



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

DATE: October 11, 2002
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Development Review Division
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for October 17, 2002.

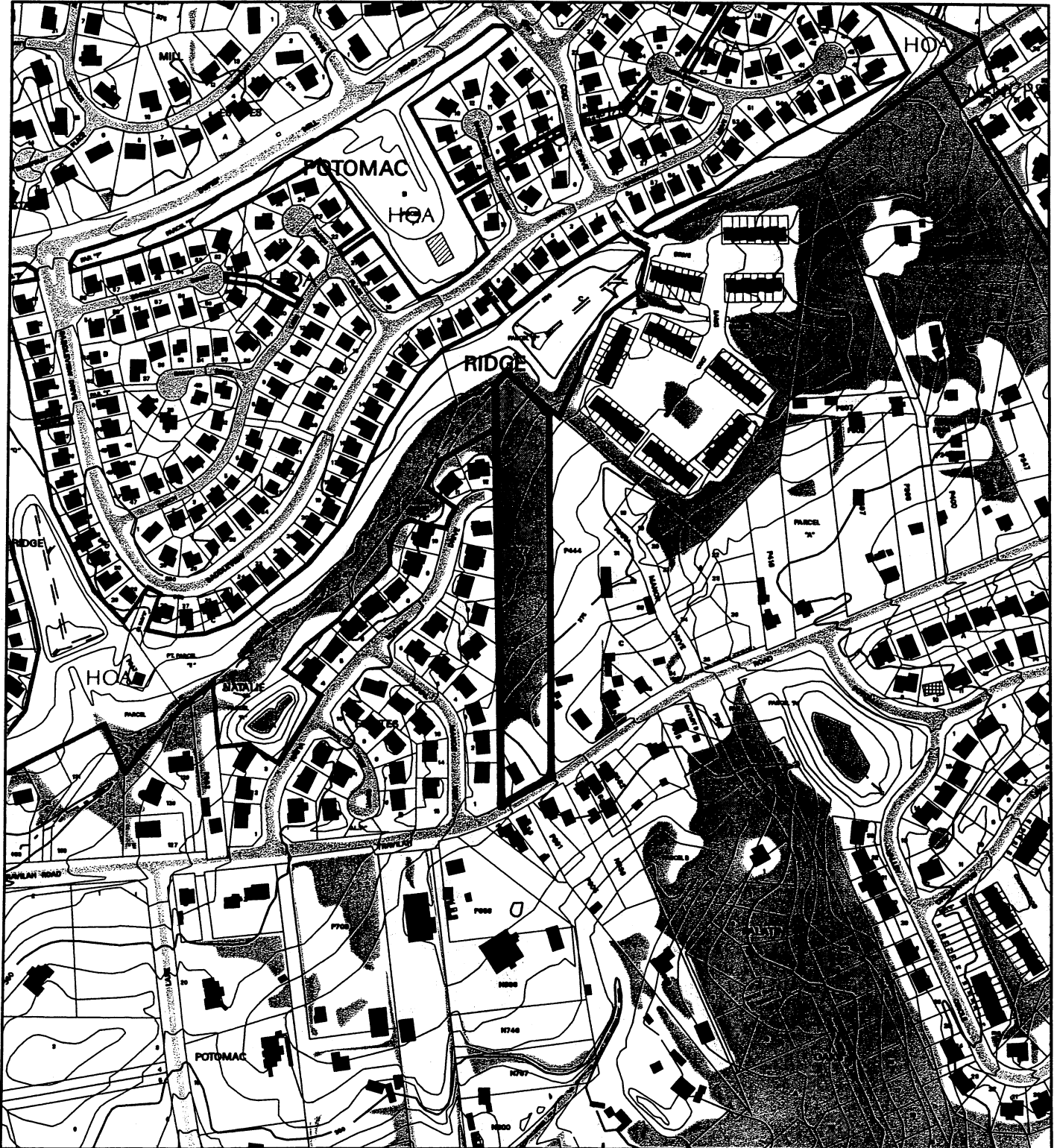
Attached are copies of plan drawings for Items #02, #04, #09, #10. These subdivision items are scheduled for Planning Board consideration on October 17, 2002. The items are further identified as follows:

- Agenda Item #02 - Preliminary Plan 1-01004B
Ramsburg/Mills II/Roberts Property
- Agenda Item #04 - Pre-Preliminary Plan 7-03004
Nicholas Markoff Property
- Agenda Item #09 - Preliminary Plan 1-02020
Chevy Chase Lake East Par. A&B Phase 2
- Agenda Item #10 - Preliminary Plan 1-02108
Cashell Estates

Attachment

VICINITY MAP FOR

RAMSBURG/MILLS II/ROBERTS PROPERTY (1-01004B)



Map compiled on August 27, 2002 at 11:03 AM | Site located on base sheet no - 218NW11

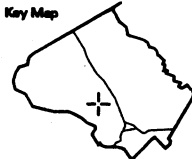
NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland -National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

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

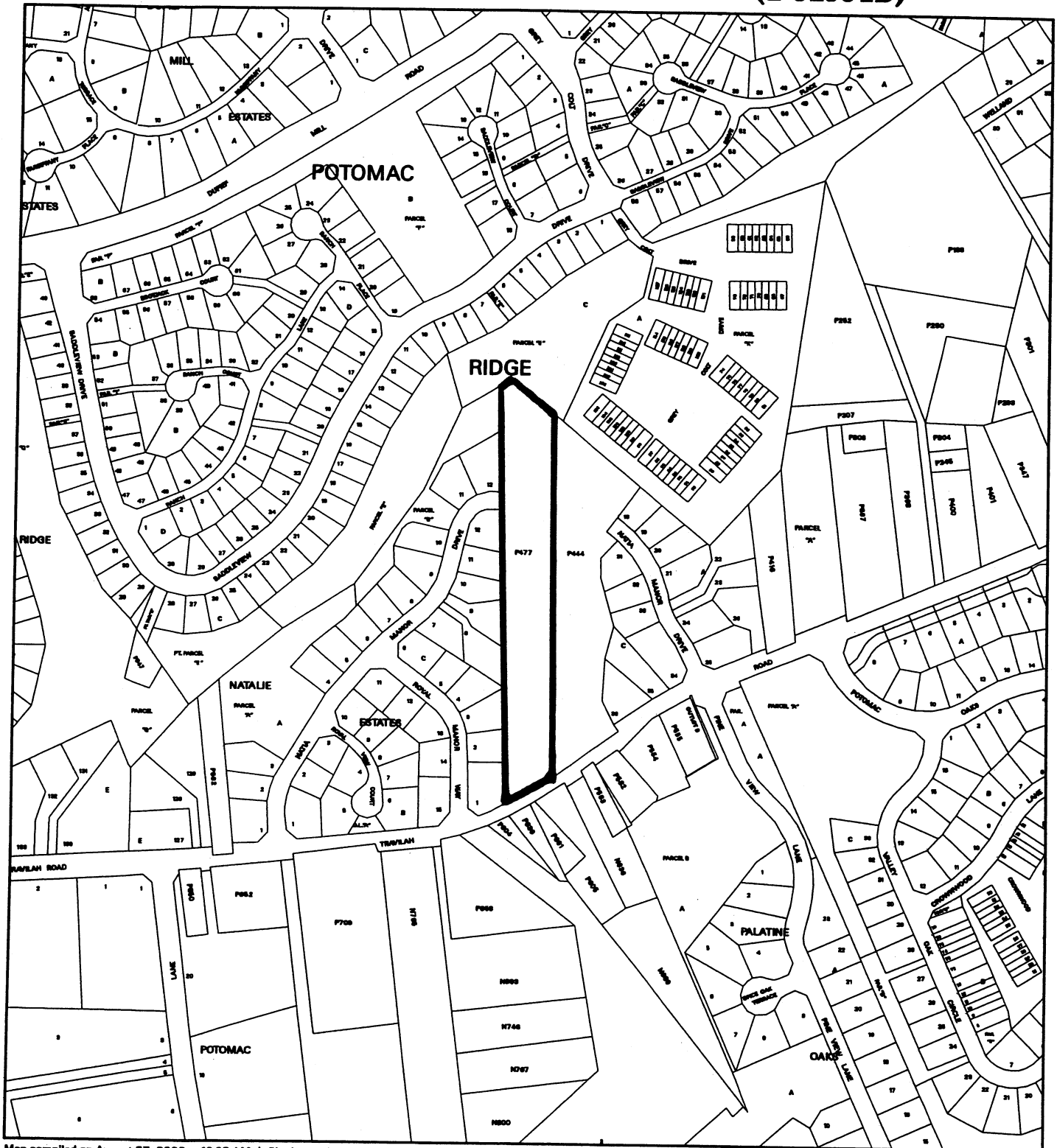


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VICINITY MAP FOR
RAMSBURG/MILLS II/ROBERTS PROPERTY (1-01004B)



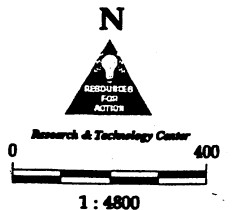
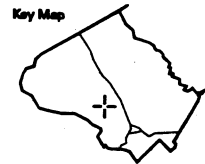
Map compiled on August 27, 2002 at 10:08 AM | Site located on base sheet no - 218NW11

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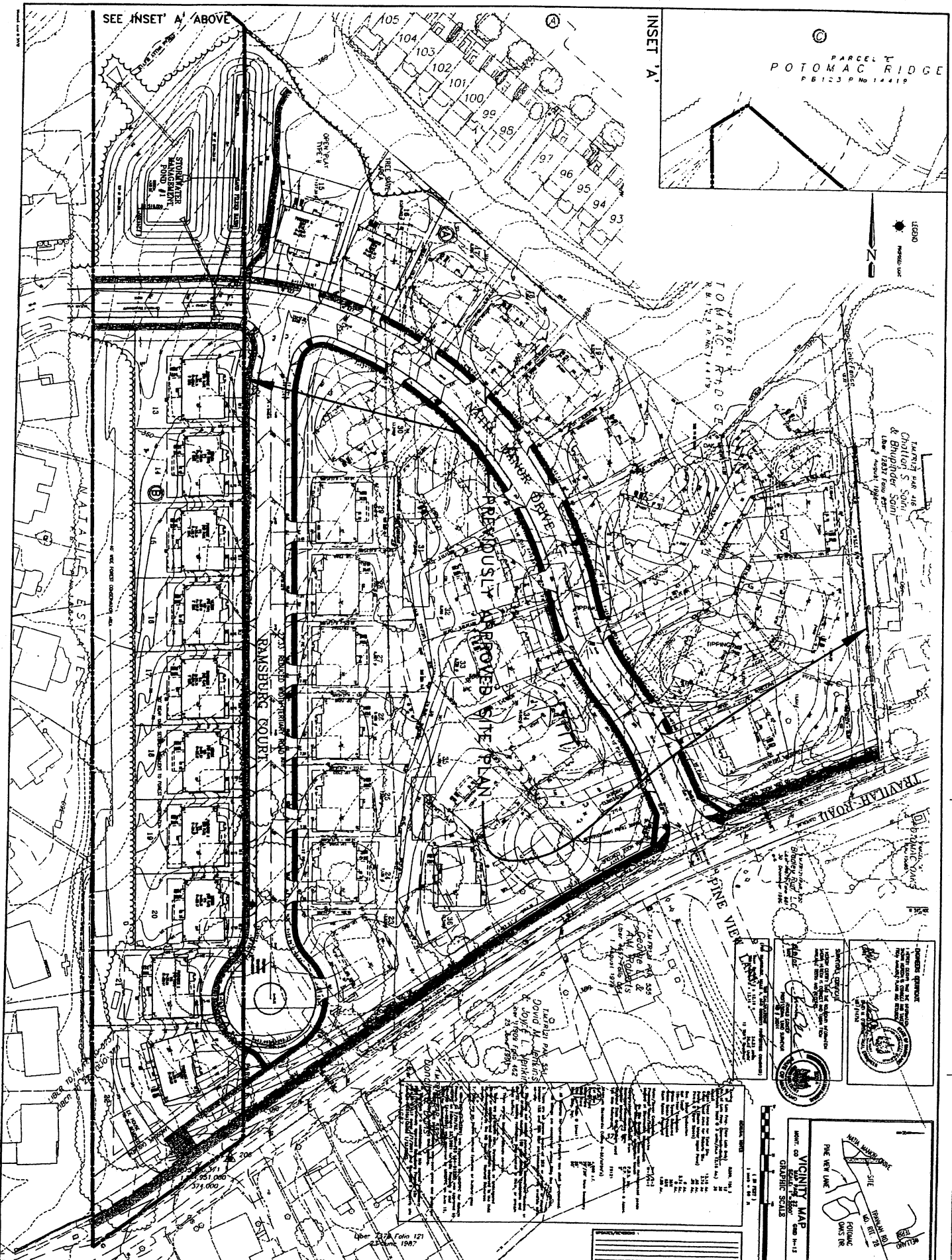
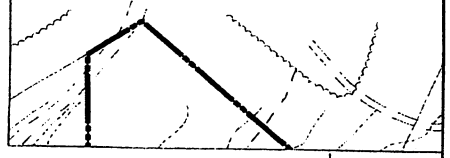
This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area 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



SEE INSET 'A' ABOVE

INSET 'A'

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POTOMAC RIDGE
PB 123 P No 14419



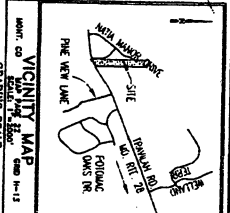
Transect map of
Chattlen S. Smith
& Brughelder Smith
Law 12427 Faint 2/27
August 1987

CONTRACT AGREEMENT

THIS CONTRACT AGREEMENT is made this 1st day of August 1987, between the undersigned, CPJ Associates, Inc., and the undersigned, Ramsburg/Mills II/Roberts Property, Inc., for the purpose of the development of the property described in the attached plat.

CPJ Associates, Inc.

Ramsburg/Mills II/Roberts Property, Inc.



PROPOSED ONE PLAN

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. YD.)
1	Lot 1	10,000	100
2	Lot 2	10,000	100
3	Lot 3	10,000	100
4	Lot 4	10,000	100
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7	Lot 7	10,000	100
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PHASE 3 AMENDED PRELIMINARY PLAN (ROBERTS PROPERTY)
RAMSBURG/MILLS II/ROBERTS PROPERTY
 DARNESTOWN (6th) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

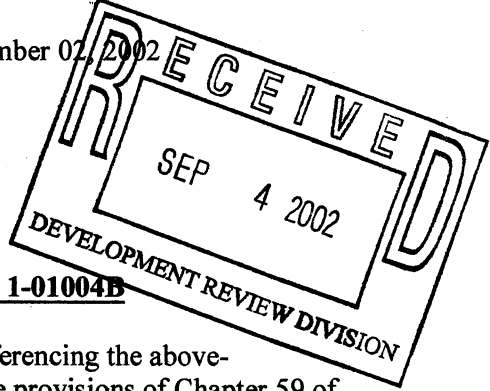
CPJ Associates Charles F. Johnson & Associates, Inc.
 PLANNERS - ENGINEERS - LANDSCAPE ARCHITECTS - SURVEYORS
 REGISTERED PROFESSIONAL ENGINEERS - SURVEYORS, MARYLAND, D.C.
 10000 RIVERCHASE DRIVE, SUITE 200, WASHINGTON, D.C. 20037
 (202) 462-1100

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#2

Charlotte Siegel
13800 Grey Colt Dr.
North Potomac, MD 20878

Monday, September 02, 2002



Development Review
Montgomery County Planning Board
8787 Georgia Ave.
Silver Spring, MD 20907

Re: Ramsburg/Mills II/Roberts Property - CPJ Associates Site Plan # 1-01004B

I am responding to a letter that was sent by the CPJ Associates referencing the above-mentioned site that will be reviewed by the Planning Board Staff under the provisions of Chapter 59 of the Montgomery County Code.

I have taken an interest in this plan because my home, **Lot/Block 98/A**, is referenced on the plan as an existing residence. I attended the meetings last year that were held before construction of Phase 1 of this site. The issue then was the "drainage pond" that would be situated on the site. We use the set of plans that were certified by Professional Land Surveyor, Ronald Collier on 7/27/01 and Registered Landscaper architect, Lesley Powell for the Ramsburg Property.

The Drainage pond was drawn on these plans in the summer of 2001, using the graphic scale of 1 inch = 30 feet. There are no measurement lines on the S50 15'44"E line in the plan that divides the Potomac Ridge Property from the Ramsburg Property. If there were, I would reference actual distances from a survey marker in order to get exact measurements off the plan. On this plan, the elevation level of 370 is directly behind my house (Lot/Block 98/A) with a label of "dense trees".

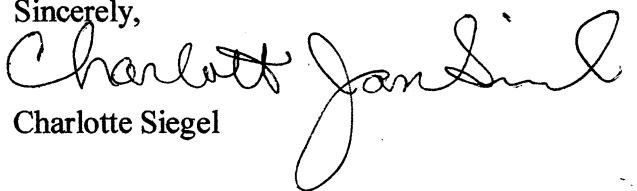
Since those drawings were made, the drainage pond was built. Several houses have also been built on the site. My present concern is that there is a major discrepancy between the certified plans and the location of the pond as built. Again, since there are no survey markers referenced, I am using the elevation markings on the drawings to describe locations. As built, the elevation of the drainage pond that is directly behind my house is 364 to 360 (the middle of the pond instead of the top edge). It appears that the pond was not placed where it was planned. Using the 30ft scales of one drawing and the 50 ft scale of the 2nd drawings that were sent to us this summer, I measure an offset in placement of between 30 and 40 feet. I do not know where this discrepancy originated from that has impacted the placement of the pond.

Before anyone should be reviewing the plans that were just sent, The contractor should revise the drawings, as-built so that I could determine where the discrepancy between what was built and what is in the certified plans, occurred. You can understand my resistance to accepting a new plan when there appears to be a lack of contract compliance to the certified plans issued in July 2001.

In addition to the issue of the revision of the drawings, is our continued concerns about the "drainage pond" that is full to the top with brown water. Our concerns of West Nile Virus and standing water still persists as members of our Potomac Ridge community had stated in the previous Planning Board Meeting. Actually, now that the virus has hit people in Maryland, we are even more concerned. The number of mosquitoes we have dealt with this summer is drastically higher than in previous summers.

The last issue that the contractor was going to take care of, is the cleaning up of debris and the planting of trees. We are anxious to hear about their progress on this too. The time frame of planting trees was scheduled to be "this fall". I haven't heard any other revisions to this schedule.

Thank you for your attention to these matters before the Planning Board hearing is scheduled.

Sincerely,

Charlotte Siegel