

Item #10

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

M E M O R A N D U M

DATE: September 14, 2001
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Planning Department
(301)495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for September 20, 2001.

Attached are copies of plan drawings for Items #06, #07, #08, #09, #10. These subdivision items are scheduled for Planning Board consideration on September 20, 2001. The items are further identified as follows:

Agenda Item #06 - Preliminary Plan 1-01070
Lerner Property

Agenda Item #07 - Preliminary Plan 1-94002
Cramer Property

Agenda Item #08 - Preliminary Plan 1-01079
King-Middlebrook Hill

Agenda Item #09 - Subdivision Regulation Waiver SRW-02001
Sumner Park

Agenda Item #10 - Subdivision Regulation Waiver SRW-01002
Cloppers Mill West

Attachment

VICINITY MAP FOR
CLOPPERS MILL WEST (SRW-01002)



Map compiled on November 15, 2000 at 12:38 PM | Site located on base sheet no - 224NW13

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



N

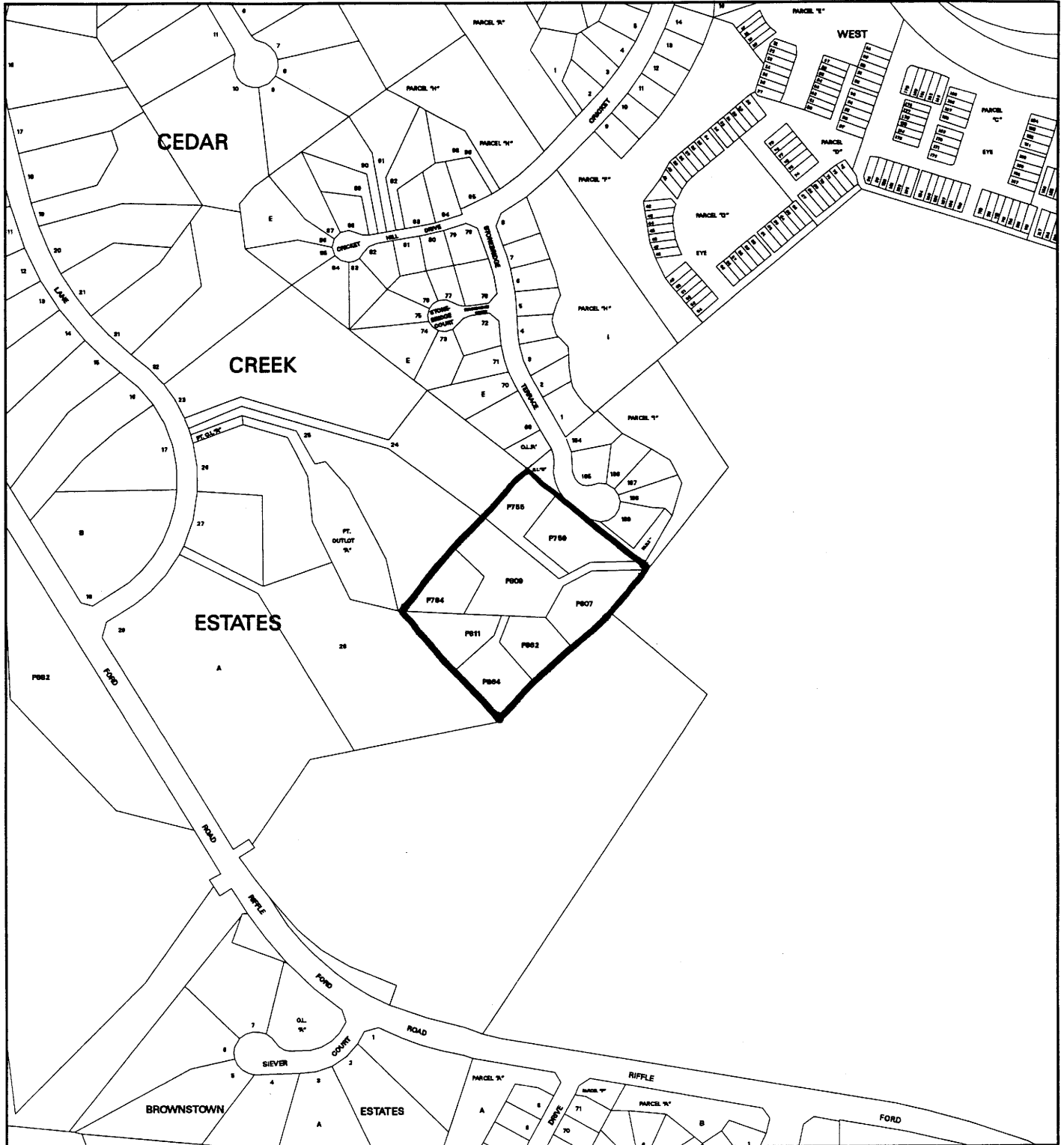


Research & Technology Center



1 : 4800

VICINITY MAP FOR
CLOPPERS MILL WEST (SRW-01002)



Map compiled on November 15, 2000 at 12:47 PM | Site located on base sheet no - 224NW13

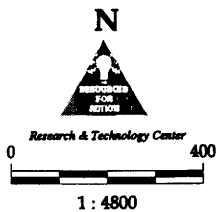
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Key Map





PROJECT NO. 1000
DATE: 10/10/2010

- 1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
- 2. ALL DISTANCES ARE MEASURED ALONG CENTERLINES UNLESS OTHERWISE NOTED.
- 3. ALL ELEVATIONS ARE IN FEET UNLESS OTHERWISE NOTED.
- 4. ALL EXISTING UTILITIES ARE SHOWN AS DOTTED LINES.
- 5. ALL PROPOSED UTILITIES ARE SHOWN AS SOLID LINES.
- 6. ALL PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- 7. ALL PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR WATERWAY CONSTRUCTION.
- 8. ALL PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR AIRPORT CONSTRUCTION.
- 9. ALL PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR AIRPORT CONSTRUCTION.
- 10. ALL PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR AIRPORT CONSTRUCTION.

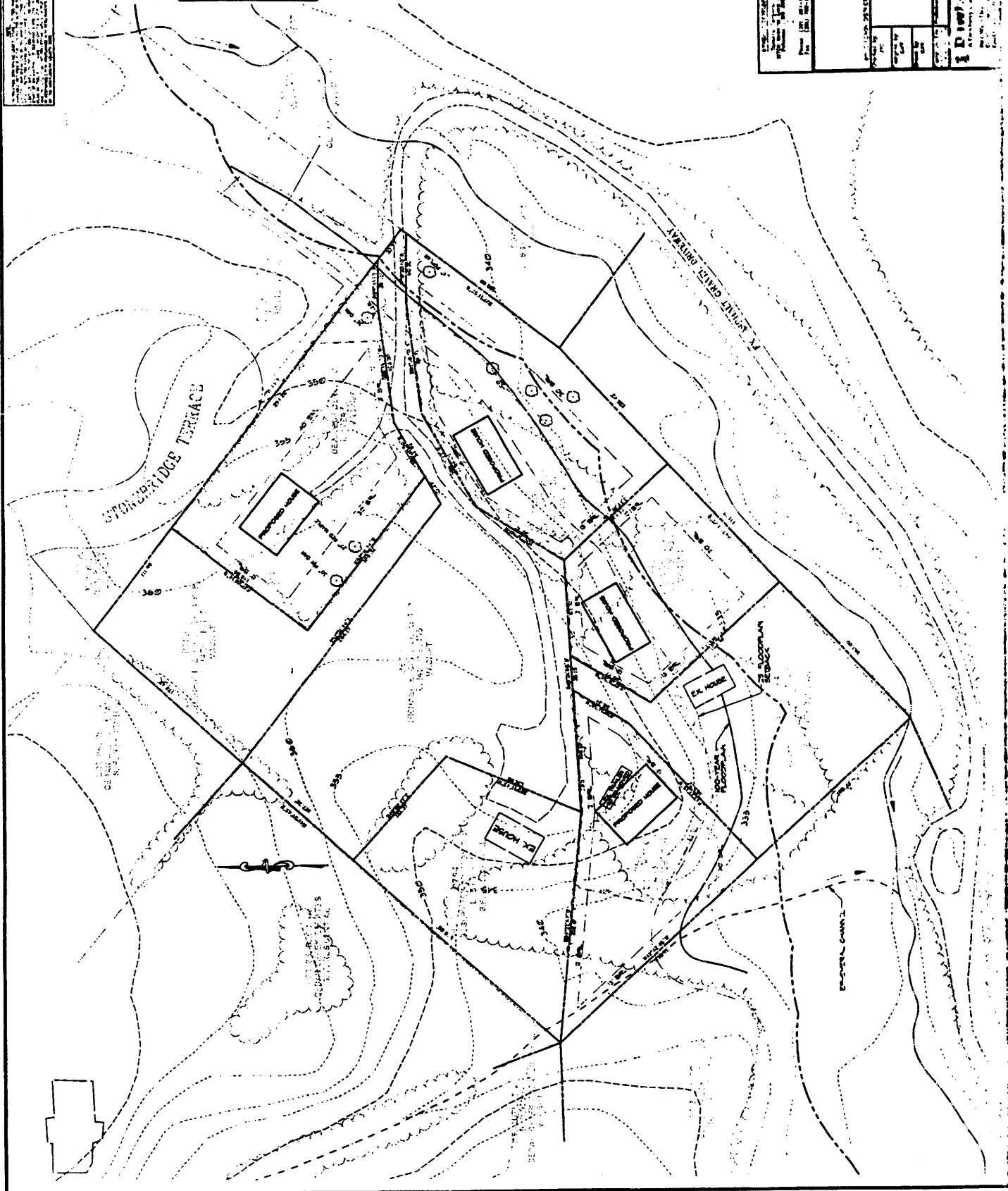
NOT TO SCALE
DATE: 10/10/2010

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMITTING	10/10/2010	J. DAVIS	J. DAVIS
2	ISSUED FOR CONSTRUCTION			
3	ISSUED FOR AS-BUILT			

CONCEPT PLAN
CLOPPER'S MILL WEST

DATE: 10/10/2010
SCALE: AS SHOWN
PROJECT NO. 1000
DATE: 10/10/2010

J. Davis & Davis LLC
A Professional Corporation
10000 Woodward Ave., Suite 200
Livonia, MI 48150
Phone: (734) 424-1100
Fax: (734) 424-1101
www.jdavisanddavis.com



TAMARA CORPORATION
ENGINEERING, LAND DEVELOPMENT

#10

9-20-01

JOAV STEINBACH, P.E.
REGISTERED PROFESSIONAL ENGINEER

November 6, 2000

Montgomery County Planing Board
MNCP&PC
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Clopper Mill West
SRW - 01002

Dear Members, Montgomery County Planning Board,

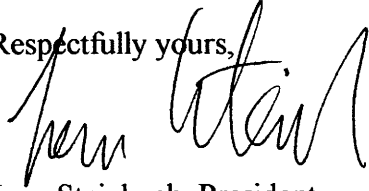
Section 50-38 (a) (1) of the Montgomery County Code gives the Board the authority, and the opportunity, to correct "practical difficulties" and resolve "unusual circumstances" that prevent full compliance with the subdivision requirements.

The eight parcels, as shown in the attached exhibit, in an enclave adjacent to Riffle Ford Road were created and conveyed to members of her family by Julia Hoes. Some of the original owners claim that they are descendants of slaves that settled in Maryland. For many years the ONLY access to the properties has been through an easement, provided by WSSC. This easement consists of a 1,500' long unpaved driveway, running along a stream and inside its flood plain. In one location the driveway crosses the stream without any proper facilities (bridge or culvert) and most of the time the ride is long, bumpy, muddy, and inconvenient. During heavy rains the driveway is impassable.

Recently the Board approved a new subdivision of six lots on the adjacent parcel P707 (1-96090). The new subdivision has a road, Stonebridge Terrace, that shares a common property line with the enclave (P759). Condition (7) in the approval of the new subdivision requires the applicant to provide access and utilities easement to the adjoining parcel 755. The Board approved the recordation of parcel P755. The owners of that parcel, Michael & Sharon Gray also own parcel P809. Two parcels P784 and P864 are improved with houses and their owners do not participate in this application. However they would like to be able to use and enjoy the new fully paved access from Stonebridge Terrace should the Board approve this application. The four (4) remaining owners do not wish to subdivide their properties but record the parcels, as shown in the submitted record plat, unchanged in size or shape so that houses can be built and the entire 25' easement paved for the benefit of the ENTIRE eight (8) lots enclave. This will eliminate the use of the 1,500' drive from Riffle Ford Road.

The record plat takes into account the existing conditions on site, the R200 zone regulations, and the flood plain and forest conservation requirements. It is hereby requested that the Board approves SRW-01002 and the corresponding record plat.

Respectfully yours,

A handwritten signature in black ink, appearing to read 'Joav Steinbach', written over the text 'Respectfully yours,'.

Joav Steinbach, President