

**Plat Name:** Bradley Farms  
**Plat #:** 220140120

**Location:** Located in the northeast quadrant of the intersection of Congressional Parkway and Fox Meadow Lane.  
**Master Plan:** Potomac Subregion Master Plan  
**Plat Details:** RE-2 zone; 1 lot  
Community Water, Community Sewer  
**Applicant:** 9001 Congressional Parkway LLC

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(10) and 50-35A(a)(3)** of the Subdivision Regulations, which respectively state:

**Combining a lot and adjoining property.** Except in agricultural zones, the Planning Board may approve plats under the minor subdivision process to consolidate an existing platted lot and a partition of land created as a result of a deed, provided:

- a. In a one-family residential zone, the partition of land created by deed cannot itself be platted under the area and dimensional standards of the zone;
- b. Any conditions applicable to the existing lot remain in full force and effect on the new lot;
- c. Any required street dedication is provided; and
- d. The subject lot was not identified as an outlot on a plat.

**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 the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(10) and 50-35A(a)(3) and supports this minor subdivision record plat.

1. THE PROPERTY SHOWN HEREON IS APPROVED FOR PUBLIC WATER AND SEWER WATER CATEGORY 1 SEWER CATEGORY 1
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE RE-2 ZONE AS OF THE DATE OF PLAT RECORDATION.

OIPCF = OPEN IRON PIPE WITH CAP FOUND  
OIPF = OPEN IRON PIPE FOUND  
IPS = IRON PIPE WITH CAP SET

4. THIS SUBDIVISION IS SERVED BY PUBLIC WATER AND SEWER.
5. THIS PROPERTY IS SHOWN ON H.S.B.C. 200-FOOT SHEET 2H 191.
6. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER INSTRUMENT OF SERVICE FOR THE MONTGOMERY COUNTY PLANNING BOARD ARE HEREBY MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC RULES GOVERNING THE REVIEW OF SUCH INSTRUMENTS SHALL BE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
7. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISIONS APPROVALS CONTAINED IN SECTION 50-36A OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES BEING CHAPTER 50 OF THE MONTGOMERY COUNTY ZONING ORDINANCE. THEREFORE, THE PLAT IS REQUIRED TO BE RECORDED INTO A LOT, AS PROVIDED FOR IN SECTION 50-36A(3)(b). THIS PLAT ADJOINING PROPERTY IS PROVIDED FOR IN SECTION 50-36A(3)(10).
8. THIS SUBDIVISION RECORD PLAT IS NOW INTENDED TO SHOW EVIDENCE AFFECTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVIDENCE AFFECTING TITLE. PLEASE NOTE ALL MATTERS AFFECTING TITLE.
9. THIS PLAT IS IN CONFORMANCE WITH THE COUNTY COUNCIL FOR MONTGOMERY COUNTY, HARTLAND RESOLUTION NO. 17-790.

[illegible]

THE 3001 CONGRESSIONAL PARKWAY LLC, OWNERS OF THE PROPERTY HEREIN AS SO DESCRIBED HEREIN, HEREBY OFFERS THIS PLAT OF SUBDIVISION.

WE FURTHER GRANT A 1/2-CENT PUBLIC UTILITY EASEMENT, SHOWN HEREIN AS "1/2 P.U.E." TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS," AS RECORDED IN LIBERTY COUNTRY, MD, FILED 467 AMONG THE RECORDS OF THE PORTFOLIO COMPANY, INC., HANOVER, MARYLAND.

THERE ARE NO EASEMENTS, ENCUMBRANCES, LIENS, LIABILITIES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREIN, EXCEPT AS INDICATED BELOW.

DATE 1/5/14 122 418B,000.00 II  
 Raul Fernandez  
 Managing Member  
 WITNESS

-24-19. Long Lake  
DATE ROBIN J. CHEN  
DIRECTOR

Department of  
Public Services  
Montgomery County, Maryland

\_\_\_\_\_  
 Director  
 \_\_\_\_\_  
 Maryland National Capital Park and Planning Commission  
 Montgomery County Planning Board  
 Approved: \_\_\_\_\_ Chairman  
 \_\_\_\_\_ Asst. Secretary  
 C.P. & P.C. Record File No. \_\_\_\_\_

CURVE	LENGTH	RADIUS	CHORD	CHD BEARING	DELTA
1	101.02'	50.00'	84.70'	N25°48'12"W	115°45'45"
2	151.53'	75.00'	127.04'	N25°44'12"W	115°45'45"
3	22.44'	844.33'	22.44'	N82°55'33"W	3°31'22"

CONGRESSIONAL PARKWAY  
1201 RIGHT-OF-WAY  
(PER PLAT BOOK 21, PLAT NO. 1314)  
DE CENTERLINE OF R.

6  
LOT 17  
99,968 SQ. FT.  
OR  
4.36 Ac.

N.F.  
9001 CONGRESSIONAL PARKWAY, LLC  
LOT 9 & PART OF LOT 10, BLOCK 6  
BRADLEY FARMS  
L. 29328 / F. 283  
P. B. 21, PLAT No. 1314

N/F  
DAVID M. & R. D. RITZ  
LOT 15, BLOCK 8  
BRADLEY FARMS  
L 17238 / F. 434  
PLAT No. 21400

PLAT No.

VICINITY MAP  
SCALE: 1" = 2000'

9011 CONGRESSIONAL, LLC  
LOT 8, BLOCK 6  
BRADLEY FARMS  
L. 45703 / F. 44B  
P. B. 21, PLAT No. 1314

SUBDIVISION RECORD PLAT  
LOT 17, BLOCK 6

BRADLEY FARMS

A RESUBDIVISION OF LOT 9 AND PART OF LOT 10, BLOCK 6  
AND THE ABANDONMENT OF PART OF CONGRESSIONAL PARKWAY

POTOMAC (10TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 50' JULY, 2013

108 West Ridgeway Blvd., Suite 10  
Mount Airy, Maryland 21771  
301-607-8031 office  
301-607-8045 fax  
www.casengengineering.com  
info@casengengineering.com



Recorded	Plat No.
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M.N.C.P. &amp; P.C. Record File No.



# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Bradley Farms Plat Number: 220140120  
 Plat Submission Date: 8/8/13  
 DRD Plat Reviewer: H. Mayach  
 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 # \_\_\_\_\_ Road/Alley Widths \_\_\_\_\_ Easements \_\_\_\_\_ Open Space \_\_\_\_\_ Non-standard \_\_\_\_\_  
 BRLs \_\_\_\_\_ Adjoining Land \_\_\_\_\_ Vicinity Map \_\_\_\_\_ Septic/Wells \_\_\_\_\_  
 TDR note \_\_\_\_\_ Child Lot note \_\_\_\_\_ Surveyor Cert \_\_\_\_\_ Owner Cert \_\_\_\_\_ Tax Map \_\_\_\_\_  
 SPA \_\_\_\_\_

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	8/14/13	8/30/13		
Research	Bobby Fleury			8/16/13	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up):

Final Mylar & DXF/DWG Received:

Final Mylar Review Complete:

## Board Approval of Plat:

Plat Agenda:

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

Initial

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6/19/14

6/27/14

7-7-14

7/24/14

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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: ok  
N/A

#### (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: \_\_\_\_\_



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- e) Special Protection Area/Water Quality Plan: \_\_\_\_\_
- f) Landscaping and lighting plan including parking lot layout: \_\_\_\_\_
- 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: \_\_\_\_\_

(9) *Parcels satisfying the provisions of Section 59-B-8.1 of Zoning Ordinance*

- a) Any required street dedication: \_\_\_\_\_
- b) Adequate sewerage/water service to the property: \_\_\_\_\_

(10) *Combining an existing lot with adjoining property created by deed*

- a) Property is not located in an Agricultural Zone ok RE-2
- b) Partition of land is unable to be platted on its own ok
- c) Applicable conditions for existing lot remain in effect ok
- d) Required street dedication N/A

(11) *Creation of Lot from part of a lot*

- a) Property contains legal one-family dwelling \_\_\_\_\_
- b) Subject property located in a one-family residential zone \_\_\_\_\_
- c) Conditions creating the original recorded lot remain \_\_\_\_\_