



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

MCPB
Item #1B
9-23-2021

MEMORANDUM

DATE: September 9, 2021

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator *SS*
Jay Beatty, Senior Planner *JB*
IRC Division
(301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for September 23, 2021

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:

220210670 Bradmoor

Plat Name: Bradmoor
Plat #: 220210670

Location: Located in the northwest quadrant of the intersection of Rayburn Road and Bradley Boulevard (MD 191).
Master Plan Bethesda - Chevy Chase Master Plan
Plat Details: R-60 zone; 2 lots
Owner: Citi Homes, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620200130, as approved by the Director on January 25, 2021 and that any minor modifications reflected on the plat do not alter the intent of the Director's approval of the aforesaid plan.

NOTES

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, PROJECT PLAN, OR OTHER PLAN SUBMITTED TO THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS PROPERTY SHOWN HEREON IS CURRENTLY ZONED R-60.
3. THE PROPOSED LOTS ARE SERVED BY PUBLIC WATER AND PUBLIC SEWER SYSTEM ONLY.
4. 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 THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
5. PROPERTY LIES WITHIN ZONE X OF FEMA MAP #24031CQ4550 DATED SEPTEMBER 29TH 2006.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RE-SUBDIVISION OF ALL OF THE LANDS CONVEYED BY JOHN KOSCH, PERSONAL REPRESENTATIVE OF THE ESTATE OF BERNITA ANNE JOYCE, ONTO CITI HOMES, LLC RECORDED IN BOOK 59167 AT PAGE 230, AND BOOK 61565 PAGE 490 AND THE PARTIES OF INTEREST HEREBY INDICATE THEIR ASSENT BY JOINING BELOW.

THERE ARE NO SUIITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT FOR THE DEEDS OF TRUST RECORDED IN BOOK 59167 PAGE 230, AND BOOK 61565 PAGE 490 AND THE PARTIES OF INTEREST HEREBY INDICATE THEIR ASSENT BY JOINING BELOW.

DAVID P. MOWATT
LAND SURVEYOR #21136
EXPIRATION/RENEWAL DATE 06-20-22

OWNER'S CERTIFICATE

WE, CITI HOMES LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION RECORD PLAT AND DEDICATE THE STREETS TO PUBLIC USE.

WE FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENTS, SHOWN HEREON AS "10' P.U.E." TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUIITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT FOR THE DEEDS OF TRUST RECORDED IN BOOK 59167 PAGE 230, AND BOOK 61565 PAGE 490 AND THE PARTIES OF INTEREST HEREBY INDICATE THEIR ASSENT BY JOINING BELOW.

HAMIN BEZA YAZDI
MANAGING MEMBER CITI HOMES, LLC
WITNESS *[Signature]* DATE 08-17-2021

DEED OF TRUST BOOK 59167 PAGE 230

ALAN H. GRANT, TRUSTEE
Z.A. GUEFAMI TRUST
WITNESS *[Signature]* DATE 8-17-21

DEED OF TRUST BOOK 61565 PAGE 490

ALAN H. GRANT, TRUSTEE
HIGHTOWER TRAIL ASSOCIATES, INC.
WITNESS *[Signature]* DATE 8-17-21

Department of Permitting Services
Montgomery County, Maryland

Approved: *[Signature]* Date 9/14/2021

The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board

Approved: _____ Date _____
Chair

Montgomery Plat Signatory
for Secretary-Treasurer

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

PLAT No.



MURPHY, JAGAN R.
#9402 RAYBURN ROAD
LOT 38, BLOCK 4
PLAT No. 1358
BOOK 54055, PAGE 434

WHITLOCK FAMILY TRUST
#0005 BRADLEY BOULEVARD
LOT 35, BLOCK 4
PLAT No. 1359
LIBER 41438, FOLIO 234

RAYBURN ROAD
(PLAT No. 1358)
60.0' WIDTH RIGHT-OF-WAY

LOT 38
9,486 Sq. Ft.
0.2178 ACRES

LOT 37
9,128 Sq. Ft.
0.2095 ACRES

BRADLEY BOULEVARD
(MARYLAND ROUTE 191)
100.0' WIDTH RIGHT-OF-WAY
(PLAT No. 235 - LIBER 302 FOLIO 463)

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	18.03'	S 89°07'44" E	38.27'
C2	20.00'	18.03'	S 89°07'44" E	38.27'
C3	20.00'	32.28'	S 47°06'28" W	28.89'



SCALE: 1"=20'

PLAT TABULATION	
LOT 37	9,128 SQ. FT. OR 0.2095 ACRES
LOT 38	9,486 SQ. FT. OR 0.2178 ACRES
DEDICATION TO PUBLIC USE:	123 SQ. FT. OR 0.0028 ACRES
TOTAL AREA:	18,737 SQ. FT. OR 0.4301 ACRES

SUBDIVISION RECORD PLAT

BRADMOOR
LOTS 37 AND 38, BLOCK 4
A RESUBDIVISION OF LOT 36, BLOCK 4

BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=20' AUGUST 2021

POTOMAC VALLEY
SURVEYS
20010 FISHER AVENUE, SUITE F
POOLESVILLE, MARYLAND
1-888-349-5090

MNCPPC FILE NO. 220210670

Bradmoor - Administrative Subdivision Plan No. 620200130

SHEET INDEX:

1. Cover Sheet / Lot Diagram
2. Planning Director Approval
3. Agency Approval Letters
4. Administrative Subdivision Plan
5. Tree Save Plan
6. Tree Save Plan - Details

LEGEND:

Property Line

New Lot Line

Building Restriction Line

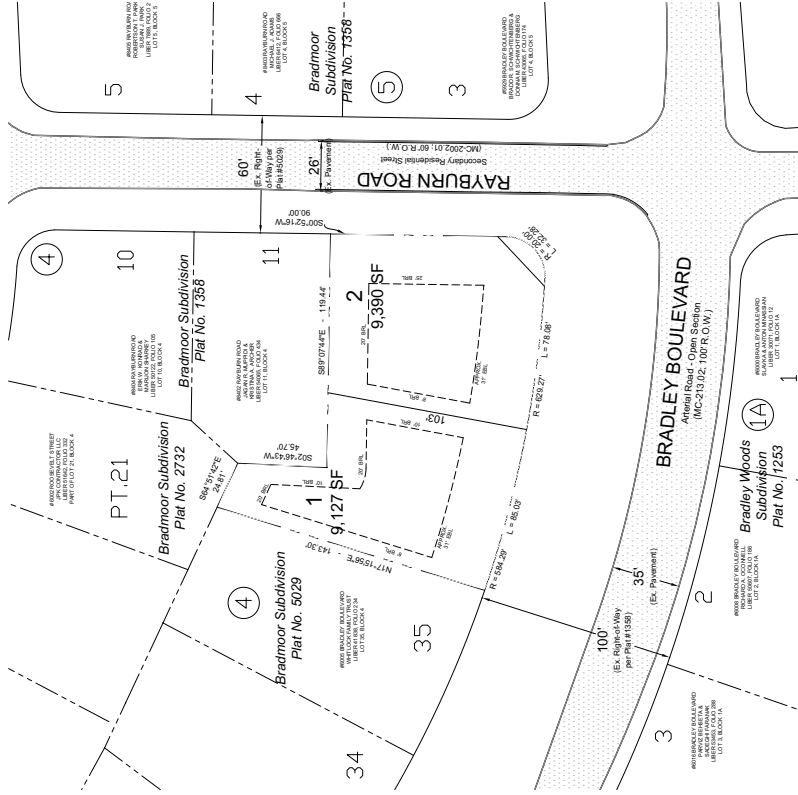
Ex. Streets

Professional Certification:
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed landscape architect registered to practice in the State of Maryland.

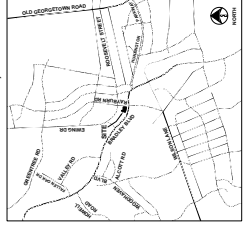
Signature	Date	Exp. Date
	10-27-20	10-21-22



Scale: 1" = 30'



VICINITY MAP
SCALE: 1" = 2,000'



PREPARED FOR:
Citi Homes LLC.
c/o Hamid Reza Izadi
4711 Rosedale Avenue
Bethesda, MD 20814
(301) 654-9299
rayizadi@gmail.com

ADMINISTRATIVE SUBDIVISION PLAN
Bradmoor (Lot 36, Block 4)
6001 Bradley Boulevard
Montgomery County, Maryland

Benning & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301) 948-0240



date: 10/27/2020
scale: 1" = 30'



Revisions	Certified Plan 01-26-2021