

**Plat Name: Bradley Ridge**  
**Plat #: 220110460**

Location: Located in the northeast quadrant of the intersection of River Road (MD 190) and Bradley Boulevard (MD 191)  
Master Plan: Potomac  
Plat Details: RE-2 zone; 1 parcel  
Community Water, Community Sewer  
Applicant: Norwood School, Inc.

Staff recommends approval of the this minor subdivision plat pursuant to Section 50-35A(a)(5), which states:

**Plat of Correction.** A plat may be recorded under the minor subdivision procedure to correct inaccurate or incomplete information shown on a previously recorded subdivision plat. The plat may correct drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; and/or other information normally required to be shown on a recorded plat. All owners and trustees or the land affected by the correction must sign the revised plat. In addition, the plat of correction must clearly identify the original plat that is being replaced and contain a note identifying the nature of the correction.

Staff notes that the subject application has been submitted in order to revise previously recorded Category I and Category II Conservation Easement as shown on plat number 20865. The modifications to the easement areas were approved by the Planning Board per Amended Final Forest Conservation Plan No. 119980150 (MCPB Resolution No 10-106). Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the criteria of Section 50-35A(a)(5) of the subdivision regulations, and supports this subdivision record plat.

LINE DATA	No.	Stationing	Distance
L1	N. 36°11'13" W	0.000	0.000
L2	N. 53°27'26" E	126.23	126.23
L3	S. 53°19'18" E	36.70	163.00
L4	S. 42°17'58" E	25.54	188.54
L5	S. 39°41'14" E	81.28	269.82
L6	S. 17°52'22" W	150.57	420.39
L7	S. 82°40'52" W	123.67	544.06
L8	S. 61°52'54" E	61.30	605.36
L9	N. 65°26'12" W	170.92	776.28
L10	N. 73°06'12" W	150.73	927.01
L11	N. 73°16'12" W	56.22	983.23
L12	N. 16°44'24" W	3.78	987.01
L13	N. 73°22'27" W	3.78	990.79
L14	S. 16°23'53" W	24.67	1015.46
L15	N. 65°02'35" W	43.24	1058.70
L16	N. 16°26'15" W	20.24	1078.94
L17	N. 73°26'11" W	51.57	1130.51
L18	N. 65°44'54" E	60.07	1190.58
L19	N. 65°42'15" E	100.63	1291.21
L20	N. 26°33'16" W	146.21	1437.42
L21	S. 11°46'23" E	142.59	1580.01
L22	S. 10°17'10" E	77.72	1657.73
L23	N. 63°26'01" W	13.56	1671.29
L24	N. 63°16'17" W	29.07	1690.36
L25	N. 11°53'20" W	80.07	1770.43
L26	N. 74°03'11" E	24.19	1794.62
L27	N. 73°28'00" W	88.61	1883.23
L28	N. 16°30'11" E	198.21	2081.44
L29	N. 73°16'38" W	77.72	2159.16
L30	N. 15°54'46" E	48.26	2207.42
L31	N. 30°50'00" E	33.61	2241.03
L32	N. 07°25'04" E	63.61	2304.64
L33	N. 27°53'58" W	44.68	2349.32
L34	N. 57°12'15" W	45.17	2394.49
L35	N. 16°41'54" E	146.14	2540.63
L36	N. 62°03'44" E	101.88	2642.51
L37	S. 33°41'15" E	47.61	2690.12
L38	S. 15°19'07" E	91.32	2781.44
L39	N. 30°00'59" W	146.53	2927.97
L40	N. 21°54'08" W	110.69	3038.66
L41	N. 67°05'52" W	240.07	3278.73
L42	S. 22°10'37" E	148.42	3427.15
L43	S. 83°51'18" W	66.49	3493.64
L44	N. 16°32'15" E	214.04	3707.68
L45	N. 07°30'37" W	72.89	3780.57
L46	N. 76°59'58" E	31.07	3811.64
L47	N. 22°27'51" W	56.57	3868.21
L48	N. 61°23'52" W	62.01	3930.22
L49	N. 01°37'19" W	18.42	3948.64
L50	N. 17°18'05" W	55.04	4003.68
L51	N. 16°45'56" E	15.09	4018.77
L52	N. 30°30'00" W	81.19	4100.00
L53	N. 56°15'42" E	48.19	4148.19
L54	S. 33°41'15" E	62.33	4210.52
L55	N. 16°48'28" W	91.80	4302.32
L56	N. 16°48'28" W	202.98	4505.30
L57	N. 50°50'02" E	83.04	4588.34
L58	N. 16°45'56" E	8.38	4596.72
L59	S. 85°23'52" W	120.07	4716.79
L60	N. 25°20'20" W	55.07	4771.86
L61	N. 12°23'01" E	30.09	4801.95
L62	S. 16°48'28" W	64.29	4866.24
L63	N. 16°48'28" W	280.49	5146.73
L64	N. 61°57'41" W	280.49	5427.22
L65	N. 07°25'04" E	124.81	5552.03
L66	S. 86°00'29" E	101.27	5653.30
L67	S. 73°07'55" E	66.00	5719.30
L68	N. 16°41'54" E	150.71	5870.01
L69	S. 73°22'55" E	78.14	5948.15
L70	S. 73°22'55" E	36.59	6014.74
L71	S. 17°14'42" W	56.63	6071.37
L72	S. 70°20'55" W	68.00	6139.37
L73	S. 68°20'55" W	43.31	6182.68
L74	S. 38°48'10" W	38.44	6221.12
L75	N. 23°18'05" W	41.56	6262.68

APPROVED -	CHAIRMAN	SECRETARY	TREASURER
_____ DATE	_____ DATE	_____ DATE	_____ DATE

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY

APPROVED - \_\_\_\_\_  
CHAIRMAN

APPROVED - \_\_\_\_\_  
SECRETARY

APPROVED - \_\_\_\_\_  
TREASURER

DATE \_\_\_\_\_

MONTEREY COUNTY MATRONS  
DEPARTMENT OF PERMITTING SERVICES

APPROVED - \_\_\_\_\_  
DATE \_\_\_\_\_  
DIRECTOR

RECORDED  
PLAT \_\_\_\_\_  
DATE \_\_\_\_\_

PROPERTY LINE SURVEYOR  
Kenneth L. Dye  
Property Line Surveyor  
Maryland Registration No. 555

Date 5-2-11

**SURVEYOR'S CERTIFICATE**

I, the undersigned, being a duly licensed and bonded Professional Surveyor, do hereby certify that the information shown hereon is correct, and that it is a true and accurate representation of the actual conditions as shown to me by the owner and as shown on the plat. I am a member of the National Society of Professional Surveyors, Inc., and am duly licensed and bonded as a Professional Surveyor in the State of Maryland.

I have caused to be surveyed and plotted the above described land, and the same has been surveyed and plotted in accordance with the provisions of Section 90-24(a)(2) of the Montgomery County Code. The total area included in this subdivision record plat is 1,658,051 square feet or 38,064 acres of land, there is no area dedicated to public use by this plat.

**OWNER'S CERTIFICATE**

We, the undersigned, owners of the property described hereon, hereby adopt this plan of subdivision, establish the minimum building restriction lines. Further, we establish the Category I and Category II Conservation Easement, as shown hereon, subject to the terms and conditions set forth in the following two (2) documents recorded among the aforesaid Land Records of Montgomery County, Maryland in Liber 13176 at Folio 412 and Liber 13178 at Folio 421 respectively.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 90-24(a)(2) of the Montgomery County Code.

There are no recorded suits, actions at law, liens, leases, mortgages or trusts affecting the property in this subdivision, except a certain Purchase Money Deed of Trust and Security Agreement, recorded among the Land Records of Montgomery County, Maryland in Liber 18437 Folio 1, and all parties in interest, hereto have indicated their assent.

**OWNER'S CERTIFICATE**

We hereby assent to this plan of subdivision.

M. & T. BANK

Catherine Williams  
Head of School

April 27, 2011

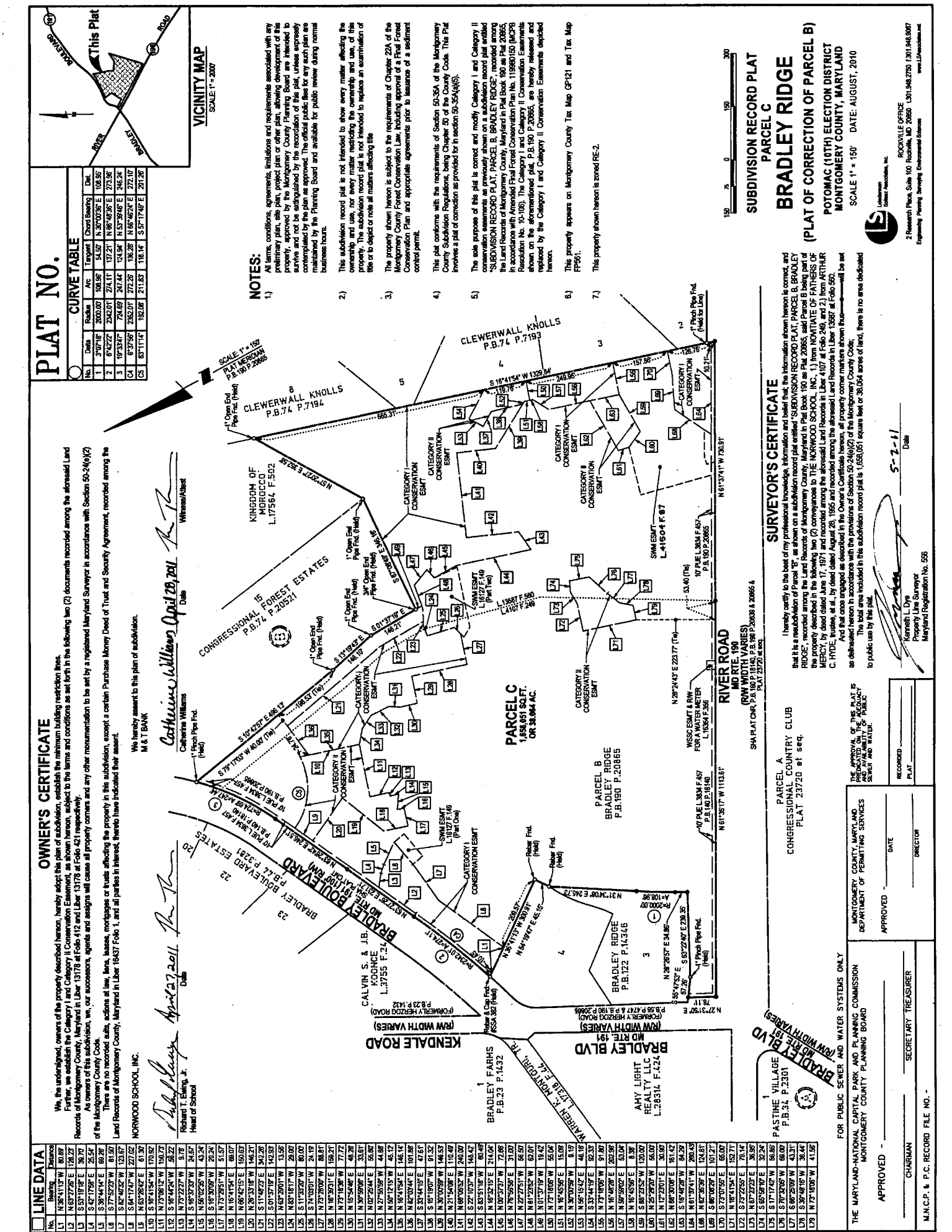
Richard T. Ewing, Jr.  
Head of School

**PLAT NO. 23**

**CURVE TABLE**

No.	Station	Angle	Radius	Chord	Chord Bearing	Dist. Along Curve
1	3707.61	108.95	54.97	103.70	S. 37°03'26" E	103.70
2	6742.22	242.07	371.11	173.21	N. 87°44'38" E	273.58
3	19733.07	724.69	241.44	724.94	N. 53°29'56" E	746.24
C1	6737.96	262.01	272.26	186.26	N. 86°46'24" E	272.10
C2	8371.74	182.07	211.87	118.17	S. 57°17'46" E	207.28

VICINITY MAP  
SCALE 1" = 200'



**NOTES:**

- All plans, conditions, agreements, limitations and requirements associated with any plan, conditions, agreements, limitations and requirements shown hereon shall survive and not be extinguished by the recording of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a final Forest Conservation Plan and appropriate agreements prior to issuance of a subdivision consent permit.
- This plat conforms with the requirements of Section 90-35A of the Montgomery County Subdivision Regulations, being Chapter 20 of the County Code. This Plat Involves a plat of correction as provided for in section 90-35A(4)(b).
- The sole purpose of this plat is to correct and modify Category I and Category II Conservation Easements as previously shown on a subdivision record plat entitled "SUBDIVISION RECORD PLAT, PARCEL B, BRADLEY RIDGE" recorded among the Land Records of Montgomery County, Maryland in Plat Book 190 at Plat 20065, in accordance with Amended Final Forest Conservation Plan No. 11990150 (MCPB Resolution No. 10-106). The Category I and Category II Conservation Easements shown on the aforementioned plat, P.B. 190 P.20065, are hereby released and replaced by the Category I and Category II Conservation Easements depicted hereon.
- This property appears on Montgomery County Tax Map GP-121 and Tax Map PP661.
- This property shown hereon is zoned RE-2.

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We hereby assent to this plan of subdivision.

M. & T. BANK

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Head of School

April 28, 2011

Richard T. Ewing, Jr.  
Head of School

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April 28, 2011

Richard T. Ewing, Jr.  
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# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Bradley Ridge Plat Number: 220110460  
 Plat Submission Date: 10-29-2010  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: N/A

\*For category of minor subdivision 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   
 Plan # OK Road/Alley Widths OK Easements OK Open Space OK Non-standard  
 BRLs N/A Adjoining Land  Vicinity Map  Septic/Wells N/A  
 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	Evelyn Gibson	11/3/10	11/19/10	12-9-10	Add Agency - SEE NOTES OK
Research	Bobby Fleury			11-8-10	
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up): Initial SJS Date 12/13/10  
 Final Mylar & DXF/DWG Received: Initial SJS Date 5-3-2011  
 Final Mylar Review Complete: Initial SJS Date 5-13-2011

## Board Approval of Plat:

Plat Agenda: Initial SJS Date 5/26/11

Planning Board Approval: \_\_\_\_\_

Chairman's Signature: \_\_\_\_\_

## MCDPS Approval of Plat:

Consultant 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: \_\_\_\_\_

Complete Reproduction: \_\_\_\_\_

Notify Consultant to Seal Plats: \_\_\_\_\_

Surveyor's Seal Complete: \_\_\_\_\_

Sent to Courthouse for Recordation: \_\_\_\_\_

Recordation Info Entered into Hansen \_\_\_\_\_

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

**MINOR SUBDIVISION SECTION 50-35A**

Select which Category of Minor Subdivision and fill information as required

**Requirements under Sec 50-35A (A)**

**(1) Minor Lot Adjustment**

- a) Total area does not exceed 5% of combined area affected: \_\_\_\_\_
- b) No additional lots created: \_\_\_\_\_
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: \_\_\_\_\_
- d) Date sketch plan submitted: \_\_\_\_\_
- e) Sketch plan revised or denied within 10 business days: \_\_\_\_\_
- f) Final record plat submitted within ninety days: \_\_\_\_\_
- g) Sketch shows following information:
  - i. proposed lot adjustment: \_\_\_\_\_
  - ii. physical improvements within 15 feet of adjusted line: \_\_\_\_\_
  - iii. alteration to building setback: \_\_\_\_\_
  - iv. amount of lot area affected: \_\_\_\_\_

**(2) Conversion of Outlot into a Lot**

- a) Outlot not required for open space or otherwise constrained: \_\_\_\_\_
- b) Adequate sewerage and water service/public or private: \_\_\_\_\_
- c) Adequate public facilities and AGP satisfied: \_\_\_\_\_
- d) Any conditions/agreements of original subdivision: \_\_\_\_\_
- e) Special Protection Area, Water Quality Plan required: \_\_\_\_\_

**(3) Consolidation Of Two of More Lots**

- a) Any prior subdivision conditions: \_\_\_\_\_
- b) Part of lot created by deed prior to June 1 1958: \_\_\_\_\_

**(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot**

Any subdivision/conditions; APF agreement satisfied: \_\_\_\_\_

**(5) Plat of Correction**

- a) All owners and trustees signed: \_\_\_\_\_
- b) Original Plat identified: \_\_\_\_\_

**(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958**

- a) Deed(s) submitted: \_\_\_\_\_
- b) Developable with only one single family detached unit: \_\_\_\_\_

**(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels**

- a) Adequate Public Facilities satisfied: \_\_\_\_\_
- b) Street dedication required: \_\_\_\_\_
- c) Forest conservation: \_\_\_\_\_
- d) Storm water management: \_\_\_\_\_
- e) Special Protection Area/Water Quality Plan: \_\_\_\_\_
- f) Landscaping and lighting plan including parking lot layout: \_\_\_\_\_
- g) Approved Special Exception: \_\_\_\_\_