



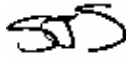
MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 1B
10-15-2020

MEMORANDUM

DATE: October 1, 2020

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator 
Jay Beatty, Senior Planner
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for October 15, 2020

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:

220200490 Bradley Farms

220200560 Clarksburg Town Center

Plat Name: Bradley Farms
Plat #: 220200490

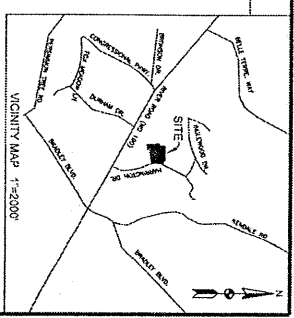
Location: Located on the west side of Harrington Drive, approximately 1,100 feet north of River Road (MD 190).
Master Plan: Potomac Subregion Master Plan
Plat Details: RE-2 zone; 1 lot
Owner: Lynda and Robert Altman

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.C.2** of the Subdivision Regulations, which states:

- C. *Consolidation.* Adjoining properties in the Rural Residential or Residential Detached zones, not developed under cluster provisions, may be combined in the following ways:
1. by consolidating 2 or more lots into a single lot, consolidating lots and an outlot into a single lot, or consolidating a lot and an abandoned road right-of-way, if:
 - a. any conditions applicable to the original subdivision remain in effect;
 - b. the number of trips generated on the new lot do not exceed those permitted for the original lots; and
 - c. all required right-of-way dedication is provided.
 2. by consolidating an existing platted lot or part of a lot that contains a legally constructed detached house, with a piece of land created as a result of a deed, if:
 - a. the portion of land created by deed cannot itself be platted under the area and dimensional standards of the zone;
 - b. any conditions applicable to the existing lot remain in effect on the new lot;
 - c. any required road dedication is provided; and
 - d. the existing platted lot was not identified as an outlot on a plat.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50.7.1.C.2. and supports this minor subdivision record plat.

PLAT NO.



NOTES

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, showing the development of this property, approved by the Planning Board, shall remain in effect until the final plat is approved and recorded. The plat shall not be valid until the final plat is approved and recorded. The official files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.
- Tax Map located at Map Grid FFS1.
- WSSC Grid location: 211HW03.
- Zone: RE-2
- This Plat conforms to the requirements for Minor Subdivision as set forth in the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This Plat involves the consolidation of a lot with adjoining lots created by deed as provided for in Section 50.7.1.C.2.
- This subdivision record plat is not intended to show any matter affecting the ownership and use, nor any matter restricting ownership and use of this property. The subdivision record plat is not intended to replace an examination (if or to depict or state all matters affecting title.
- Final Zone Y per E.F.M.A. Form Map No. 240303345D Dated September 28, 2008.
- Coordinates shown hereon are in the Maryland State Plane Coordinate System NAD 83/2011 as defined by NGS and are for GPS purposes only. Coordinates are a result of RIK GPS Controlling station is Leica Summit DDC06. Elevation is 4659.2742 and E. 1289718.286 (US Survey Feet). The envelope scale factor for this project is 0.99995018.
- Preliminary Plan Reference No. 119830210 (1-8-2021)
- This property is served by public water and sewer systems only.

OWNERS CERTIFICATE

We, Robert A. Altmann and Lynda C. Altmann, husband and wife, owners of the property described herein, adopt this plat of subdivision and declare the building restriction lines in accordance with Montgomery County zoning Ordinance.

As owners of this Subdivision we, our successors and assigns, will cause all property corner markers and any other monuments or markers on the plat to be set in accordance with Section 50.7.A.3.C of the Montgomery County Code.

There are no rights of easements or interests, liens, mortgages or trusts affecting the property hereon.

Robert A. Altmann
Lynda C. Altmann
 Date: 09/15/2022
 Date: 09/15/2022

BRADLEY FARMS
 A RESUBDIVISION OF
 PART OF LOT 18, LOT 17 AND PART OF LOT 10, BLOCK 9
 10TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 NOVEMBER, 2019
 SCALE 1"=50'

NOTES (continued)

11. Alternate well locations are as shown on the original Subdivision Plat No. 14821 dated June 15th, 1984 and recorded June 26th, 1984 in the land records of Montgomery County, Maryland.

AMT is not proceeding by this plat any new or alternate well locations.



David B. Stuard
 Registered Property Line Surveyor
 Registration No. 315
 Expires 9/10/2022

SURVEYOR'S CERTIFICATE

I hereby certify that the information shown hereon is correct, that it is a subdivision of part of the land conveyed by JACO, INC., a Maryland Corporation, unto Robert A. Altmann and Lynda C. Altmann, husband and wife, by deed dated October 3rd, 1984 and recorded October 16, 1984 in the Land Records of Montgomery County, Maryland in Book 0013 Page 313 and 314 and 1984 in the Land Records of Montgomery County, Maryland in Book 0888 Page 898. Also being a re-subdivision of lot 17, part of lot 18 and part of lot 10, Block 9, as recorded in Plat No. 14821 among the land records of Montgomery County, Maryland.

I further certify that if engaged, I will set property corner markers in accordance with Section 50.A.3.C of the Subdivision Regulations of Montgomery County, Maryland.

I further certify that the total area in this subdivision record plat is 148,333.08 square feet or 3.40526 acres of land. There is no street dedication by this plat.

PLATTABULATION

| | |
|------------------------|------------------------------------|
| NUMBER OF LOTS..... | 1 |
| NUMBER OF PARCELS..... | 0 |
| TOTAL AREA..... | 148,333.08 SQ. FT. (3.40526 ACRES) |

CHIEF/TITLE

| DATE | NAME | STATUS | REASON |
|------------|-----------------|------------|------------|
| 10/27/2022 | DAVID B. STUARD | REGISTERED | REGISTERED |
| 10/27/2022 | DAVID B. STUARD | REGISTERED | REGISTERED |
| 10/27/2022 | DAVID B. STUARD | REGISTERED | REGISTERED |
| 10/27/2022 | DAVID B. STUARD | REGISTERED | REGISTERED |
| 10/27/2022 | DAVID B. STUARD | REGISTERED | REGISTERED |

MONTGOMERY COUNTY PLANNING BOARD
 DEPARTMENT OF PERMITTING SERVICES
 APPROVED: *[Signature]*
 SECRETARY - TREASURER
 CHAIRMAN

MONTGOMERY COUNTY PLANNING BOARD
 DEPARTMENT OF PERMITTING SERVICES
 APPROVED: *[Signature]*
 DIRECTOR

RECORDED
 FILE NO. _____

RECORDED
 FILE NO. _____

AMT
 A MONTGOMERY COUNTY SURVEYING AND ASSOCIATES, INC.
 280 KING PAIN ROAD, SUITE 4TH FLOOR
 ROCKVILLE, MD 20850
 PHONE: 301-581-8100
 FAX: 301-581-8104
 EMAIL: AMT@AMTSURVEYING.COM

SCALE 1"=50'

LOT 36 BLOCK 9
 BRADLEY FARMS
 A RESUBDIVISION OF
 PART OF LOT 18, LOT 17 AND PART OF LOT 10, BLOCK 9
 10TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 NOVEMBER, 2019
 SCALE 1"=50'