

Plat Name: Bradley Farms

Plat #: 220190670

Location: Located on the north side of Bronson Drive, approximately 1,200 feet east of Persimmon Tree Road.

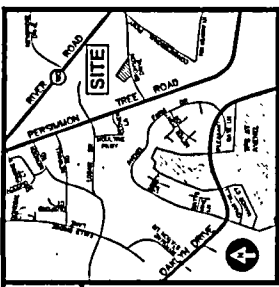
Master Plan Potomac Subregion 2002 Master Plan

Plat Details: RE-2 zone; 2 lots

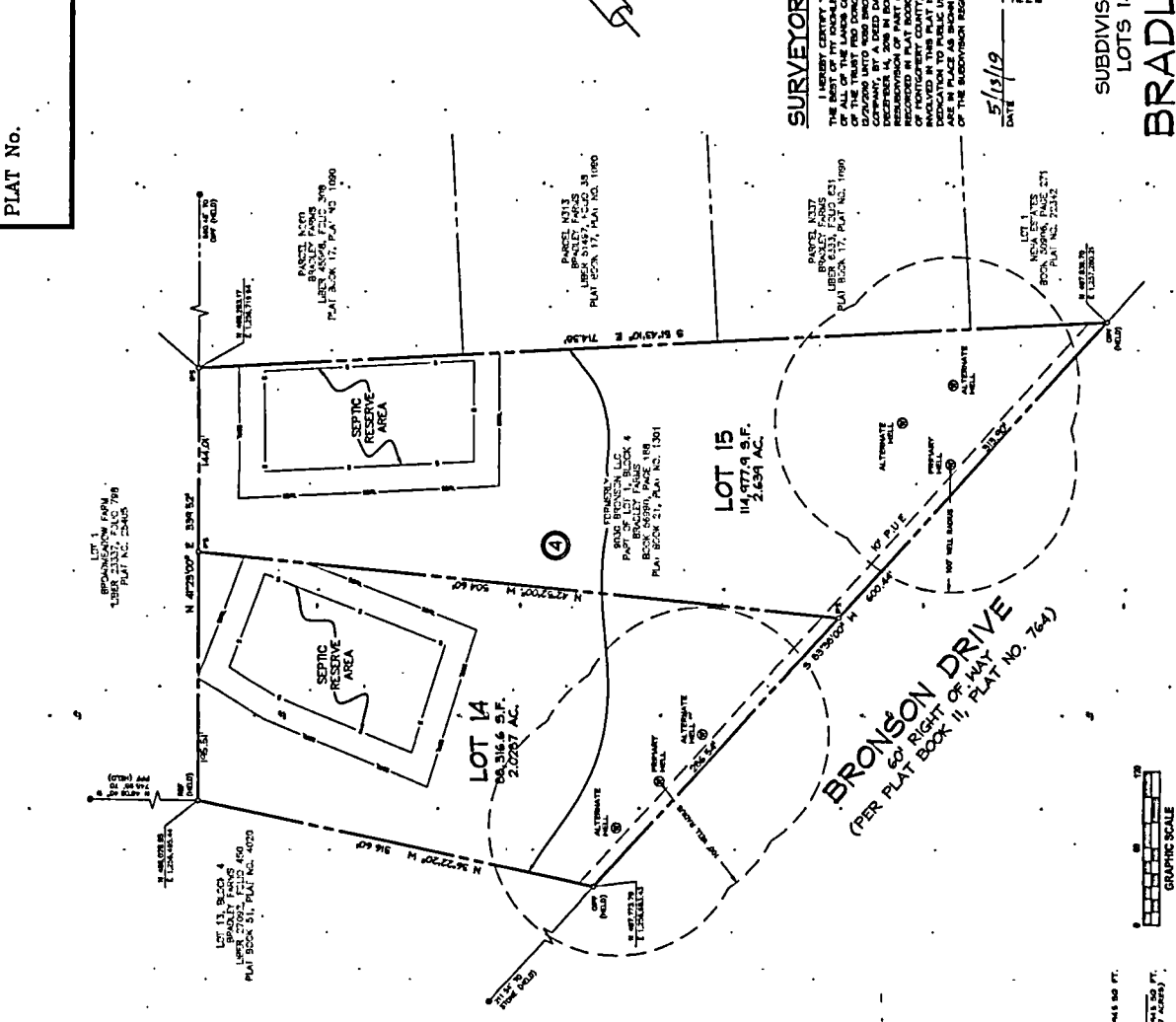
Owner: 9030 Bronson LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620190060, as approved by the Planning Director on March 19, 2019, and that any minor modifications reflected on the plat do not alter the intent of the previous approval of the aforesaid plan.

PLAT No.



VICINITY MAP
SCALE 1" = 200'



SURVEYOR'S CERTIFICATE

THE PROPERTY SHOWN HEREON IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN ALL OF THE PLATS REFERRED TO IN THE TRUST AGREEMENT AND TRUST DEED DATED DECEMBER 14, 2008 IN BOOK MAPS AT PAGE 88, ALSO BEING A COMPANY, BY A DEED DATED DECEMBER 17, 2008, AND RECORDED IN MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA OF THE PROPERTY SHOWN HEREON IS ACCORDANCE WITH SECTION 43.6 OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE: 5/14/19
 Signature: [Handwritten Signature]
 TITLE: PROFESSIONAL LAND SURVEYOR
 EXPIRATION DATE: JULY 19, 2019

SUBDIVISION RECORD PLAT
 LOTS 14 & 15, BLOCK 4

BRADLEY FARMS

A RESUBDIVISION OF PART OF LOT 1, BLOCK 4
 POTOMAC (10TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 60' MARCH, 2019

NOTES

1. THIS PROPERTY IS SERVED BY PRIVATE WATER AND PRIVATE SEWER SERVICES ONLY.
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE RE-3 ZONE AS OF THE DATE OF PLAT RECORDATION.
3. SEE REBAR FOUND AND SET FOR CONCRETE FOUNDATION FOR OTHER FROM THE FOUND TYPE - STONE FOUNDATION.
4. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP PP 14.
5. THE PROPERTY SHOWN HEREON IS LOCATED ON M.S.C. 20-FOOT BURET 28 1M 01.
6. 20 FOOT BURET BUILDING RESTRICTION LINES (B.L.L.) ARE SUBJECT TO CHANGE WITH MONTGOMERY COUNTY DEPARTMENT OF PERMITTING APPROVAL.
7. SEPTIC AREAS ARE DEMONSTRATED FOR A 1.5 BEDROOM HOUSE PER ADMINISTRATIVE SUBDIVISION PLAN RECORDATION, BRADLEY FARMS.
8. SEPTIC RESTRICTION BUILDING RESTRICTION LINES ARE SHOWN THIS WAY:
 - a. FLOOD ZONE 14 PER FEMA PER MAP, CORRELATE PANEL NUMBER SHOWN.
 - b. THE LOTS SHOWN HEREON ARE SUBJECT TO THE RESTRICTIONS AND EASEMENTS IMPOSED BY ADMINISTRATIVE SUBDIVISION PLAN RECORDATION, BRADLEY FARMS.
 - c. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND RESTRICTIONS ASSOCIATED WITH ANY PRELIMINARY PLANS, SITE PLANS, PROJECT PLANS, OR OTHER DOCUMENTS, AGREEMENTS, LIMITATIONS, AND RESTRICTIONS IMPOSED BY MONTGOMERY COUNTY PLANNING BOARD ARE INTRODUCED TO BRADLEY FARMS BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR BRADLEY FARMS ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
9. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE INTRODUCTION OF TITLE OR TO DEPEND ON NOTE ALL MATTERS AFFECTING TITLE.
10. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RESTRICTIONS OF CHAPTER 43.6 OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND, AND CONDITIONS ASSOCIATED WITH THE APPROVED FINAL FOREST CONSERVATION PLAN NO. 1800004.

OWNERS' CERTIFICATE

DEBORAH BRADLEY, OWNER OF THE PROPERTY SHOWN AND HER HUSBAND, BRADLEY FARMS, LLC, OWNERS OF THE PROPERTY SHOWN AND HER HUSBAND, BRADLEY FARMS, LLC, HEREBY GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOW ENCLOSED, TO THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC UTILITY ENGINEERING, AS RECORDED IN BOOK 386 AT PAGE 87 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THESE ARE NO BURDEN, ACTIONS AT LAW, LIENS, EASEMENTS, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

DATE: 5/14/19
 Signature: [Handwritten Signature]
 TITLE: PROPERTY OWNER

PLAT TABULATION

NUMBER OF LOTS	2
NUMBER OF BLOCKS	1
AREA OF LOTS (S.F.)	28,241.50 FT.
AREA OF BLOCK (S.F.)	28,241.50 FT.
AREA OF STREET (FOOTPRINT)	0
TOTAL AREA	(28,241.50) FT.

Department of Permitting Services
 Montgomery County, Maryland
 Date: 5-20-2019
 Approved: [Signature]
 Title: Director

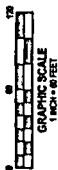
The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board
 Approved: _____
 Title: Secretary - Executive

M.N.C.P. & P.C. Record File No. _____

10 South Brink Road
 Frederick, Maryland 21701
 301-697-6031 office
 301-697-6032 fax
 info@cois-engineering.com



Recorded _____
 Plat No. _____



ADMINISTRATIVE SUBDIVISION PLAN - M-NCP&PC No. 620190060

CAS JOB NO.: 17418
 DATE: 02/28/18



CURT A. SCHREFFLER, P.E.
 PROFESSIONAL ENGINEER
 No. 10197
 State of Maryland
 9030 BRONSON DRIVE
 POTOMAC, MARYLAND 20854
 (301) 407-4377
 www.schreffler-engineering.com

Part of Lot 1, Block 4, Bradley Farms
 Plat Book 21, Plat No. 1301, Recorded 09/28/1940
 Potomac, Maryland 20854
 9030 Bronson Drive



CAB ENGINEERING, INC.
 10 South Beach Blvd.
 Suite 100
 Silver Spring, MD 20910
 (301) 407-4377
 www.cab-engineering.com

RESOLUTIONS
 Adopted by the
 Board of Public Works
 of the City of
 Silver Spring, Maryland

AP-4

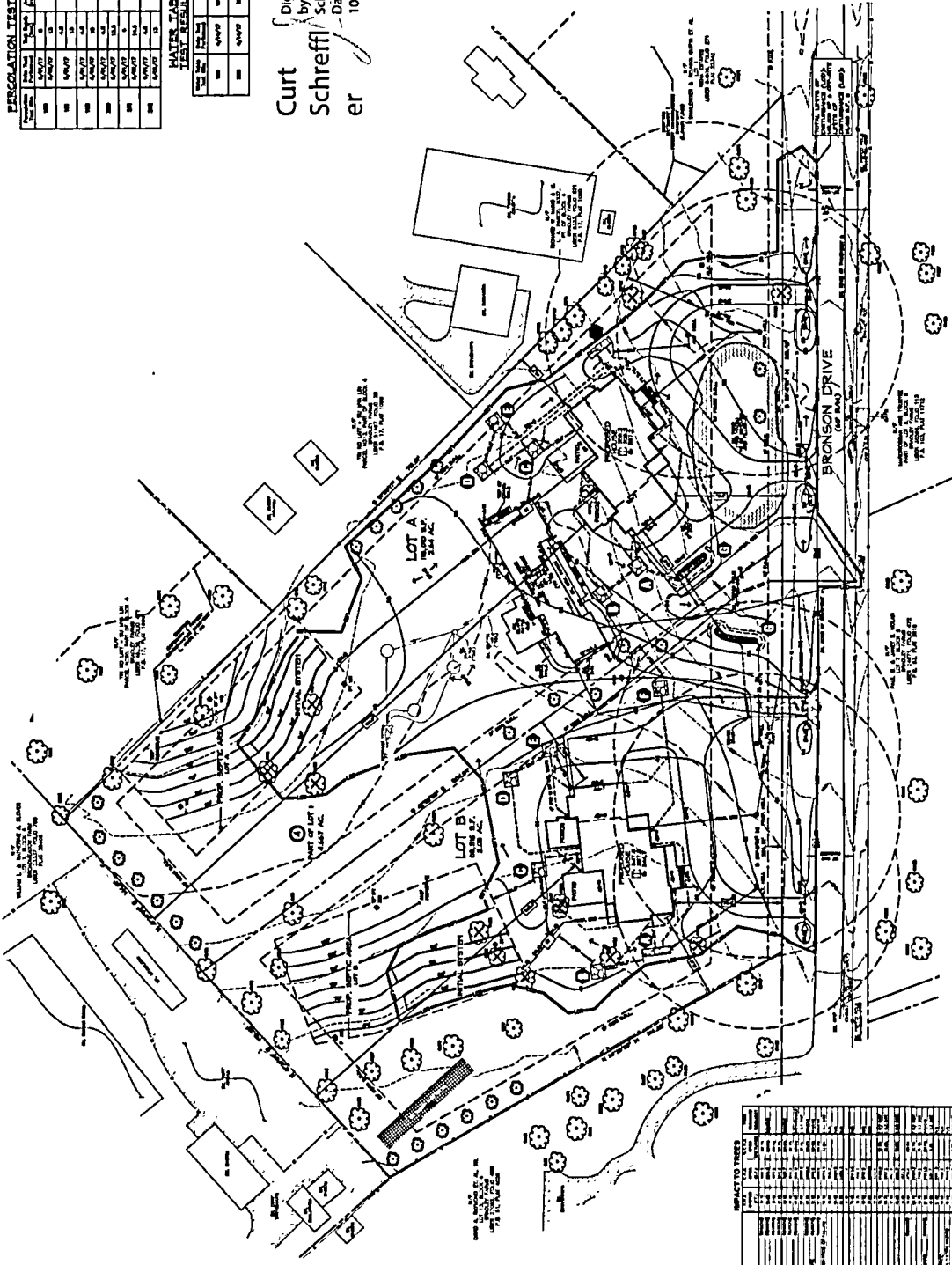
PERCOLATION TEST RESULTS

TEST NO.	DATE	TIME	WATER USED (GALLONS)	PERCENTAGE PERCOLATED
1	10/11/11	10:00	100	100
2	10/11/11	10:00	100	100
3	10/11/11	10:00	100	100
4	10/11/11	10:00	100	100
5	10/11/11	10:00	100	100
6	10/11/11	10:00	100	100
7	10/11/11	10:00	100	100
8	10/11/11	10:00	100	100
9	10/11/11	10:00	100	100
10	10/11/11	10:00	100	100
11	10/11/11	10:00	100	100
12	10/11/11	10:00	100	100
13	10/11/11	10:00	100	100
14	10/11/11	10:00	100	100
15	10/11/11	10:00	100	100
16	10/11/11	10:00	100	100
17	10/11/11	10:00	100	100
18	10/11/11	10:00	100	100
19	10/11/11	10:00	100	100
20	10/11/11	10:00	100	100

WATER TABLE TEST RESULTS

TEST NO.	DATE	TIME	WATER TABLE DEPTH (FEET)
1	10/11/11	10:00	1.5
2	10/11/11	10:00	1.5
3	10/11/11	10:00	1.5
4	10/11/11	10:00	1.5
5	10/11/11	10:00	1.5
6	10/11/11	10:00	1.5
7	10/11/11	10:00	1.5
8	10/11/11	10:00	1.5
9	10/11/11	10:00	1.5
10	10/11/11	10:00	1.5
11	10/11/11	10:00	1.5
12	10/11/11	10:00	1.5
13	10/11/11	10:00	1.5
14	10/11/11	10:00	1.5
15	10/11/11	10:00	1.5
16	10/11/11	10:00	1.5
17	10/11/11	10:00	1.5
18	10/11/11	10:00	1.5
19	10/11/11	10:00	1.5
20	10/11/11	10:00	1.5

Digitally signed
 by Curt
 Schreffler
 Date: 2019.04.03
 10:19:11 -04'00'



UTILITY INFORMATION

UTILITY	DEPTH (FEET)	LOCATION
WATER	4.0	Along BRONSON DRIVE
SEWER	4.0	Along BRONSON DRIVE
ELECTRIC	4.0	Along BRONSON DRIVE
TELEPHONE	4.0	Along BRONSON DRIVE
CABLE	4.0	Along BRONSON DRIVE
STORM	4.0	Along BRONSON DRIVE

GENERAL NOTES

1. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND CODES OF THE CITY OF SILVER SPRING, MARYLAND.
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DEED DATA

PLAT NO.	PLAT DATE	PLAT AREA (AC)	PLAT VOLUME
1	09/28/1940	1.34	1301
2	09/28/1940	2.54	1302
3	09/28/1940	2.54	1303
4	09/28/1940	2.54	1304
5	09/28/1940	2.54	1305
6	09/28/1940	2.54	1306
7	09/28/1940	2.54	1307
8	09/28/1940	2.54	1308
9	09/28/1940	2.54	1309
10	09/28/1940	2.54	1310
11	09/28/1940	2.54	1311
12	09/28/1940	2.54	1312
13	09/28/1940	2.54	1313
14	09/28/1940	2.54	1314
15	09/28/1940	2.54	1315
16	09/28/1940	2.54	1316
17	09/28/1940	2.54	1317
18	09/28/1940	2.54	1318
19	09/28/1940	2.54	1319
20	09/28/1940	2.54	1320



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LEGEND

- 1. LOT BOUNDARIES
- 2. BRONSON DRIVE (OF HWY)
- 3. BRONSON DRIVE (OF HWY)
- 4. BRONSON DRIVE (OF HWY)
- 5. BRONSON DRIVE (OF HWY)
- 6. BRONSON DRIVE (OF HWY)
- 7. BRONSON DRIVE (OF HWY)
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- 20. BRONSON DRIVE (OF HWY)

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