

Plat Name: Randolph Farms

Plat #: 220170320

Location: Located on the north side of Macon Road, 220 feet east of Hunters Lane

Master Plan: North Bethesda - Garret Park Master Plan

Plat Details: R-90 zone, 3 lots

Owners: Charles E. Stevens

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 120140130 (MCPB Resolution No. 15-67), 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 plan.

I, hereby adopt this plat of subdivision, Grant a slope easement, 30' wide, immediately adjacent to Macon Road. Grant the Public Utility Easement (10' or entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 at Folio 457 among the land records of Montgomery County, to and any other required instrumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(f) of the Montgomery

subject property, except for a Deed of Trust recorded in Liber 39071 at Folio 476 among the land records of Montgomery County, Maryland and the

Date: Jan 10 15
 Charles D. Stevens,
 Individual and as Guardian for
 Charles D. Stevens and Alica V. Stevens

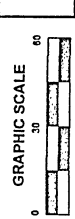
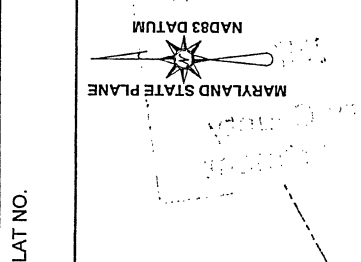
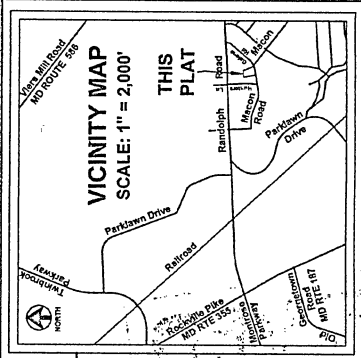
31, 2010 in Liber 39071 at Folio 476 in Montgomery County, Maryland.

Date: Jan 10 15
 Name: ARCOLA FREEMAN
 Title: VICE PRESIDENT

RANDOLPH FARMS
 LOT 31 BLOCK 3
 PLAT 22301
 N. 504838.653
 E. 1284332.241

1 is correct; that it is a
 d from Charles G. Stevens to
 as guardian for Charles D.
 in 6, 1984, and recorded in
 division of "Randolph Farms",
 1 in Plat Book 27 at Plat 1719, all
 county, Maryland. I further
 the owner's certification hereon,
 and other boundary markers
 nce with the provisions of
 ode. The total area included on
 ; is no dedication to the public

Date: _____

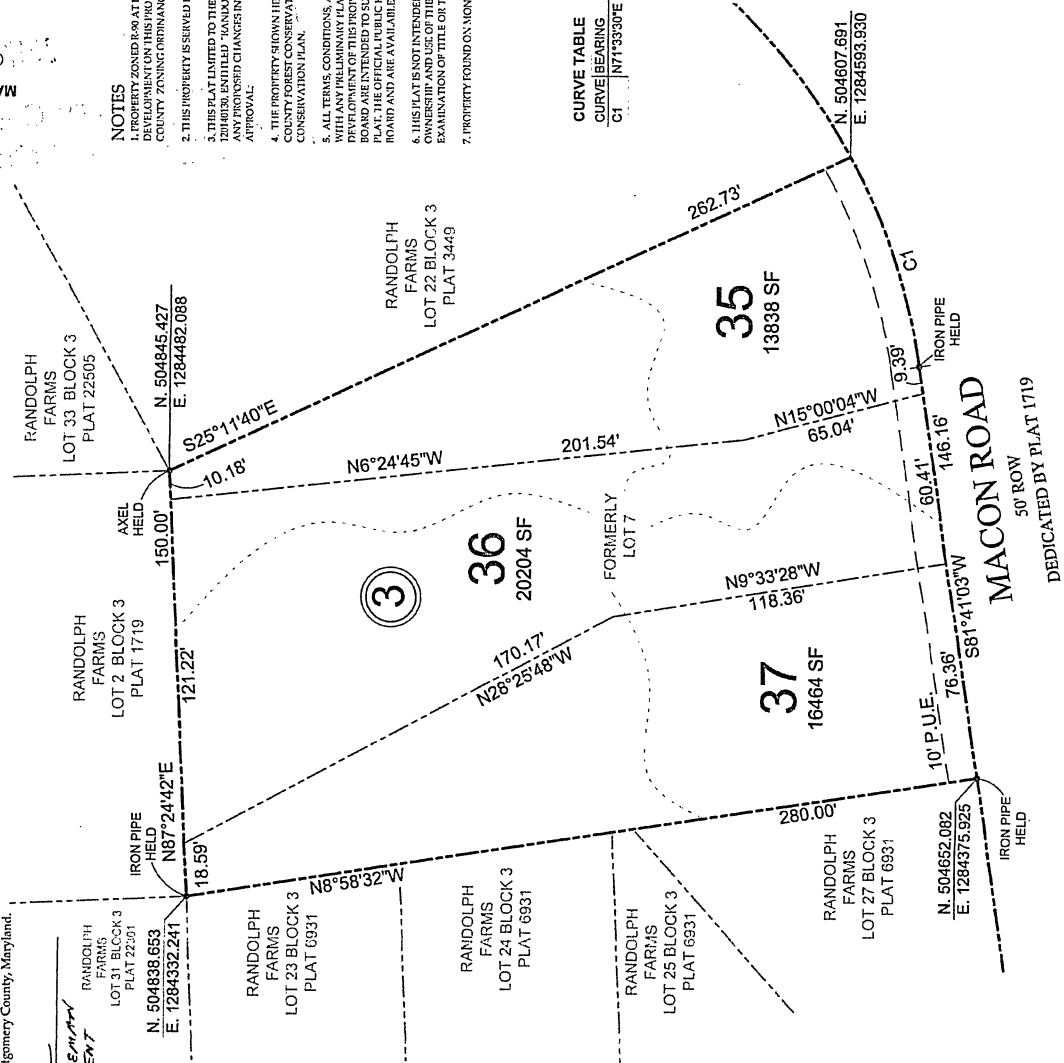


PLAT NO.

- NOTES**
1. PROPERTY ZONED R-99. AT DATE OF RECORDATION, ALL EXISTING AND PROPOSED LOT LINES OF THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER THE MONTGOMERY COUNTY ZONING ORDINANCE.
 2. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
 3. THIS PLAT INTENDED TO BE USED AS A CONVEYANCE AS REQUIRED BY PRELIMINARY PLAN NO. 248088 AND SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF SAID PRELIMINARY PLAN. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
 4. THE PROPERTY HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN.
 5. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH THE FOREST CONSERVATION PLAN SHALL BE INCORPORATED INTO THIS PLAT. ANY DEVIATION OF THIS PROTECTIVE INSTRUMENT IN THE MONUMENTED LOT, ALLOWING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SPLIT PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
 6. 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 DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
 7. PROPERTY FOUND ON: MONTGOMERY COUNTY TAX MAP HQ 122, V.555.C.126.N.W.E.

CURVE TABLE

CURVE/BEARING	DIST	RADIUS	ARC	DELTA	
C1	N71°33'30"E	77.35	220.0'	77.76'	20°15'00"



SUBDIVISION RECORD PLAT
 LOTS 35-37
 BLOCK 3
 RANDOLPH FARMS
 A RESUBDIVISION OF
 LOT 7 BLOCK 3
 ELECTION DISTRICT 4
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 30' OCTOBER 2015

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 8933 SHADY GROVE COURT
 GAITHERSBURG, MARYLAND 20877
 (301) 984-5804

13891 PLAT

PLAT	DATE
CAL	BOARD
ASURER	

CERTIFIED PRELIMINARY PLAN RANDOLPH FARMS - M-NCPPC FILE NUMBER 120140130

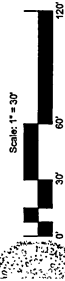
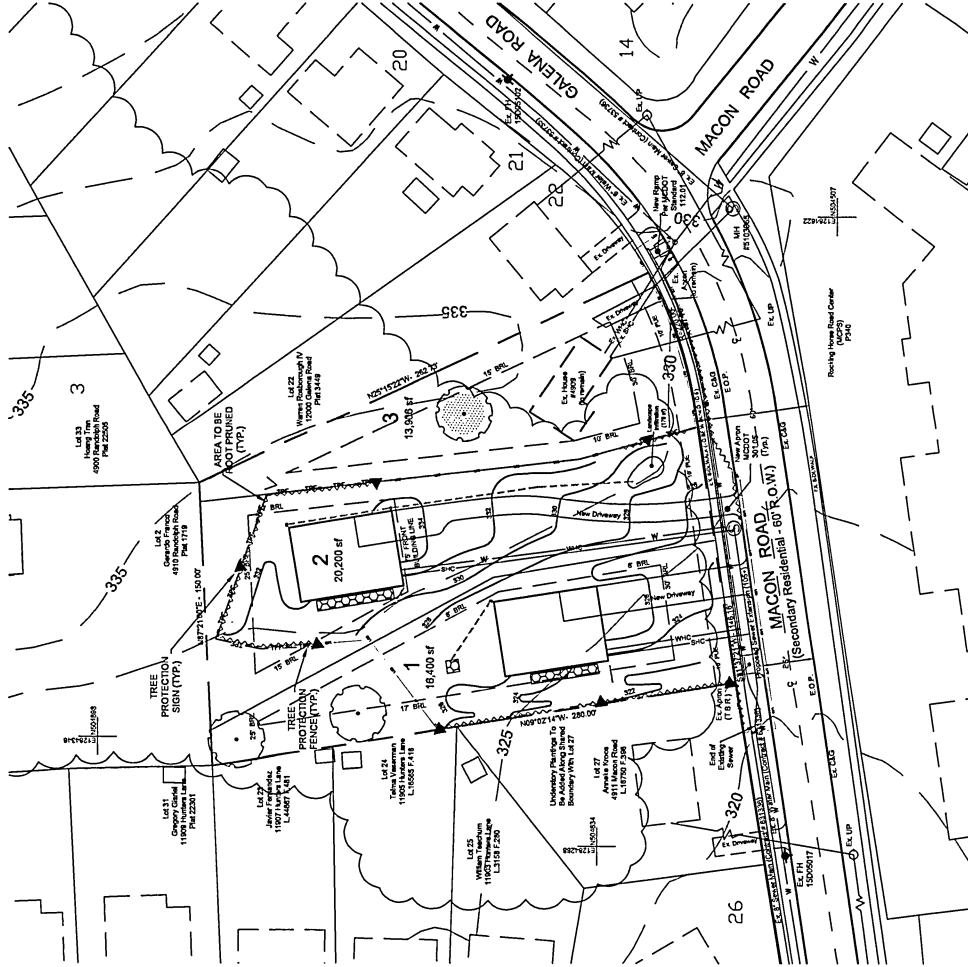
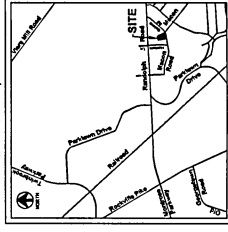
ZONING STANDARDS:	
ZONE: R-30	Approved
Lot Size	9,000 sf 13,900+ SF
Front Setback	30'
Sideways	8' min., 25' total 8' min., 25' total
Rearyard	25'
Building Height	2 1/2 stories & 35' to roof peak or 30' to mean height
Lot Coverage	30% Max.
Lot Width @ Building Line	75'
Frontage	25'
	60'

NOTES:

1. AREA OF PROPERTY: 50,508 sf (1.16 ac)
2. EXISTING ZONING: R-30
3. NO. OF LOTS PERMITTED: 5
4. NO. OF LOTS APPROVED: 3
5. EXISTING SEWER & WATER SERVICE CATEGORIES: S-1, W-1
7. UTILITIES TO BE PROVIDED BY: Washington Gas, Verizon, Potomac Electric Power, Prince Georges County Public Works
9. SOURCE OF FIVE-FOOT CONTIGUOUS INTERVAL TOPOGRAPHY: MNCPPC SHEET 215ANW5

Note:
The building footprint(s) shown on this Preliminary Plan are illustrative. Final building footprint(s) shall be determined by the applicant. The applicant shall provide engineering data suitable for development standards such as setbacks, building restriction lines and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board's approval.

VICINITY MAP
SCALE: 1" = 2,000'



PREPARED FOR:
CHARLES E. STEVENS, EICAI
4909 MACON ROAD
ROCKVILLE, MD 20852
301-481-4358

Sheet 1 of 2
Revisions



date: 1/22/14
scale: 1" = 30'

Bentley & Associates, Inc.
Lead Planning Consultant
3933 Shady Grove Road
Columbia, MD 21047
(301)948-0230



PRELIMINARY PLAN
Randolph Farms
Resubdivision of Lot 7, Block 3
Montgomery County, Maryland