

Plat Name: Bradley Hills, Section 2
Plat #: 220091110

Location: Located in the northeast quadrant of the intersection of Glenbrook Road and Wessling Lane
Master Plan: Bethesda-Chevy Chase
Plat Details: R-90 zone; 1 lot
Community Water, Community Sewer
Applicant: Richard Beatty

Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A (a)(3)** of the Subdivision Regulations, which states:

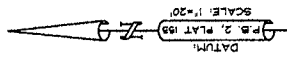
Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3) and supports this minor subdivision record plat.



VICINITY MAP
SCALE: 1" = 200'



N/E
SHEKMAN, STEPHAN A. & F. R.
PART 2, PLAT 153
BRADLEY HILLS, SECTION 2
LIBERTY, MARYLAND
PLAT No. 21790

PLAT No.

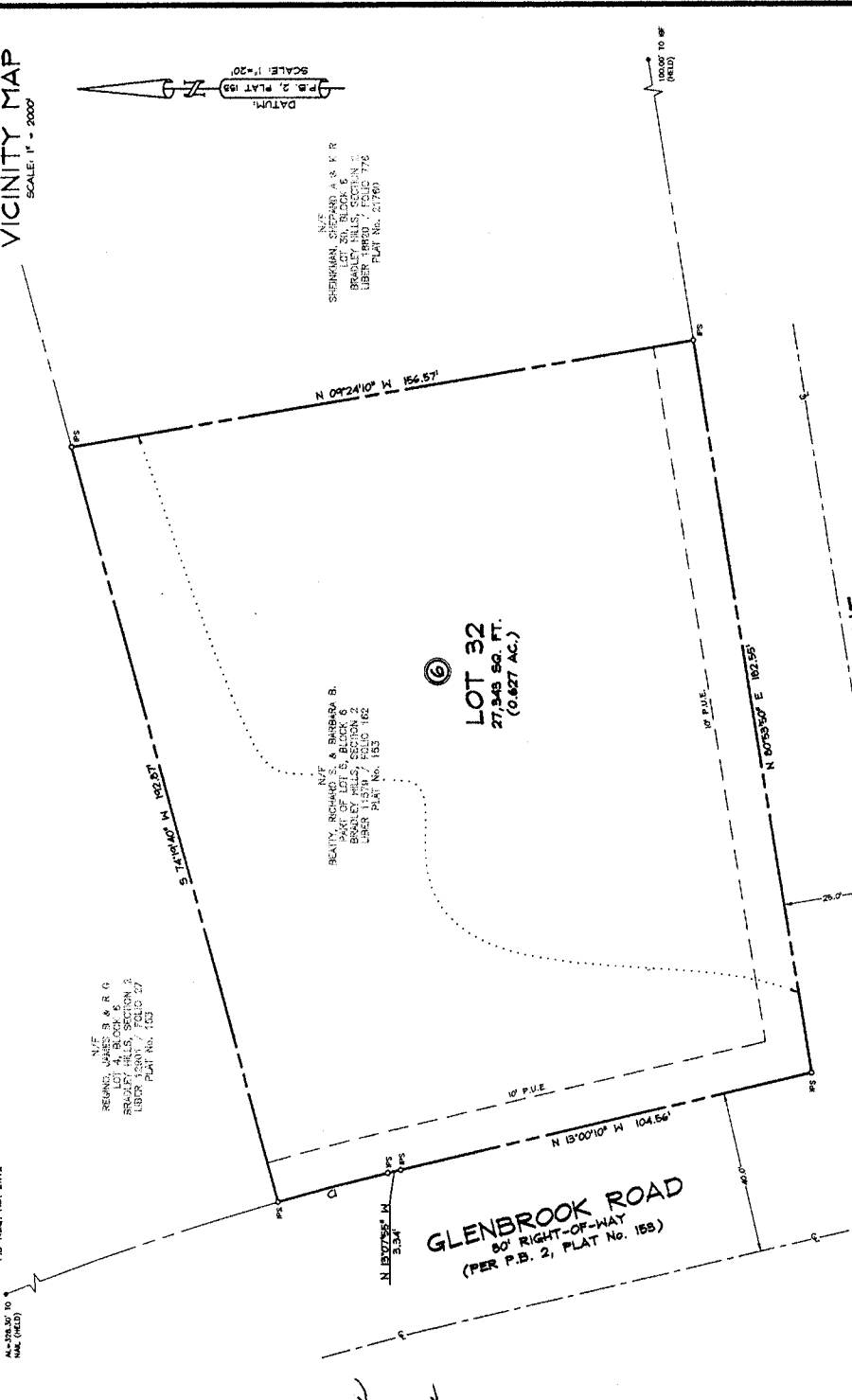
PROPERTY LINE CURVE TABLE

CURVE	LENGTH	RADIUS	CURVED LENGTH	CURVED BEARING	DELTA ANGLE
C1	20.0'	757.48'	20.00'	N42°32'34"	7.0752°

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF MARYLAND. THE PROPERTY SHOWN ON THIS PLAN IS THE SUBJECT OF PLAT 153, SUBDIVISION RECORD PLAT LOT 32, BLOCK 6, BRADLEY HILLS, SECTION 2, LIBERTY, MARYLAND, AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DAVID JOHN MITCHELL
SURVEYOR
170 REG. NO. 21772



SUBDIVISION RECORD PLAT
LOT 32, BLOCK 6
BRADLEY HILLS, SECTION 2
A RESUBDIVISION OF PART OF LOT 5, BLOCK 6
BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' JULY, 2009

OWNER'S CERTIFICATE

WE, RICHARD S. BEATTY AND BARBARA B. BEATTY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADVERTISE AND FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.E.", TO THE PUBLIC UTILITY EASTERN MARYLAND COMPANY (P.U.E.), AS RECORDED IN LIBER BOOK AT FOLD 467 AT THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. WE AGREE TO MORTGAGE, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

7-9-09 *Richard S. Beatty* WITNESS
DATE RICHARD S. BEATTY

7-9-09 *Barbara B. Beatty* WITNESS
DATE BARBARA B. BEATTY

NOTES

1. WATER CATEGORY: 1 - SOWER CATEGORY: 1
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-30 ZONE AS OF THE DATE OF PLAT RECORDATION.
3. IRS - IRON PIN WITH CAP SET
4. APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF A PUBLIC WATER AND SEWER.
5. THIS PROPERTY IS SHOWN ON M.D.S.C. 200-FOOT SHEET 204 M4 05.
6. THIS PROPERTY IS SHOWN ON M.D.S.C. 200-FOOT SHEET 204 M4 05.
7. ALL TERMS, CONDITIONS, LIMITATIONS, AND SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT. THE BOARD HAS INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH ACTION FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS, ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR HOME SUBDIVISION APPROVALS CONTAINED IN SECTION 50-23(A) OF THE MONTGOMERY COUNTY CODE. THIS PLAT INCLUDES THE CONSOLIDATION OF A PART OF A LOT INTO A LOT, AS PROVIDED FOR IN SECTION 50-23(A)(5)(A).
9. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY EASEMENT, RIGHT, OR INTEREST IN THE PROPERTY, NOR TO RESTRICT THE OWNERSHIP AND USE OF THIS PROPERTY, THE EXISTENCE OF WHICH IS NOT NECESSARILY INDICATED BY THIS EXAMINATION OF TITLE OR TO DENY OR NOTE ALL MATTERS AFFECTING TITLE.

7-9-09 *Richard S. Beatty* WITNESS
DATE RICHARD S. BEATTY

7-9-09 *Barbara B. Beatty* WITNESS
DATE BARBARA B. BEATTY

FLAT TABULATION

NUMBER OF PARCELS	1
AREA OF LOT(S)	27,343.00 SQ. FT.
AREA OF STREET DEDICATION	27,343.00 SQ. FT. (0.627 ACRES)
TOTAL AREA	27,343.00 SQ. FT. (0.627 ACRES)

Department of
Permitting Services
Montgomery County, Maryland

Date: _____
Approved: _____ Director

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

Approved: _____
Chairman

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

Recorded _____
Plat No. _____

209111

ENGINEERING
CIVIL & SURVEYING - LAND PLANNING
A DIVISION OF CAS ENTERPRISES, INC.
108 West Ridgeville Boulevard, Suite 101, Mount Airy, Maryland 21771
DC: (301) 807-8031 FAX: (301) 807-8045

GRAPHIC SCALE
1 INCH = 20 FEET

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Bradley Hills Plat Number: 220091110
 Plat Submission Date: 5-29-09
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N/A

*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. Checked: Initial Date
 Preliminary Plan No. Checked: Initial Date
 Planning Board Opinion - Date Checked: Initial Date
 Site Plan Name if applicable: Site Plan Number:
 Planning Board Opinion - Date Checked: Initial Date

Lot # & Layout Lot Area Zoning Bearings & Distances ok Coordinates ok
 Plan # N/A Road/Alley Widths ok Easements Open Space N/A Non-standard
 BRLs N/A Adjoining Land N/A Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map ok
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>E. G. Gerson</u>	<u>6-3-09</u>	<u>6-19-09</u>	<u>6-11-09</u>	<u>OK</u>
Research	Bobby Fleury	↓	↓	<u>6-4-09</u>	<u>OK</u>
SHA	Doug Mills	↓	↓		
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey				

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial
SJS
SJS
SJS

Date
7/9/09
6-18-09
7-9-09

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

SJS

7/23/09

DPS Approval of Plat:

Engineer Pick-up for DPS Signature:
 Final Mylar for Reproduction Rec'd:

Plat Reproduction:

Addressing:
 File Card Update:
 Final Zoning Book Check:
 Update Address Books with Plat #:
 Update Green Books for Resubdivision:
 Notify Engineer to Seal Plats:
 Engineer Seal Complete:
 Complete Reproduction:
 Sent to Courthouse for Recordation:

No. _____

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
 - iii. alteration to building setback: _____
 - iv. amount of lot area affected: _____

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: _____
- b) Part of lot created by deed prior to June 1 1958: ok
yes ✓

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: _____
- b) Original Plat identified: _____

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: _____
- b) Developable with only one single family detached unit: _____

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: _____
- b) Street dedication required: _____
- c) Forest conservation: _____
- d) Storm water management: _____
- e) Special Protection Area/Water Quality Plan: _____
- f) Landscaping and lighting plan including parking lot layout: _____

g) Approved Special Exception: _____

(8) Plats for Certain Residential Lots in the RDT Zone;5 Lot Maximum

- a) Number of Lots: _____
- b) Written MCDPS approval of proposed septic area: _____
- c) Required street dedication: _____
- d) Easement for balance of property noting density and TDRS: _____
- e) Average lot size of 5 acres: _____
- f) Forest Conservation requirements met: _____