



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

MCPB
Item # 1B
5-1-2014

MEMORANDUM

DATE: April 22, 2014

TO: Montgomery County Planning Board

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

FROM: Stephen Smith, Senior Planner 
D.A.R.C. Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for May 1, 2014

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:

220130350 Bradley Farms
220131110 - 220131120 Burton Woods
220131220 Boyds Highlands (Revision)
220140140 Winbrook
220140890 Pleasant Plains

Plat Name: Bradley Farms

Plat #: 220130350

Location: Located on the north side of River Road (MD 190), 650 feet west of Harrington Drive.

Master Plan: Potomac Master Plan

Plat Details: RE-2 zone; 1 lot

Applicant: Saint Andrew Romanian Orthodox Church

The subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120100280 (MCPB Resolution No. 11-62), 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.

WE HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF OUR PROFESSIONAL KNOWLEDGE AND BELIEF AND THAT IT IS A RESUBDIVISION OF PART OF LOT 10, BLOCK 9, BRANLEY FARMS SUBDIVISION, RECORDED IN PLAT BOOK 23, AT PAGE 1450, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MONTANA. IT IS ALSO IDENTIFIED AS THE LAND COMVECTED TO SAINT ANDREW ROMANIAN ORTHODOX CHURCH BY HOLY CROSS ROMANIAN ORTHODOX BY DEED RECORDED IN LIBER 39532 AT FOLIO 393 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY AND THAT PROPERTY MARKERS SHOWN THEREON ARE SET IN ACCORDANCE WITH SECTION 30-42 OF THE MONTGOMERY COUNTY CODE. TOTAL AREA OF THIS PLAT IS 130,692.5 SQUARE FEET OR 3.0 ACRES OF WHICH 6,900.6 SQ.FT. OR 0.158 ACRES IS DEDICATED TO PUBLIC USE.

ANDREW HUSBANDS PROFESSIONAL LAND SURVEYOR 21188
REGISTRATION EXPIRATION DATE: 01-04-2018

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the said Church of Saint Andrew Romanian, this 12th day of May, 2010.

WE FURTHER GRANT A 10' PUBLIC UTILITY EASEMENT SHOWN HEREON AS 10' DUE TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND CONDITIONS OF PUBLIC UTILITY EASEMENT AS RECORDED IN LIBER 384 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

Y-22-13 DATE
 JAY M
 CHRISTIAN MORRIS, PARISH COUNCIL
 VICE PRESIDENT

Handwritten signature
NAFCU

1. 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 THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR DEPICT OR NOTE ALL MATTER AFFECTING TITLE.

2.2. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE SECTION 59-C-1.32 RE-2 ZONE.

3 THIS PROPERTY IS SHOWN ON TAX MAP NO. EP 561.

4. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN SHEET, PROJECT PLAN, OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROJECT, APPROVED BY THE PLANNING BOARD, SHALL BE CONSIDERED TO BE A PART OF THIS PLAN, UNLESS EXPRESSLY CONTRADICTED BY THE RECORDATION OF THIS PLAN. UNLESS EXPRESSLY CONTRADICTED BY THE RECORDATION OF THIS PLAN, ALL REQUIREMENTS OF THE PLANNING BOARD SHALL BE CONSIDERED TO BE A PART OF THIS PLAN, UNLESS EXPRESSLY CONTRADICTED BY THE RECORDATION OF THIS PLAN. UNLESS EXPRESSLY CONTRADICTED BY THE RECORDATION OF THIS PLAN, ALL REQUIREMENTS OF THE PLANNING BOARD SHALL BE CONSIDERED TO BE A PART OF THIS PLAN, UNLESS EXPRESSLY CONTRADICTED BY THE RECORDATION OF THIS PLAN.

5 THIS PLAY IS FOR PUBLIC WATER AND PRIVATE SEPTIC SYSTEMS.

6. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 120100280 ENTITLED "BRADLEY FARMS LOT 34 BLOCK 9"

7. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A MONTGOMERY COUNTY FOREST CONSERVATION LAW AND FINAL FOREST CONSERVATION PLAN # 170100280.

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION

WINTERSMEN'S COUNTY PLANNING BOARD:

CHAIRMAN

SECRETARY — TREASURER

APPROVED:

CHAIRMAN
SECRETARY - TREASURER

M.N.C.P. & P.C. RECORD FILE No.

220130350

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

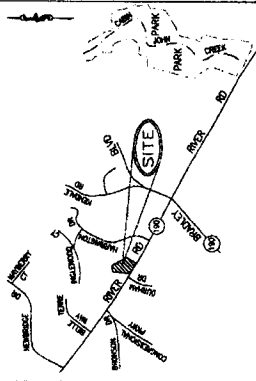
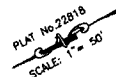
APPROVE

DIRECTORS

No. OF LOTS	1
LOT AREA	123,791.9 SQ.FT
DEDICATION AREA	6,900.5 SQ.FT
TOTAL AREA	130,692.5 SQ.FT

PLAT TABULATION

PLAT NO:



VICINITY MAP
SCALE: 1" = 2000'

LOT 11
BRADLEY FARMS
P.B.51 P.3999
9120 HARRINGTON DR.
D.F.ANTONELLI JR. &
JUDITH D. ANTONELLI
L.18085 F.586

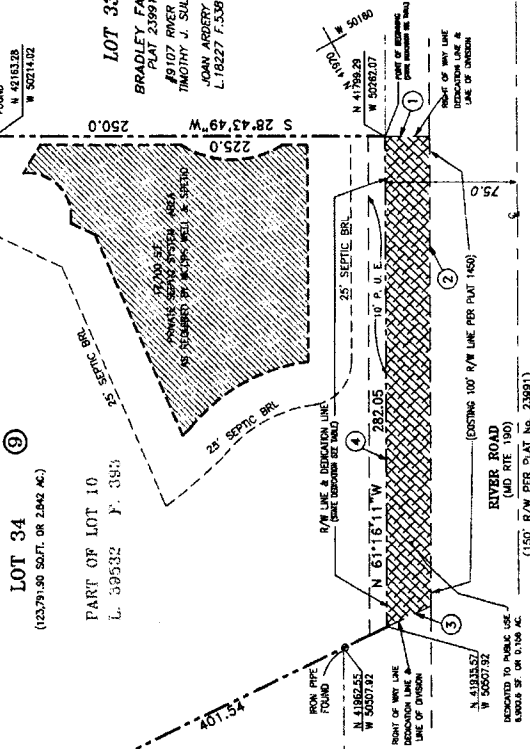
LOT 17
BRADLEY FARMS
P.B.127 P.14821
#9200 HARRINGTON DR.
ROBERT & LYNDA C. ALTMAN

LOT 12
BRADLEY FARMS
P.B.51 P.3999
19110 HARRINGTON DR.
BETHESDA, M.D. 20814

LOT 34

LOT 27
BRADLEY FARMS
P.B. P.22122
#9119 RIVER RD.
JOHN & ILZE VPULIS
1 20213 F.401

LOT 33
BRADLEY FARMS
PLAT 23991
#9107 RIVER RD.
TIMOTHY J. SULLIVAN
&
JOAN ARDERY
1 18227 F.538



SUBDIVISION RECORD PLAT
LOT 34, BLOCK 9
BRADLEY FARMS

POTOMAC 10TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 50' JULY, 2012

AAH CONSULTANTS LLC
ENGINEERS - SURVEYORS - CONSULTANTS
4200 FORBES BLVD. SUITE 203
LANHAM, MARYLAND 20706

(301) 429-1750 (FAX) 429-1757

P:\09-128\PLAT

Scale 1" = 50'



RECORD PLAT REVIEW SHEET

Plat Name: BRADLEY FARMS Plat Number: 220130350
 Plan Name: Bradley Farms Plan Number: 120100280
 Plat Submission Date: 8/20/2012
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: K. Holt Checked: _____ Date _____

Background Review:

Signed Preliminary Plan - Date 7/16/12 Checked: Initial SJS Date 11/6/12
 Planning Board Resolution No. 12-62 Resolution Mailing Date 6-13-12
 Site Plan Required? Yes _____ No X Verified By: SJS (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Planning Board Resolution No. _____
 Site Plan Reviewer Check: Initial _____ Date _____

Review Items: Lot # & Layout ☒ Lot Area ☒ Zoning ☒ Bearings & Distances ☒
 Coordinates ☒ Plan # ☒ Road/Alley Widths ☒ Easements ☒ Open Space N/A
 Non-standard BRLs N/A Adjoining Land ☒ Vicinity Map ☒ Septic/Wells ☒
 TDR note N/A Child Lot note N/A Surveyor Cert ☒ Owner Cert ☒ Tax Map OK

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	<u>8/22/12</u>	<u>9-7-12</u>	<u>9-10-12</u>	<u>NO REVISIONS</u>
Research	Bobby Flaury			<u>8-24-12</u>	<u>OK</u>
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SJS Date 4-29-13
 Final Mylar & DXF/DWG Received: Initial SJS Date 3-21-14
 Final Mylar Review Complete: Initial SJS Date 4-21-14

Board Approval of Plat:

Plat Agenda: Initial SJS Date 5-1-14

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 Plat Books for Rest of Division: _____

Complete Reproduction: _____

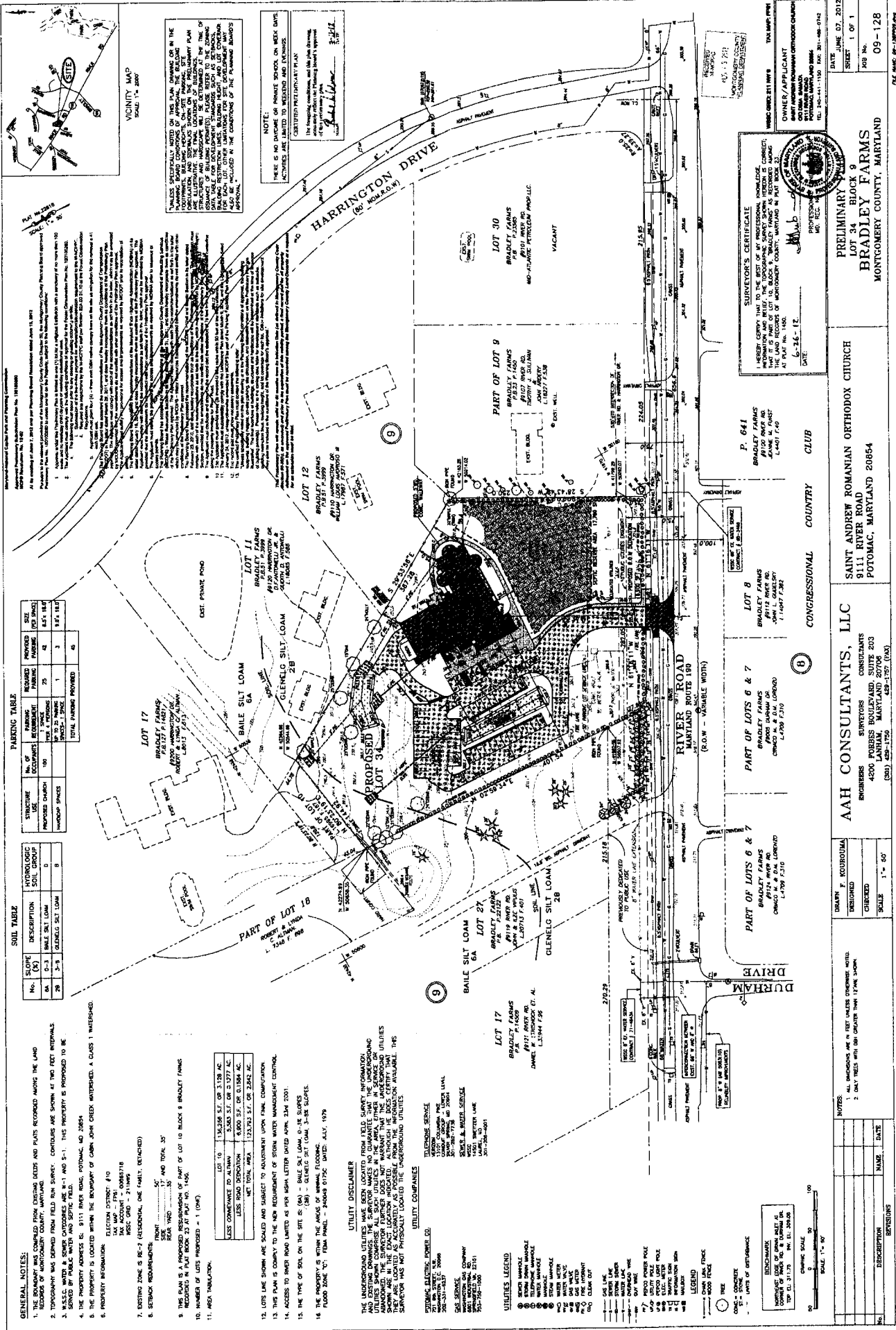
Notify Consultant to Seal Plats: _____

Surveyor's Seal Complete: _____

Sent to Courthouse for Recordation: _____

Recordation Info Entered in o Hansen _____

No. _____



2025 RELEASE UNDER E.O. 14176