
Christina Contreras; DPS RWPPR

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION FOREST CONSERVATION RECOMMENDATIONS

TO: Plan review staff, Countywide Planning Division

SUBJECT: Project Name 4-05314E Date Recd 5/4/05
NRI/FSD # 4-05314E

The above-referenced plan has been reviewed by the Environmental Planning Division to determine the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). A determination has been made that the plan qualifies for the following exemption:

EXEMPTION:

Small Property

Activity occurring on a tract less than or equal to 1.5 acre in size where there is no existing forest and afforestation requirements would be less than 10,000 square feet, and no specimen or champion trees will be disturbed;

Activity occurring on a tract less than or equal to 1 acre in size where activity will not result in the clearing of more than 30,000 square feet of existing forest, or any specimen or champion trees, and reforestation requirements would be less than 10,000 square feet.

Note: Tree Save Plan, including preservation and/or replanting of individual trees is required in lieu of a FCP where trees are impacted. Forest within any priority area on-site must be preserved.

NOTE: Per section 22A-6(b) of the Forest Conservation Law, Tree Save Plans may be substituted for Forest Conservation Plans on properties where the proposed development is exempt from Forest Conservation except that it involves clearing of specimen or champion trees.

This property is subject to a Tree Save Plan. Submit a Tree Save Plan as part of the preliminary plan application to show which large and specimen trees on and offsite may be protected and which trees cannot be retained. The tree save plan must include a critical root zone analysis, proposed grading, and proposed limits of disturbance. An evaluation by a licensed arborist may be required as part of the tree save plan. The need for a licensed arborist will be determined as part of the preliminary plan review.

This property is not within a Special Protection Area.

Signature: Candy Bunnag
Environmental Planning

Date: 6/7/05

cc: David Little, GLW (fax: 301-421-4186)

Post-it® Fax Note	7671	Date	6/7	# of pages	1
To	Dave Little	From	Candy Bunnag		
Co./Dept.	GLW	Co.	MNCPPG		
Phone #		Phone #	301 495 4543		
Fax #	301 421 4186	Fax #			

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VILLAGE OF NORTH CHEVY CHASE

Post Office Box 15887, Chevy Chase, Maryland 20815 (301) 654-7084

July 19, 2005

Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Reference: File No. 1-05111 Kenilworth

To: Development Review Commission

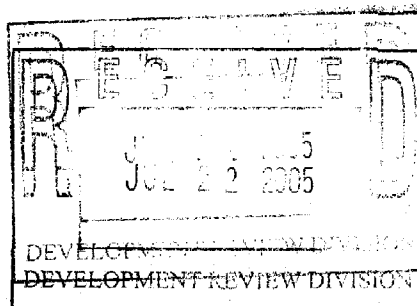
The Village of North Chevy Chase has reviewed the Preliminary Site Plan for Lots 2 and 3, Block 7 at 8908 Kensington Parkway. The Village has spoken with the owner and has no objection to the combination of the two lots to form one larger lot.

We appreciate the efforts of the Planning Commission to keep the Village informed and to solicit comments and recommendations on this property. We believe that this application will enhance the appearance of the Village.

Sincerely,



Robert Weesner
Village Manager



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C.C.

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

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

Maryland Department of Transportation

July 15, 2005

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


Re: Montgomery County
MD 185 General
Kenilworth
File No. 1-05111

Dear Ms. Conlon:

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

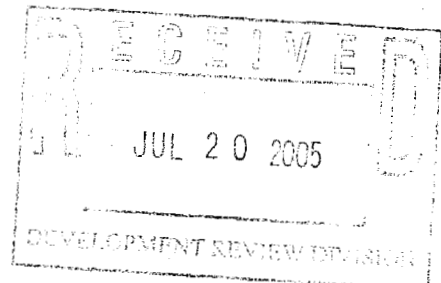
If additional information is required from SHA regarding this project, please do not hesitate to contact Mr. Gregory Cooke at 410-545-5602, Mr. John Borkowski at 410-545-5595, or by using our toll free number in Maryland only, 1-800-876-4742 (x-5602 for Greg, x-5595 for John). You may also E-mail Greg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

Very truly yours,


for 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)



My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com

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MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

ENVIRONMENTAL RECOMMENDATIONS

January 19, 2005

TO: Cathy Conlon/Richard Weaver, Development Review

FROM: Stephen D. Federline, AICP 
CountyWide Environmental Planning

SUBJECT: Tree Save Plan Recommendations for # 1-05111
KENILWORTH – Lot #3 and Part of #2, Block 7

RECOMMENDATION: Approval subject to the following condition:

1) Compliance with all recommendations of Tree Save Plan dated April, 2005, as revised December 20, 2005, including compliance with field inspections requirements per Section 110 of the Forest Conservation Regulations, prior any clearing, grading, or demolition on the property.

Discussion

A small property exemption was granted per approved NRI/FSD #4-05314E on June 7, 2005 subject to a tree save plan. All trees within the Kensington Parkway right of way and on the adjoining lots will be protected by this plan. One specimen 50" Pin Oak will be removed from the backyard of the existing residence since it is in only fair condition, and is unnaturally top heavy, having been limbed up over time.

SDF:sdf:g:evelyndrc:ep105111tsppbsdf.doc
Attachment:Tree Save Plan

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**FIRE AND RESCUE COMMENTS
FORTHCOMING**