



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

**MCPB**  
**Item # 2**  
**10/16/08**

**MEMORANDUM**

**DATE:** October 2, 2008

**TO:** Montgomery County Planning Board

**VIA:** Catherine Conlon, Subdivision Supervisor  
Development Review Division *CC*  
(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 16, 2008

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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:

220082140 **Bradmoor**

**Plat Name: BRADMOOR**

**Plat #: 220082140**

Location: Located in the southwest corner of the intersection of Madison Street and Irvington Avenue

Master Plan: Bethesda-Chevy Chase

Plat Details: R-60 zone, 2 lots

Community Water, Community Sewer

Applicant: Michael Trapani

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120070240 (MCPB Resolution 07-202), 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.



**RECORD PLAT REVIEW SHEET**

Plat Name: Bradmoor Plat Number: 220082140  
 Plan Name: Bradmoor Plan Number: 120070240  
 Plat Submission Date: 6/27/08  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: D. Kinney Checked: RAW bdx Date 11/10/08

**Initial DRD Review:**

Signed Preliminary Plan - Date 7-22-08 Checked: Initial SOS Date 10-6-08  
 Planning Board Opinion - Date 11-19-07 Checked: Initial SB Date 8/4/08  
 Site Plan Req'd for Development? Yes  No  Verified By: SOS (initial)  
 Site Plan Name: \_\_\_\_\_ Site Plan Number: \_\_\_\_\_  
 Planning Board Opinion - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Signature Set - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Reviewer Plat Approval: Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>M. Foster</u>	<u>7-11-08</u>	<u>7-25-08</u>	<u>7-17-08</u>	<u>Review FC Note</u>
Research	<u>Bobby Fleury</u>	<u>↓</u>	<u>↓</u>	<u>7-24-08</u>	<u>OK</u>
SHA	<u>Doug Mills</u>	<u>↓</u>	<u>↓</u>	<u>---</u>	<u>---</u>
PEPCO	<u>Steve Baxter</u>	<u>↓</u>	<u>↓</u>	<u>---</u>	<u>---</u>
Parks	<u>Doug Powell</u>	<u>↓</u>	<u>↓</u>	<u>7/23/08</u>	<u>No Comments</u>
DRD	<u>Nellie Carey</u>	<u>↓</u>	<u>↓</u>	<u>---</u>	<u>---</u>

**Final DRD Review:**

DRD Review Complete: Initial SOS Date 10/2/08  
 (All comments rec'd and incorporated into mark-up)  
 Engineer Notified (Pick up Mark-up): Initial SOS Date 8/4/08  
 Final Mylar w/Mark-up & PDF Rec'd: Initial SOS Date 9/23/08

**Board Approval of Plat:**

Plat Agenda: Initial SOS Date 10/16/08

Planning Board Approval: \_\_\_\_\_

Chairman's Signature: \_\_\_\_\_

**DPS Approval of Plat:**

Engineer 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: \_\_\_\_\_

Notify Engineer to Seal Plats: \_\_\_\_\_

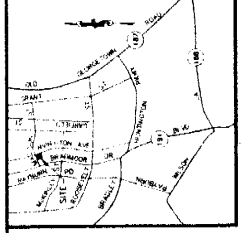
Engineer Seal Complete: \_\_\_\_\_

Complete Reproduction: \_\_\_\_\_

Sent to Courthouse for Recordation: \_\_\_\_\_

No. \_\_\_\_\_

DATE	BY	REVISION
08/27/06	MDP	1.0
09/17/07	MDP	2.0
09/17/07	MDP	3.0
09/17/07	MDP	4.0
09/17/07	MDP	5.0
09/17/07	MDP	6.0
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09/17/07	MDP	100.0

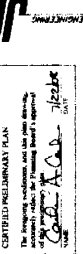


VICINITY MAP  
 SCALE: 1" = 200'

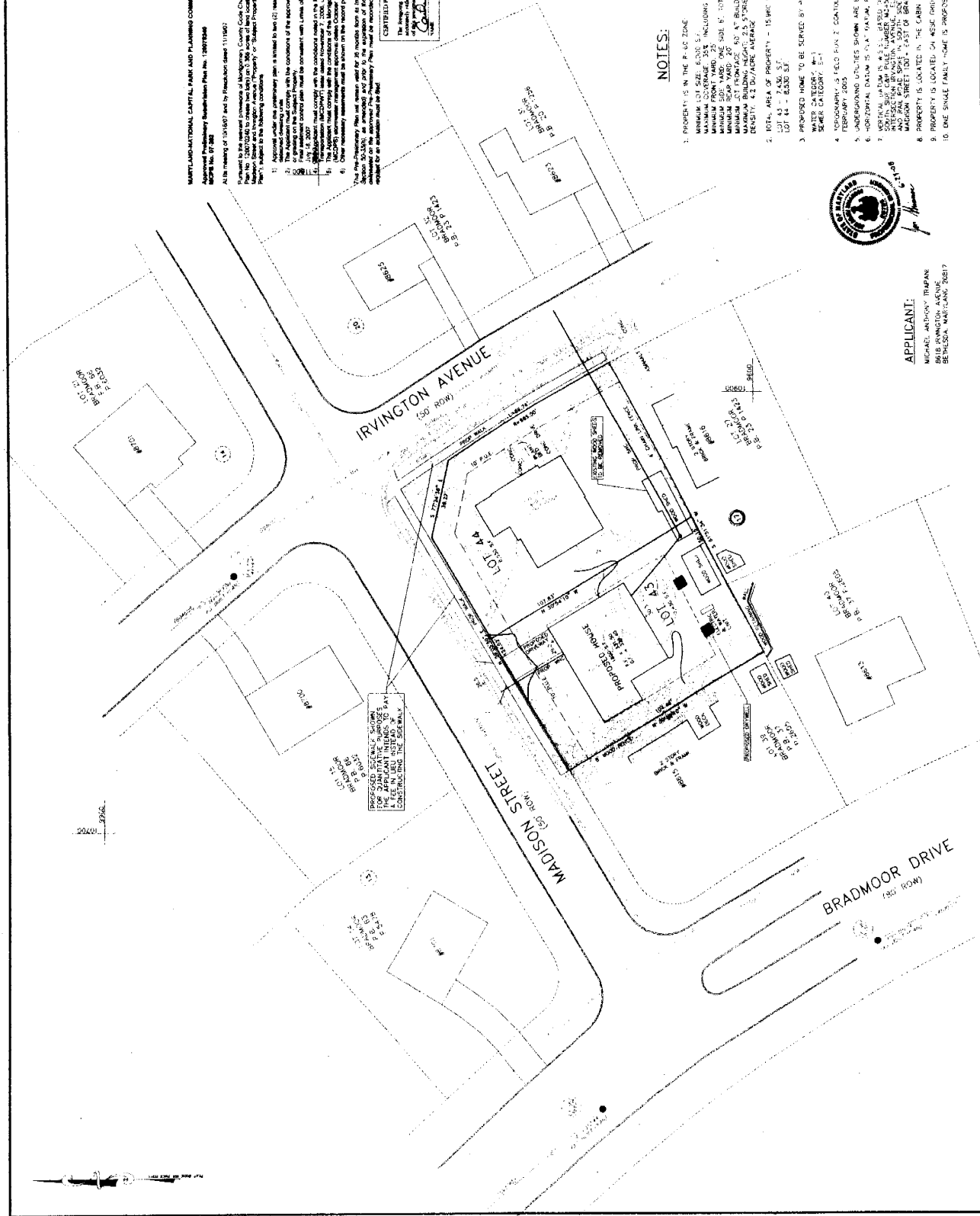
MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 Approved Preliminary Subdivision Plan No. 120772346  
 Date: 07/28/07

At a meeting of 10/16/07 and by Resolution 2007-11/067  
 Pursuant to the general provisions of Montgomery County Code Chapter 50, the Planning Board approved the Preliminary Subdivision Plan for the proposed subdivision of the subject property into 10 lots, as shown on the attached Preliminary Subdivision Plan, subject to the following conditions:

1. Approval under the preliminary plan is limited to lot 42. No other lots for the subdivision of lot 42 are hereby approved.
2. The applicant must comply with the conditions of the approved Title Sheet Plan prior to any demolition, clearing, grading, or construction of any structure on the subject property.
3. The applicant must comply with the conditions of the approved Title Sheet Plan prior to any demolition, clearing, grading, or construction of any structure on the subject property.
4. The applicant must comply with the conditions of the approved Title Sheet Plan prior to any demolition, clearing, grading, or construction of any structure on the subject property.
5. The applicant must comply with the conditions of the approved Title Sheet Plan prior to any demolition, clearing, grading, or construction of any structure on the subject property.
6. Other necessary requirements must be shown on the record plan.



CERTIFIED PRELIMINARY PLAN  
 The Engineering and Surveying Professions are hereby certified to practice under the authority of the State of Maryland, and the State Board of Professional Engineers and Surveyors is hereby authorized to issue licenses to practice under the authority of the State of Maryland.



NOTES:

1. PROPERTY IS IN THE R-30 ZONE.
2. PROPERTY IS TO BE SERVED BY PUBLIC WATER & SEWER.
3. PROPOSED HOME TO BE SERVED BY PUBLIC WATER & SEWER.
4. TOPOGRAPHY IS FIELD PLUS 2'. CONTOUR INTERVALS BY MADDOX ENGINEERS IN FEBRUARY 2005.
5. UNDERGROUND UTILITIES SHOWN ARE BASED ON AVAILABLE RECORDS.
6. HORIZONTAL DATUM IS NAD 83 (FAD 83), YEAR 1983.
7. SOUTH SPLIT CORNER PLAIN NUMBER 145-20-001 ON THE EAST SIDE OF IRVINGTON ROAD AT MADISON STREET AND SOUTH SPLIT CORNER PLAIN NUMBER 145-20-002 ON THE WEST SIDE OF IRVINGTON ROAD AT MADISON STREET (EAST OF BRADMOOR DRIVE ELEVATION 225.0).
8. PROPERTY IS LOCATED IN THE CABIN JOHN UTILITY WATERSHED.
9. PROPERTY IS LOCATED ON RESC (RE) ZONING AND TAX MAP (O.S.).
10. ONE SINGLE FAMILY HOME IS PROPOSED; THE EXISTING HOME, W.L. NUMBER



APPLICANT:

MICHAEL MADDOX, PRINCIPAL  
 8818 BRADMOOR DRIVE  
 BETHESDA, MARYLAND 20817