



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MCPB**  
**Item # 2**  
**6/18/09**

**MEMORANDUM**

**DATE:** June 11, 2009

**TO:** Montgomery County Planning Board

**VIA:** Catherine Conlon, Subdivision Supervisor  
Development Review Division *CC*  
(301) 495-4542

**FROM:** Stephen Smith *SJS*  
Development Review Division  
(301) 495-4522

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for June 18, 2009

---

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220090910 **Bradley Farms**  
220090990 **Russell Property**  
220091090 **Dufresne Overlook**

**Plat Name: Bradley Farms**  
**Plat #: 220090910**

Location: Located on the north side of River Road (MD 190), 250 feet west of  
Harrington Road  
Master Plan: Potomac  
Plat Details: RE-2 zone; 1 lot  
Private Well, Private Septic  
Applicant: Joan Ardery

Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A (a)(3)** of the Subdivision Regulations, which states:

**Consolidation of Two or More Lots or a Part of a lot into One Lot.** Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3) and supports this minor subdivision record plat.

**RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET**

(This form contains 3 pages)

Plat Name: Bradley Farms Plat Number: 220090910  
 Plat Submission Date: 2-25-09  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: N/A

\*For category of minor see pages 2 and 3

**Initial DRD Review:**

Pre-Preliminary Plan No. \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Preliminary Plan No. \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Planning Board Opinion – Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Name if applicable: \_\_\_\_\_ Site Plan Number: \_\_\_\_\_  
 Planning Board Opinion – Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

Lot # & Layout  Lot Area  Zoning  Bearings & Distances  Coordinates ok  
 Plan # N/A Road/Alley Widths ok Easements ok Open Space N/A Non-standard  
 BRLs N/A Adjoining Land N/A Vicinity Map  Septic/Wells ok  
 TDR note N/A Child Lot note N/A Surveyor Cert  Owner Cert  Tax Map   
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>E. Gibson</u>	<u>2-25-09</u>	<u>3-13-09</u>	<u>3/12/09</u>	<u>No Revisions</u>
Research	<u>Bobby Fleury</u>			<u>2-27-09</u>	<u>ok</u>
SHA	<u>Doug Mills</u>				
PEPCO	<u>Steve Baxter</u>				
Parks	<u>Doug Powell</u>				
DRD	<u>Nellie Carey</u>				

**Final DRD Review:**

DRD Review Complete: (All comments rec'd and incorporated into mark-up)

Engineer Notified (Pick up Mark-up):

Final Mylar w/Mark-up & PDF Rec'd:

**Board Approval of Plat:**

Plat Agenda:

Planning Board Approval:

Chairman's Signature:

**DPS Approval of Plat:**

Engineer Pick-up for DPS Signature:

Final Mylar for Reproduction Rec'd:

**Plat Reproduction:**

Addressing:

File Card Update:

Final Zoning Book Check:

Update Address Books with Plat #:

Update Green Books for Resubdivision:

Notify Engineer to Seal Plats:

Engineer Seal Complete:

Complete Reproduction:

Sent to Courthouse for Recordation:

Initial  
SJS

Date  
6-4-09

SJS

4-7-09  
6-26-09

SJS

6-18-09

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

No. \_\_\_\_\_



g) Approved Special Exception: \_\_\_\_\_

*(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum*

a) Number of Lots: \_\_\_\_\_

b) Written MCDPS approval of proposed septic area: \_\_\_\_\_

c) Required street dedication: \_\_\_\_\_

d) Easement for balance of property noting density and TDRS: \_\_\_\_\_

e) Average lot size of 5 acres: \_\_\_\_\_

f) Forest Conservation requirements met: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I hereby certify that the plat shown hereon is correct, that it is a subdivision of all of the land described in a deed from Frank M. Reynolds to Timothy J. Sullivan and Joan Ardery dated June 30, 2000 and recorded in Liber 16227 at Folio 539, also being a resubdivision of "Bradley Farms", Part of Lot 9, Block 9, as shown on a plat recorded as plat number 1450, all among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon, the instruments, property markers and other documents and records will be kept and maintained hereon in accordance with the provisions of Section 50-24(a) of Montgomery County Code. The total area included on this plat is 1,500 acres of land of which 560.1 square feet is dedicated to public use.

*Thomas A. Maddox*  
 Thomas A. Maddox  
 Registered Professional Land Surveyor  
 MD #10850  
 Date: 5/10/09

**OWNER'S CERTIFICATION**

The undersigned, owners of the property shown hereon, hereby adopt this plan of subdivision. Dedicate the street shown hereon to the public use. Establish and grant a 40' slope easement parallel and adjacent to the public street. Such slope easement shall be automatically extinguished after all public improvements have been completed and accepted for maintenance by the State of Maryland or other acceptable public agency.

Further grant a 10 foot, public utility easement shown hereon as 10' PUE to those parties named in a document entitled "Declaration of Fees and Provisions of Public Utility Easements", as Recorded in Liber 3834 at Folio 457 among the land records on Montgomery County, Maryland.

I further certify that property corner markers and any other required monumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(e) of the Montgomery County Code.

There are no suits, liens, mortgages, or trusts, affecting the property including in this plat of subdivision, except for a certain mortgage, and the party in interest thereto has hereon indicated their assent.

*Ellyn S...*  
 Witness  
 Date: 5/10/09  
 Timothy J. Sullivan

*Ellyn S...*  
 Witness  
 Date: 5/10/09  
 Joan Ardery

For National City Mortgage:

*Christy A. Carter - Rhodes*  
 Witness  
 Date: 5-23-09  
 ASST. SECRETARY VICE PRESIDENT

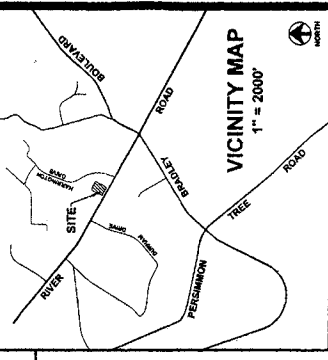
PLAT TOTALS	1
NUMBER OF LOTS	1,371 ACS
AREA OF LOT	0.129 ACS
AREA OF DEDICATION	1.500 ACS
TOTAL AREA SHOWN ON PLAT	1,500 ACS

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD  
 APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
 ASST. SECRETARY-TREASURER

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES  
 APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
 DIRECTOR

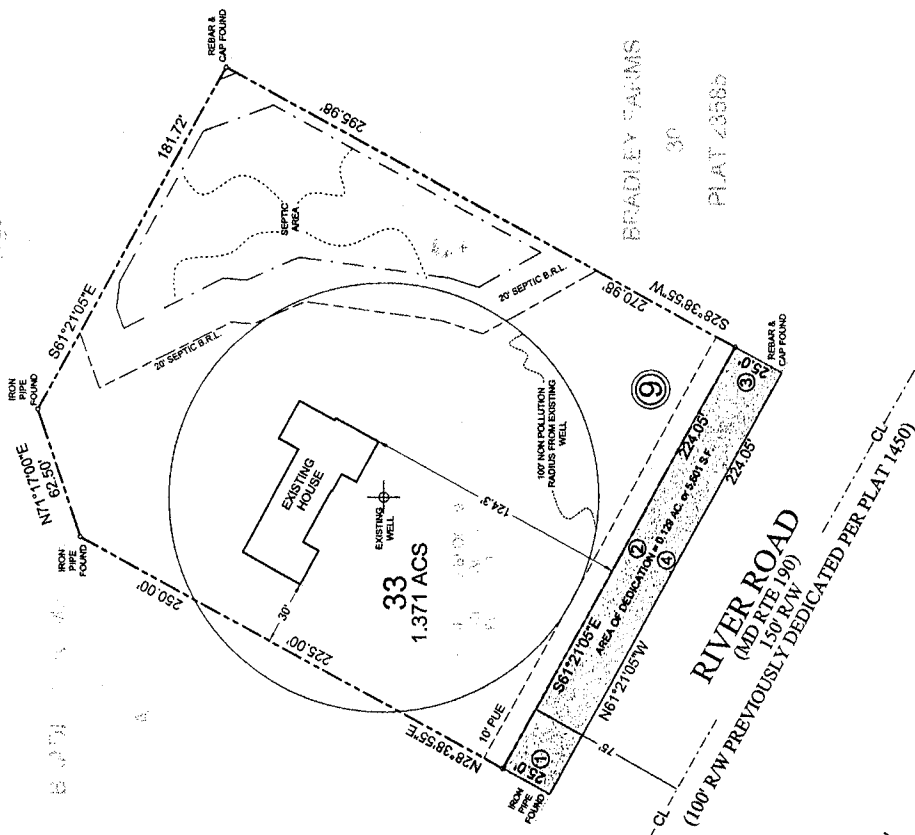
PLAT NO. \_\_\_\_\_  
 RECORDED \_\_\_\_\_

209091



PLAT DATUM  
 PB. 23 PLAT 1450

PLAT NO.

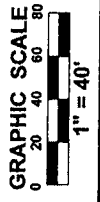


**NOTES**

- PROPERTY CURRENTLY ZONED RE-2. THE LOT SHOWN HEREON IS CREATED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 96-C.1.3Z (FOOTNOTE #1) OF THE MONTGOMERY COUNTY ZONING ORDINANCE.
- THIS LOT IS TO BE SERVED BY PRIVATE WELL AND PRIVATE SEPTIC SYSTEM. EXISTING SEWER AND WATER CATEGORIES S-1, W-1, PUBLIC SEWER AND WATER ARE NOT APPLICABLE TO THIS LOT. THE OWNER IS TO ALLOW USE OF AN ON-SITE SEWAGE DISPOSAL SYSTEM. EXISTING WELLS IS TO REMAIN.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS OF THE MONTGOMERY COUNTY PLANNING BOARD AND OTHER PLAN, PERMITTING AGENCIES, AND THE MONTGOMERY COUNTY PLANNING BOARD ALLOWING DEVELOPMENT OF THIS PROJECT, SHALL BE CONTAINED IN THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
- PROPERTY SHOWN ON THIS PLAT FOUND ON TAX MAP PP 961, WSSC SHEET NO 211 NW 09.
- THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPECT OR NOTE ALL MATTERS AFFECTING TITLE.
- SEPTIC FIELD BUILDING RESTRICTION LINE SUBJECT TO CHANGE UPON REAPPROVAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC SECTION.
- APPROVED ON-SITE SEPTIC AREA ON LOT 33 IS SUFFICIENT FOR A 6-BEDROOM HOUSE.
- THIS PLAT COMPLETES THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-33A OF THE MONTGOMERY COUNTY SUBDIVISION ORDINANCE. THE CONVERSION OF PART OF A LOT INTO A LOT PROVIDED FOR IN SECTION 93-34(a)(5).

SUBDIVISION RECORD PLAT  
 LOT 33 BLOCK 9  
**BRADLEY FARMS**  
 RESUBDIVISION OF PART OF LOT 9  
 ELECTION DISTRICT 10  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE 1" = 40' MARCH 2009

THOMAS A. MADDOX  
 PROFESSIONAL LAND SURVEYOR  
 8933 SHADY GROVE COURT  
 GAITHERSBURG, MARYLAND 20877  
 (301) 984-5604



8005PLAT