



## MEMORANDUM

DATE: May 24, 2024

TO: Montgomery County Planning Board

FROM: Stephen Smith, Intake & Regulatory Coordination Division (301)-495-4522 *SS*

Jay Beatty, Intake & Regulatory Coordination Division (301)-495-2178 *JEB*

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board  
Agenda for June 6, 2024

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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:

**220221000 Foxborough Farm**

**220230640 Wolfe's Subdivision**

**220240820 Bradmoor**

**Plat Name:** Foxborough Farm

**Plat #:** 220221000

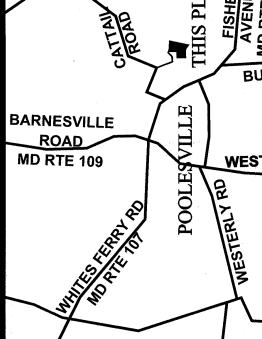
**Location:** Located on the east side of Cattail Road, approximately 1,900 feet south of Cattail Lane

**Master Plan:** Agriculture and Rural Open Space Master Plan

**Plat Details:** AR zone; 1 lot

**Owner:** Irwin L. Crawford II, John Kean, and M. Elizabeth Reese

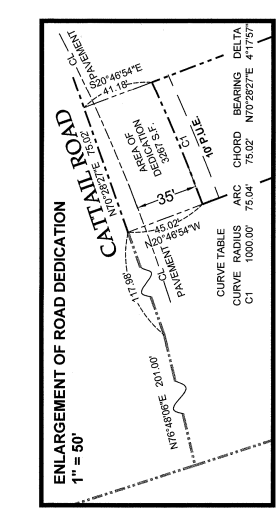
This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Pre-Preliminary Plan No. 720100040 (MCPB Resolution No. 18-049), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plan.



VICINITY MAP  
SCALE: 1" = 2,000'

PLAT TOTALS

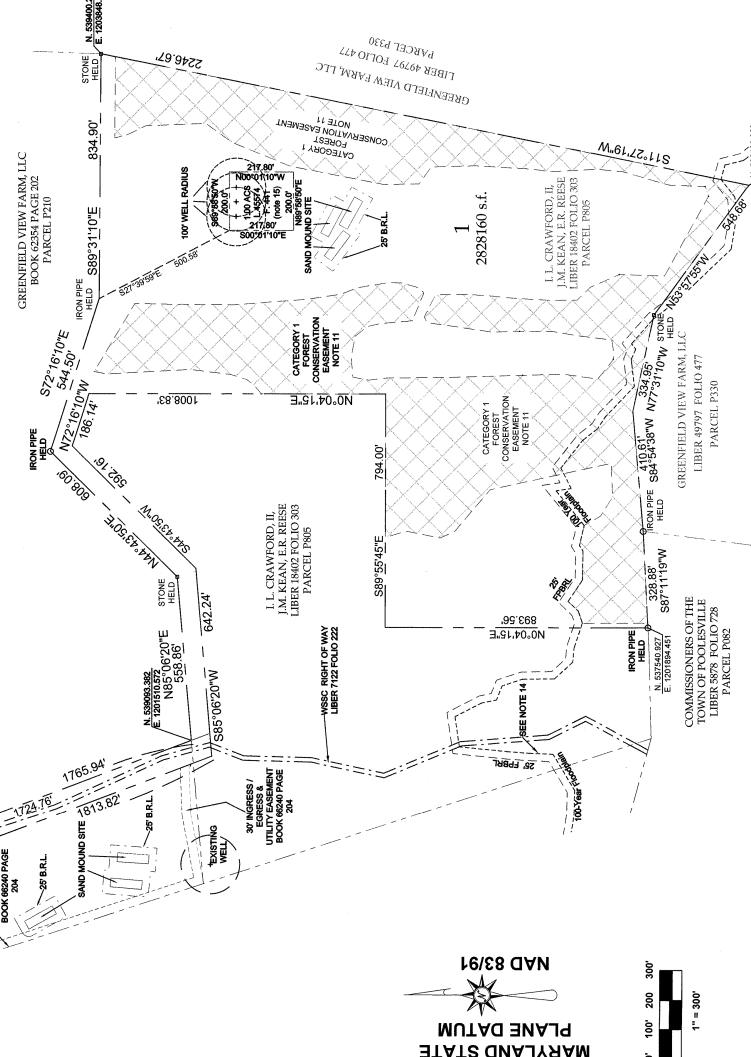
LOT AREA OF DEDICATION	2,828.160 S.F.
TOTAL AREA ON PLAT	2,831,427 S.F.



**OWNER'S CERTIFICATION**  
We, the undersigned, owners of the property shown hereon, hereby adopt this plat of subdivision, dedicate the street to public use, establish minimum building restriction lines, grant a Public Utilities Easement shown hereon as (P.U.E.) to the parties named in a document entitled, "Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland, subject to the terms set forth therein. We the owners will cause all property corner markers and any other required monumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 50.4.3.G of the Montgomery County Code.

There are no actions at law, leases, mortgages, or trusts, affecting the property including in this plat of subdivision.

WITNESS: *[Signature]* *[Signature]*  
Date: 5/10/24 Date: 5/11/24  
WITNESS: *[Signature]* *[Signature]*  
Date: 5-11-24 Date: M. Elizabeth Reese  
WITNESS: *[Signature]*  
Date: JAMES M. CRAWFORD



**SURVEYOR'S CERTIFICATION**  
I hereby certify that the plat shown hereon is correct; that it is a subdivision of part of the land described in a deed dated September 8, 2000 from David Kachner and Kenneth MacRae, Personal Representatives of the Estate of Gladys Uhl Kachner a/k/a Gladys B. Uhl, Estate Number W 30671 in the Orphans Court of Montgomery County, Maryland (formerly the surviving Tenant by the Entirety of Alexander H. Uhl, deceased, and Gladys B. Uhl) ("Grantor") to Irvin L. Crawford, II, as to 1 undivided interest and John M. Keen and M. Elizabeth Reese, his wife, as to a 1 undivided interest, as tenants in common. Said deed being recorded in Liber 18402 at Folio 303 among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers not shown hereon will be set in accordance with the provisions of Section 50.4.3.G of Montgomery County Code. The total area included on this plat is 2,831,427 Square Feet of land, of which 3,267 square feet is dedicated to the public use.

*[Signature]* 5/14/2024  
Michael T. Maddox, Date  
Registered Professional Land Surveyor  
MD #22079 Expires 10/12/2025

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Michael T. Maddox, Date  
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REV	DATE	DESCRIPTION

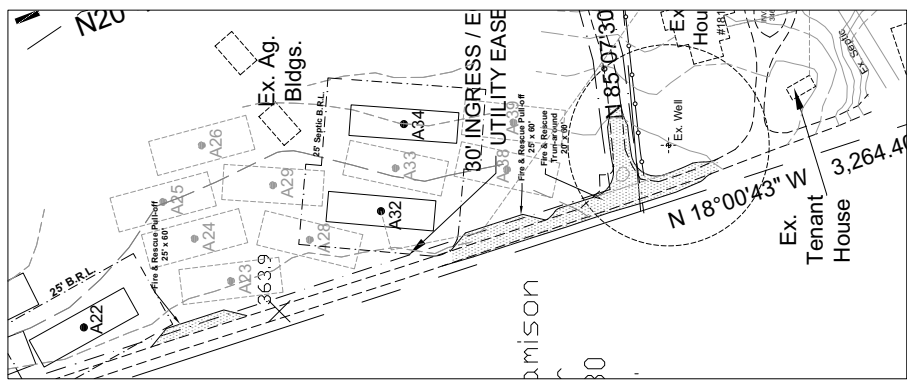


date: 4/15/2013  
scale: 1" = 200'

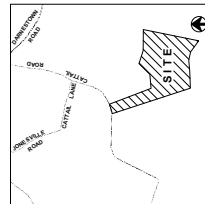
Browning & Associates, Inc.  
Land Use Consultants  
2031 Maple Creek Court  
Columbia, MD 21047  
(301) 984-2500



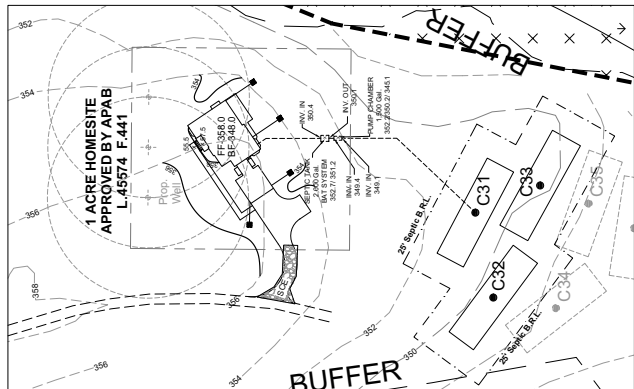
PRE-APPLICATION PLAN  
CATTLE ROAD PROPERTY  
Montgomery County, Maryland  
Parcels 412 & 805; Tax Maps CT42 & CT52



DETAIL VIEW:  
FARM REMAINDER  
SCALE: 1" = 50'



VICINITY MAP  
SCALE: 1" = 2000'



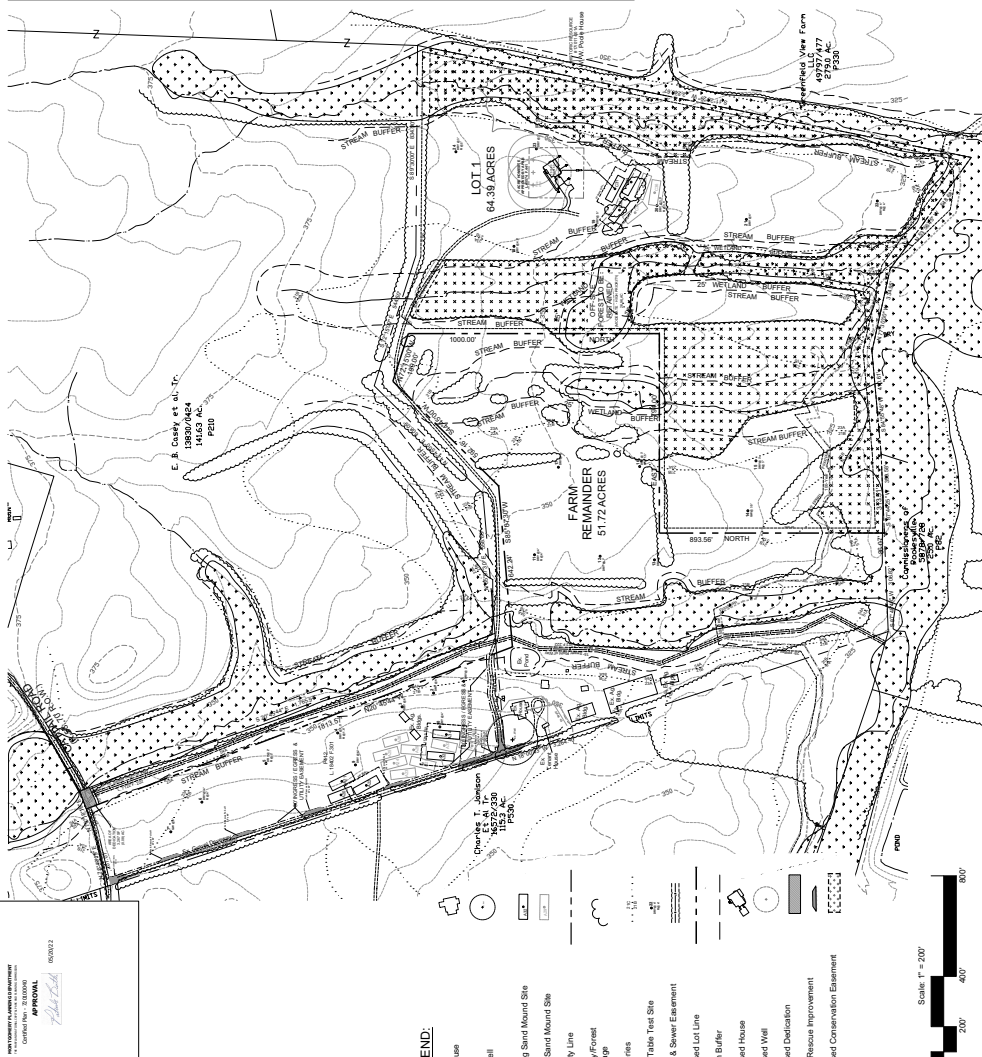
DETAIL VIEW:  
PROPOSED HOUSE  
SCALE: 1" = 40'

**SANDMOUND NOTES:**  
A SAND MOUND (measures) is a large earthen structure used for the purpose of reducing erosion, filtering sediment, and filtering out pollutants. They are typically used in agricultural watersheds to reduce the amount of sediment and nutrients that are carried into streams and rivers. Sand mounds are typically constructed of sand and gravel, and are often planted with native vegetation to help stabilize the structure and improve water filtration. Sand mounds are typically used in areas where there is a high risk of erosion, such as in riparian zones and in areas where there is a high risk of sediment runoff. Sand mounds are typically used in areas where there is a high risk of erosion, such as in riparian zones and in areas where there is a high risk of sediment runoff. Sand mounds are typically used in areas where there is a high risk of erosion, such as in riparian zones and in areas where there is a high risk of sediment runoff.

All approved sandmound sites shall be sufficiently protected from grading or other disturbance through the installation of orange tree fencing or other appropriate measures. Installation of the protective fencing must be completed by the developer and inspected by the local health department. The fencing must remain in place until all construction on the property is completed.

**SANDMOUND DESIGN DATA: LOT 1 & FR**

Standards	Block	Time	Design	Slope	Absorption	Total Flow
1.88.103	1.0	15	1.0	1.0	1.0	1.0
1.88.104	1.0	15	1.0	1.0	1.0	1.0
1.88.105	1.0	15	1.0	1.0	1.0	1.0
1.88.106	1.0	15	1.0	1.0	1.0	1.0
1.88.107	1.0	15	1.0	1.0	1.0	1.0
1.88.108	1.0	15	1.0	1.0	1.0	1.0
1.88.109	1.0	15	1.0	1.0	1.0	1.0
1.88.110	1.0	15	1.0	1.0	1.0	1.0
1.88.111	1.0	15	1.0	1.0	1.0	1.0
1.88.112	1.0	15	1.0	1.0	1.0	1.0



**ZONING STANDARDS:**

ZONE	RDT	Req.	Prov.
Lot Size	40,000 sq	64.38 ac	
Front Setback	50'	50' or more	
Sideways	20' min., 40' total	20' or more	
Reyard	35'	35' or more	
Building Height	50' Max.	50' or less	
Lot Coverage	10% Max.	10% or less	
Lot Width @ Building Line	125'	125' or more	
Frontage	25'	25'	



**Professional Certification:**  
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer registered to practice in the State of Maryland.  
Signature: \_\_\_\_\_ Date: 04-15-2013 Exp. Date: 10-31-2013

- SUBDIVISION NOTES:**
1. AREA OF PROPERTY TO BE AC.
  2. PROPOSED LOT 1 - 64.38 AC
  3. PROPOSED LOT 1 - 64.38 AC
  4. FARM REMAINDER - 51.72 AC
  5. EXISTING ZONING: RDT
  6. PRIVATE WELLS & SEPTIC SYSTEMS.
  7. EXISTING SEWER & WATER SERVICE CATEGORIES: S & W4
  8. LOCATED IN DRY SENECA CREEK WATERSHED (USE-PP)
  9. THERE ARE NO WELL OR SEPTIC SYSTEMS WITHIN 100' OF THE
  10. SOIL SERIES 218 IS A PRIME AGRICULTURAL SOIL.

**SOURCE OF TWO-FOOT CONTOUR INTERVAL TOPOGRAPHY:**  
THOMAS A. MADDOX, PLS  
301-984-5811  
GATHERSBURG, MD 20877  
301-984-5804



**Source Certification:**  
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer registered to practice in the State of Maryland.  
Signature: \_\_\_\_\_ Date: 04-15-2013 Exp. Date: 10-31-2013