



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


**MCPB**  
**Item # 1B**  
**11-17-2016**

**MEMORANDUM**

**DATE:** November 7, 2016

**TO:** Montgomery County Planning Board

**VIA:** Catherine Conlon, Supervisor  
D.A.R.C. Division  
(301) 495-4542

**FROM:** Stephen Smith, Senior Planner   
Jay Beatty, Planner  
D.A.R.C. Division  
(301) 495-4522 & (301) 495-2178

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for November 17, 2016

---

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:

**220151480 Bradley Hills, First Addition to Section 2**  
**220161130 Clarksburg Town Center**

**Plat Name:** Bradley Hills - First Addition to Section 2

**Plat #:** 220151480

**Location:** Located in the northeast quadrant of the intersection of Radnor Road and Goldsboro Road (MD 614).

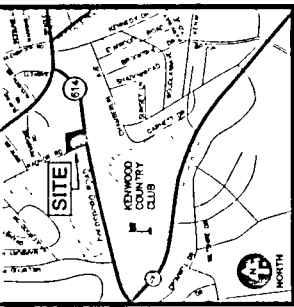
**Master Plan:** Bethesda-Chevy Chase Master Plan

**Plat Details:** R-90 zone; 3 lots

**Applicants:** Susan R. Nemazee Revocable Trust

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 120140160 (MCPB Resolution No. 15-16), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.

PLAT No.



**VICINITY MAP**  
SCALE: 1" = 200'

**OWNER'S CERTIFICATE**

THE SUSAN R. NEHAZEE REVOCABLE TRUST, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ADOPTS THIS PLAT OF SUBDIVISION AS SHOWN ON THESE PLANS AND HEREBY DEDICATES TO PUBLIC USE THE 672 SQ. FT. OF LAND SHOWN HEREIN ADJACENT TO GOLDSBORO ROAD. THE SUSAN R. NEHAZEE REVOCABLE TRUST HEREBY INTENDS TO CONVEY TO GOLDSPRING ROAD, MONTGOMERY COUNTY, MARYLAND, THE PROPERTY SHOWN AND DESCRIBED HEREIN, ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY AND SERVICE TO BE PROVIDED BY MONTGOMERY COUNTY, MARYLAND, AS RECORDED IN BOOK 200 OF PLAT BOOKS AND AS RECORDED IN BOOK 200 OF PLAT BOOKS. THESE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREIN.

DATE: 04/29/2016  
SUSAN R. NEHAZEE, MANAGING MEMBER  
WITNESS: [Signature]

LOT 33, BLOCK 10, FIRST ADDITION TO SUBDIVISION RECORD PLAT NO. 4967  
LOT 32, BLOCK 10, FIRST ADDITION TO SUBDIVISION RECORD PLAT NO. 4967

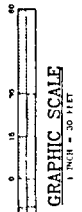
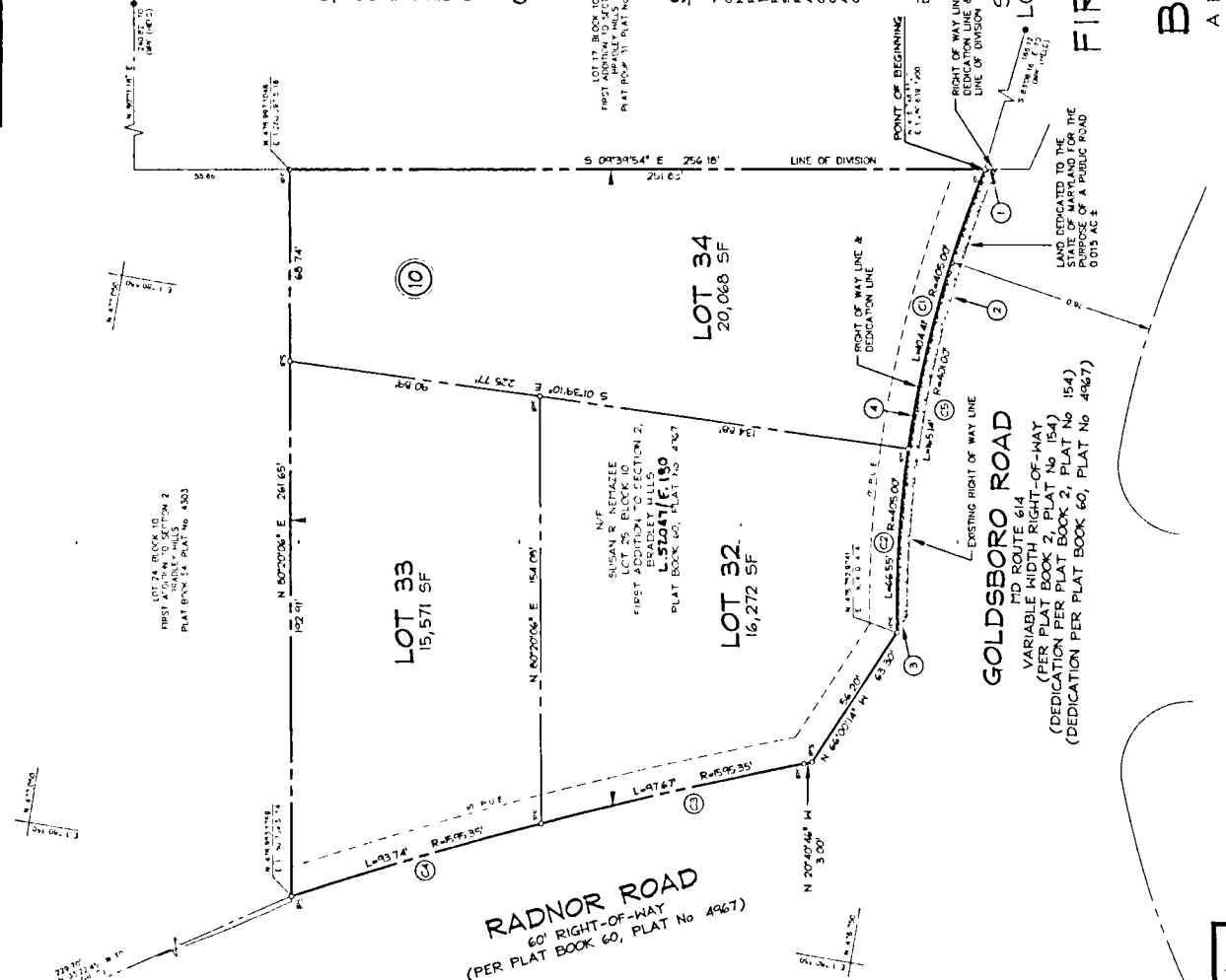
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREIN IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT ALL OF THE LANDS CONVEYED BY SUSAN R. NEHAZEE INTO SUSAN R. NEHAZEE OR HER SUCCESSORS AS TRUSTEE OF THE SUSAN R. NEHAZEE REVOCABLE TRUST, BY A DEED DATED APRIL 29, 2016, AND RECORDED IN BOOK 200 OF PLAT BOOKS AND AS RECORDED IN BOOK 200 OF PLAT BOOKS, ARE THE SAME AS SHOWN ON THIS PLAT. I AM A LICENSED PROFESSIONAL SURVEYOR IN MARYLAND AND AM A MEMBER OF THE SURVEYING BOARD OF MONTGOMERY COUNTY, MARYLAND.

DATE: 4/27/16  
[Signature]  
JERRY ALLEN HOFFMAN, SURVEYOR  
M.D. REG. NO. 2485  
EXPIRATION DATE: JULY 19, 2017

**SUBDIVISION RECORD PLAT  
LOTS 32 THRU 34, BLOCK 10  
FIRST ADDITION TO  
SECTION 2,  
BRADLEY HILLS**

A RESUBDIVISION OF LOT 25, BLOCK 10  
BETHESDA (7TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 30'



- NOTES**
- THE PROPERTY SHOWN HEREIN IS SERVED BY PUBLIC WATER AND SEWER ONLY AS OF THE DATE OF PLAT RECORDATION.
  - THIS PROPERTY IS SHOWN ON TAX MAP IN 101.
  - FLOOD ZONE "X" PER F.E.M.A. FIRM MAPS, COMMUNITY PANEL NUMBER 24901 C 0642.
  - ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING THE PROPERTY SHOWN HEREIN TO BE DEVELOPED SHALL BE MAINTAINED BY THE BOARD OF PLANNING AND ZONING OFFICERS UNTIL THE PROPERTY IS FULLY DEVELOPED AND ARE AVAILABLE FOR PUBLIC REVIEW DURING REGULAR BUSINESS HOURS.
  - THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, AND EVERY MATTER RESTRICTING THE USE, OF THE PROPERTY SHOWN HEREIN, NOR IS IT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO CURE ANY MATTERS AFFECTING TITLE.
  - COORDINATES SHOWN HEREIN ARE BASED ON MARYLAND STATE PLANE (NAD 83) AND MONTGOMERY COUNTY FOREST CONSERVATION PLAN AND APPROVED FINAL CONSERVATION PLAN NO. 1504040.
  - THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE REGULATIONS OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION LAW AND APPROVED FINAL CONSERVATION PLAN NO. 1504040.
  - THE LOTS SHOWN HEREIN ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY THE PRIMARY PLAN (20-6040), ENTITLED "BRADLEY HILLS, FIRST ADDITION TO SECTION 2."

**CURVE TABLE**

Curve	Point	Length	Chord	Area	Area	Area
1	P=401.00'	165.14'	165.14'	165.14'	165.14'	165.14'
2	P=401.00'	165.14'	165.14'	165.14'	165.14'	165.14'
3	P=6620.14'	7.10'	7.10'	7.10'	7.10'	7.10'
4	P=405.00'	170.98'	170.98'	170.98'	170.98'	170.98'

**LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD**

1	5 092934' E	4.35'
2	P=401.00'	L=165.14'
	CHD N 6905 10' W	L=163.98'
3	N 6620 14' W	7.10'
4	R=405.00'	L=170.98'
	CHD S 8237 31' E	L=169.89'

DEDICATION AREA  
672 SQ. FT. OR 0.015 ACRES±  
SHOWN THUS [Diagram]

**PLAT TABULATION**

3  
165.14  
165.14  
7.10  
170.98  
170.98  
170.98

Department of Permitting Services  
Montgomery County, Maryland

Date: 04/29/2016  
Approved: [Signature]

Recorded \_\_\_\_\_  
Plat No. \_\_\_\_\_

The Maryland National Capital Park and Planning Commission  
Montgomery County Planning Board

Approved \_\_\_\_\_  
M.N.C.P. & P.C. Record File No. \_\_\_\_\_

**CCIS ENGINEERING**

10 South Bantz Street  
Bethesda, MD 20814  
301-687-8811 office  
301-687-8845 fax  
www.ccis-engineering.com  
info@ccis-engineering.com

