



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

MCPB
Item # 1B
10/21/10

MEMORANDUM

DATE: ~~October 11, 2010~~ **October 14, 2010**

TO: Montgomery County Planning Board

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

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

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for October 21, 2010

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:

220100610 ~~Bradley Hills~~ **Bradley Farms (Edited on October 14, 2010)**
220100890 **Mt. Zion Square**
220110010 **West Chevy Chase Heights**

Plat Name: ~~Bradley Hills~~ **Bradley Farms**
Plat #: 220100610

Location: Located in the northeast quadrant of the intersection of River Road (MD 190) and Harrington Drive
Master Plan: Potomac Subregion
Plat Details: RE-2 zone; 1 lot
Community Water, Community Sewer
Applicant: Mata Amritanandamayi

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.

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct, that it is a subdivision of the land described in a deed from Mark C. Shriver and Anthony P.J. Shriver, trustees of the Joseph P. Kennedy 1936 Trust under Trust Agreement dated November 28, 1935, 1936 Edwin K. Shriver to Mata Amritanandamayi Center, a California non profit Corporation dated August 14, 2009 and recorded in Liber 371907 at F-982,490, it also being Bradley Farms, Lots 2, 3, Block C, as shown on a plat recorded in Plat Book 23 at Plat 1432, all being the land recorded in Montgomery County, Maryland, and all property markers and other boundary markers will be set as delineated hereon in accordance with the provisions of Section 50-24(a) of Montgomery County Code. The total area included on this plat is 6.851 acres of land, there is no new dedication to the public use by this plat.

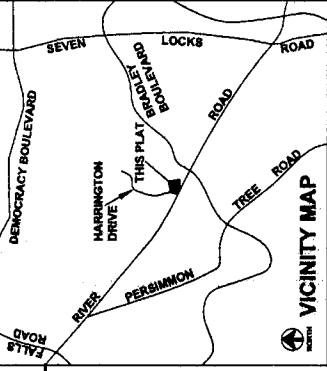
Thomas A. Maddox
 Registered Professional Land Surveyor
 MD #10850
 Date 5-3-2010

OWNER'S CERTIFICATION

The undersigned, owner(s) of the property shown hereon, hereby adopt this plan of subdivision, we further establish and grant 10' wide Public Utility Easements shown hereon as 10' P.U.E. to the parties named in the document entitled "Terms and Provisions of Public Utility Easements" recorded in Liber 3534 at Folio 457. The owners will cause all property corner markers and any other required monumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(a) of the Montgomery County Code.

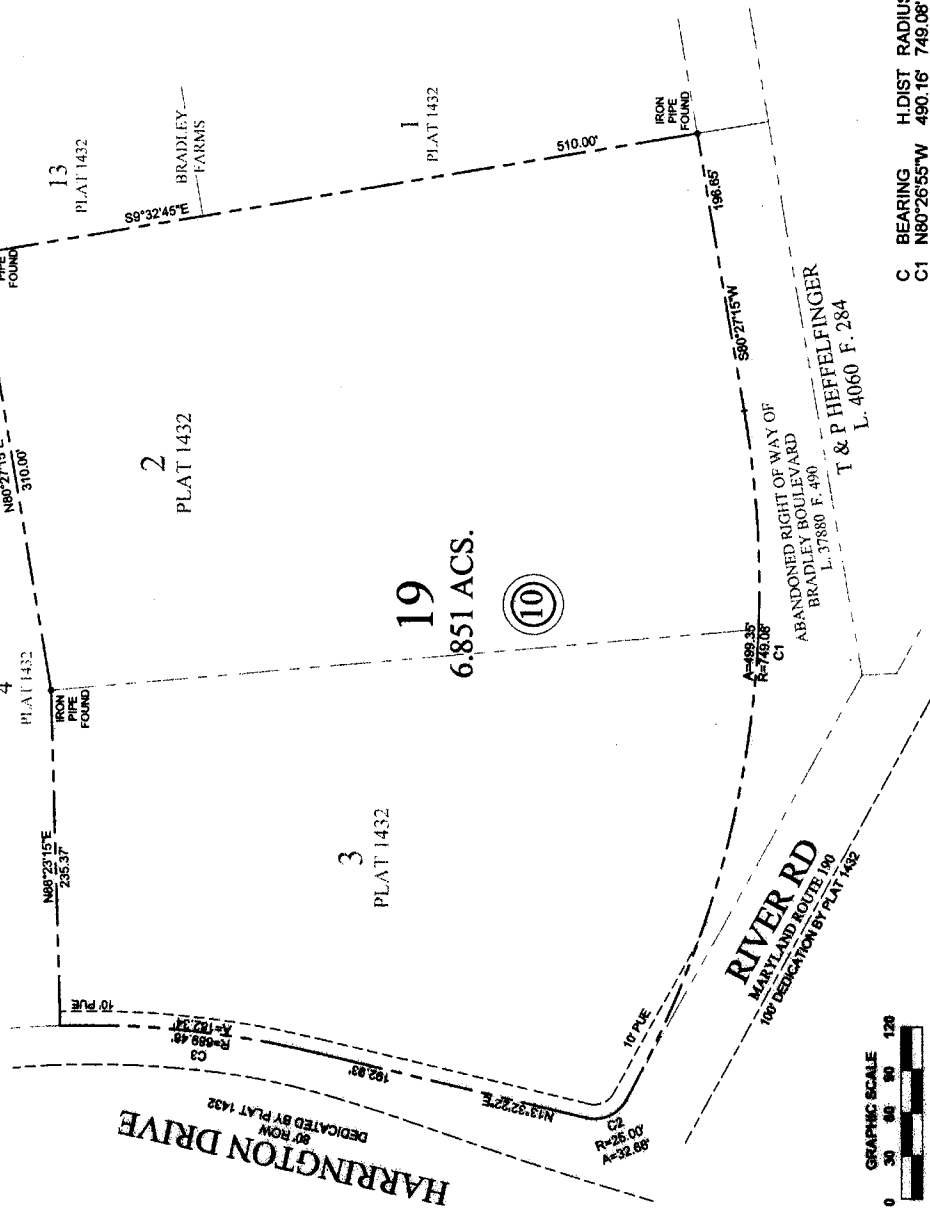
There are no suits, liens, mortgages, or trusts, affecting the property.

M. O. Min
 WITNESS
 Date 05-31-10
Kenneth Steben
 KENNETH STEBEN, DIRECTOR
 MATA AMRITANANDAMAYI CENTER



PLAT NO.

PLAT 1432
 MERIDIAN



NOTES

1. PROPERTY ZONED RES. AT DATE OF RECORDATION. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER THE MONTGOMERY COUNTY ZONING ORDINANCE.
2. LOT TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEM. EXISTING SEWER AND WATER CATEGORIES: S-1, W-1.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SUPERSEDE ANY PREVIOUSLY APPLICABLE REQUIREMENTS. ALL APPLICABLE CAVENANTS, COVENANTS, AND EASEMENTS ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
4. 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 DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
5. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP PP561, W.S.S.C. 211MM09.
6. THIS PLAT COMPLES WITH THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50.35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. LOT 19 IS CREATED PURSUANT TO SECTION 50.35A(a)(3), CONSOLIDATION OF TWO OR MORE LOTS INTO ONE LOT.

SUBDIVISION RECORD PLAT
 LOT 19, BLOCK 10
BRADLEY FARMS
 A RESUBDIVISION OF LOTS 2 & 3
 ELECTION DISTRICT 10
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 60' DECEMBER 2009

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 8953 SHADY GROVE COURT
 GAITHERSBURG, MARYLAND 20877
 (301) 984-5804

C BEARING H.DIST RADIUS ARC DELTA

C1	N80°26'55"W	490.16'	749.08'	489.35'	38°11'40"
C2	N23°54'22"W	30.40'	25.00'	32.68'	74°53'27"
C3	N5°57'37"E	181.81'	689.48'	182.34'	15°09'08"

PLAT TOTALS	
NUMBER OF LOTS	1
AREA OF LOTS	6.851 ACS
AREA OF DEDICATION	0.00 SF
TOTAL AREA SHOWN ON PLAT	6.851 ACS

CHAIRMAN T.A.R.C.P. & P.C. MEMORANDUM FILE NO.	ASST. SECRETARY-TREASURER
MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	
APPROVED	DATE
MONTGOMERY COUNTY PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD APPROVED	DIRECTOR



222-10026.10

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Bradley Farms Plat Number: 220100610
 Plat Submission Date: JAN 26, 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 # N/A Road/Alley Widths Easements Open Space N/A 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	1/27/2010	2/12/2010	2-10-10	NO REVISIONS OK
Research	Bobby Fleury			2-2-10	
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): SJS 8-9-10
 Final Mylar & DXF/DWG Received: 205 9-7-2010
 Final Mylar Review Complete: SJS 10-7-2010

Board Approval of Plat:

Plat Agenda: SJS 10-21-10

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: 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: _____