



MEMORANDUM

DATE: January 31, 2025

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 February 13, 2025

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:

220230920 Bradley Ridge

220240830 thru 220240900 Strathmore View

220250190 West Side at Shady Grove Metro

Plat Name: Bradley Ridge

Plat #: 220230920

Location: Located in the northeast quadrant of the intersection of River Road (MD 190) and Bradley Boulevard (MD 191)

Master Plan 2002 Potomac Subregion Master Plan

Plat Details: RE-2 zone; 1 parcel

Owner: The Norwood School, Inc

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.C.1.** of the Subdivision Regulations; which state:

- 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.

This minor subdivision application proposes to consolidate two recorded lots into a single lot (Parcel E) in conjunction with improvements to the playground area onsite. With this action, an underlying lot line will be eliminated. Staff concludes that the proposed subdivision complies with the requirements of Section 50.7.1.C.1. and recommends approval of the subdivision record plat.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision. Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land herein described as a Public Utility Easement, designated herein as "PUE", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 487.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-4.3.G of the Montgomery County Code.

There are no recorded suits, actions at law, liens, leases, mortgages or trusts affecting the property in this subdivision.

THE NORWOOD SCHOOL, INC. A Maryland Corporation

Mattew Gould
Head of School

1/17/2025 Date

1/17/2025 Date

01/17/2025 Date

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PLAT NO.

Curve Table	Radius	Tangent	Bearing	Distance
1	111'02.27'	47.26'	N 26°45'01" E	47.26'
2	171'02.07'	117.53'	S 81°17'33" E	116.52'
3	6'42.22'	2542.01'	N 87°48'36" E	273.96'
4	19'03.47'	724.88'	N 37°59'52" E	282.24'

Line Table	Bearing	Distance
L1	N 27°33'52" E	78.11'
L2	N 65°43'52" W	34.19'
L3	N 49°59'59" E	31.27'
L4	N 34°19'47" E	42.19'

VICINITY MAP
SCALE 1" = 200'

NOTES:

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recording of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter respecting 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. No title report performed by or provided to Soltesz in the making of this plat.
- The property shown herein is subject to the requirements of Chapter 25A of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- The property shown herein is subject to a Declaration of Covenants - Resubdivision of Stormwater Management Facility, recorded among the Land Records of Montgomery County, Maryland in Liber 16727 at folio 116.
- The property shown herein is subject to a Certificate of Compliance Agreement, recorded among the Land Records of Montgomery County, Maryland in Deed Book 08792 at Page 17.
- This plat conforms with the requirements of Minor Subdivision approvals contained in Section 50-7.1 of the Montgomery County Subdivision Regulations, Chapter 50 of the County Code. This plat involves a consolidation as provided for in Section 50-7.1.C.1.
- The sole purpose of this plat is to consolidate existing lot number 3, as shown on a subdivision record plat entitled, "BRADLEY RIDGE", recorded among the Land Records of Montgomery County, Maryland in Plat Book 122 at Plat 14346, into existing Parcel D, as shown on a subdivision record plat entitled, "SOLTESZ RECORD PLAT PARCEL D, BRADLEY RIDGE", recorded among the Land Records of Montgomery County, Maryland as Plat 25891.
- This property is served by public water and sewer services only.

AREA TABULATION

PARCELS (1)	1,745,145 SQ.FT. OR 40,063.0 ACRES
LOTS (N)	1
DESIGNATION (D)	1
TOTAL BY THIS PLAT	1,745,145 SQ.FT. OR 40,063.0 ACRES

150 0 150 300

**SUBDIVISION RECORD PLAT
PARCEL E**

BRADLEY RIDGE

(RESUBDIVISION OF LOT 3 AND PARCEL D)

POTOMAC (10TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE 1" = 150' DATE: DECEMBER 2024



ROCKVILLE OFFICE
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www.soltesz.com

Engineering / Surveying / Planning / Environmental Sciences

12/18/2025

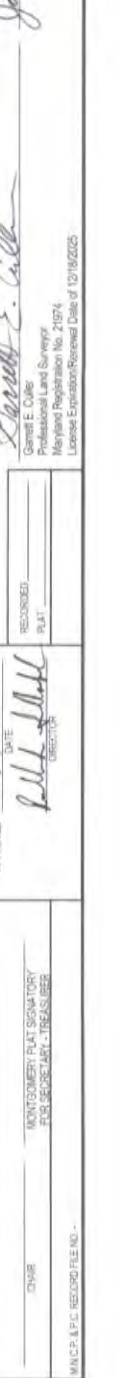
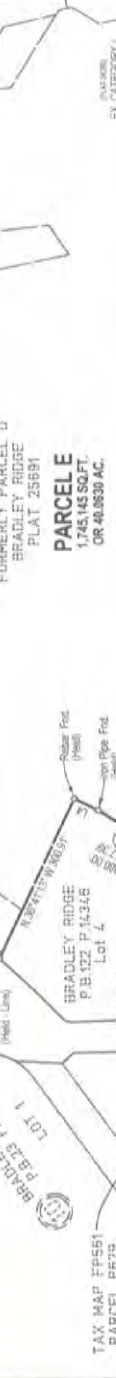
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SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information, and belief that the information shown herein is correct, and that it is a resubdivision of Lot 3, as shown on a subdivision record plat entitled, "BRADLEY RIDGE", recorded among the Land Records of Montgomery County, Maryland in Plat Book 122 at Plat 14346, said Lot 3 being described in a deed in the NORWOOD SCHOOL, INC. from JUANITA CAMPITELLI, by deed dated July 5, 2022 and recorded among said Land Records in Book 05987 at Page 126; said Lot 3 being consolidated into Parcel D, 2022 and recorded among said Land Records in Book 05987 at Page 126; RECORD PLAT "PARCEL D, BRADLEY RIDGE", recorded among said Land Records as Plat No. 25891, said Parcel D being part of Parcel D as shown on a subdivision record plat entitled, "SOLTESZ RECORD PLAT PARCEL D, BRADLEY RIDGE", recorded among the Land Records of Montgomery County, Maryland in Deed Book 08792 at Page 17. And that once engaged as described in the Owners Certificate herein, all property corners shown on this plat will be set in accordance with the provisions of Section 50-4.3.G of the Montgomery County Code; all in compliance with the requirements as set forth in the Annotated Code of Maryland (COMAR) Title 08.12.06.12.

The total area included in this subdivision record plat is 1,745,145 square feet or 40,063.0 acres of land, there is no area dedicated to public use by this plat.

Garrett E. Collier
Professional Land Surveyor
Maryland Registration No. 21974
License Expiration/ Renewal Date of 12/18/2025

Jan. 17, 2025
Date



APPROVED: 1-27-2025 DATE

RECORDED: 1/17/2025

PLAT

1-27-2025

1/17/2025

01/17/2025

01/17/2025

01/17/2025

01/17/2025

01/17/2025

01/17/2025

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APPROVED: _____

CHIEF _____

MONTGOMERY PLAT SURVEYOR

PLAT SECRETARY - TREASURER

1-27-2025

1/17/2025

01/17/2025

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