

Plat Name: Bradley Hills Grove
Plat #: 220180860

Location: Located on the east side of Burning Tree Road, 500 feet south of Hillmead Road

Master Plan: Bethesda - Chevy Chase Master Plan

Plat Details: R-200 zone; 1 lot

Owner: Burning Tree Builders, LLC

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.

NOTES

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THE PROPERTY, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INCORPORATED BY REFERENCE INTO THIS SUBDIVISION RECORD PLAT. THE OFFICIAL RECORDING FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. BY = BORN IN PA; F = FEMALE; / = NEAR; * = NEAR WITH CAP.
3. THE PROPOSED LOT WILL BE SERVED BY PUBLIC WATER AND SEWER ONLY.
4. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR UNDER SUBDIVISION APPROVALS CONTAINED IN SECTION 50-7.1 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES THE CONSOLIDATION OF PART OF A LOT THAT WAS PREVIOUSLY DIVIDED INTO SEVERAL LOTS AND THE RECONSTRUCTION OF A PORTION OF ADJOINING LAND CREATED AS BY DEED AS PROPOSED FOR IN SECTION 50-7.1.1.1.
5. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW ANY MATTER AFFECTING THE OWNERSHIP AND USE, AND 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 DEFECT OR WAIVE ALL MATTERS AFFECTING TITLE.
6. PROPERTY LIES WITHIN ZONE X OF FEMA MAP # SAG30458D DATED SEPTEMBER 28TH 2004.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-7.1 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. THE PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED SURVEYOR IN THE STATE OF MARYLAND. THE PLAT WAS PREPARED AND SUBMITTED TO THE PLANNING BOARD ON APRIL 27TH, 2018 AND BEING PART OF LOT 18 BLOCK 8 ON PLAT OF SUBDIVISION SHOWN AS BRADLEY HILLS GROVE AS RECORDED ON PLAT 5138 AND PART OF LOT 30, BLOCK 8 SHOWN ON PLAT OF SUBDIVISION SHOWN AS LYNDWOOD AS RECORDED ON PLAT 6951 AS RECORDED AND RECORDED AS SHOWN HEREON. I HAVE REVIEWED ALL PROPERTY CORNERS MARKED THEREON AND FOUND THEM TO BE IN PLACE AS SHOWN HEREON. ACCORDANCE WITH SECTION 50-7.1.1 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. THE TOTAL AREA INCLUDED ON THIS PLAT IS 20,013 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

DAVID P. HOWATT
M.D. PROFESSIONAL
LAND SURVEYOR #211138
DPR 08-08-18

DATE _____

OWNER'S CERTIFICATE

WE, BURNING TREE BUILDERS, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION RECORD PLAT.

FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, 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.

AS OWNERS OF THIS SUBDIVISION WE HAVE CAUSED PROPERTY CORNERS TO SET BY A REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 50-3.3.3 OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SITS, ACTIONS AT LAW, LIENSES, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

SIGNATURE
EDWARD COHEN, MANAGING MEMBER
BURNING TREE BUILDERS, LLC

DATE _____

WITNESS _____

DATE _____

Department of Permitting Services
Montgomery County, Maryland

Approved: _____
Title _____ Director

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

Approved: _____
Title _____ Chairman

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

Recorded _____
Plat No. _____

APPROVALS/INFORMATION CHART	
TITLE MAP LOCATION:	GP341 & GP343
WSSC CRIP NUMBER:	3119607
ZONING CATEGORY:	R-500
APPROVED PRELIMINARY PLAN, SITE PLAN, PROJECT/SKETCH, PLAN FILE NUMBERS:	N/A
APPROVED FOREST CONSERVATION OR FOREST NUMBER OR FOREST CONSERVATION EXEMPTION NUMBER:	N/A

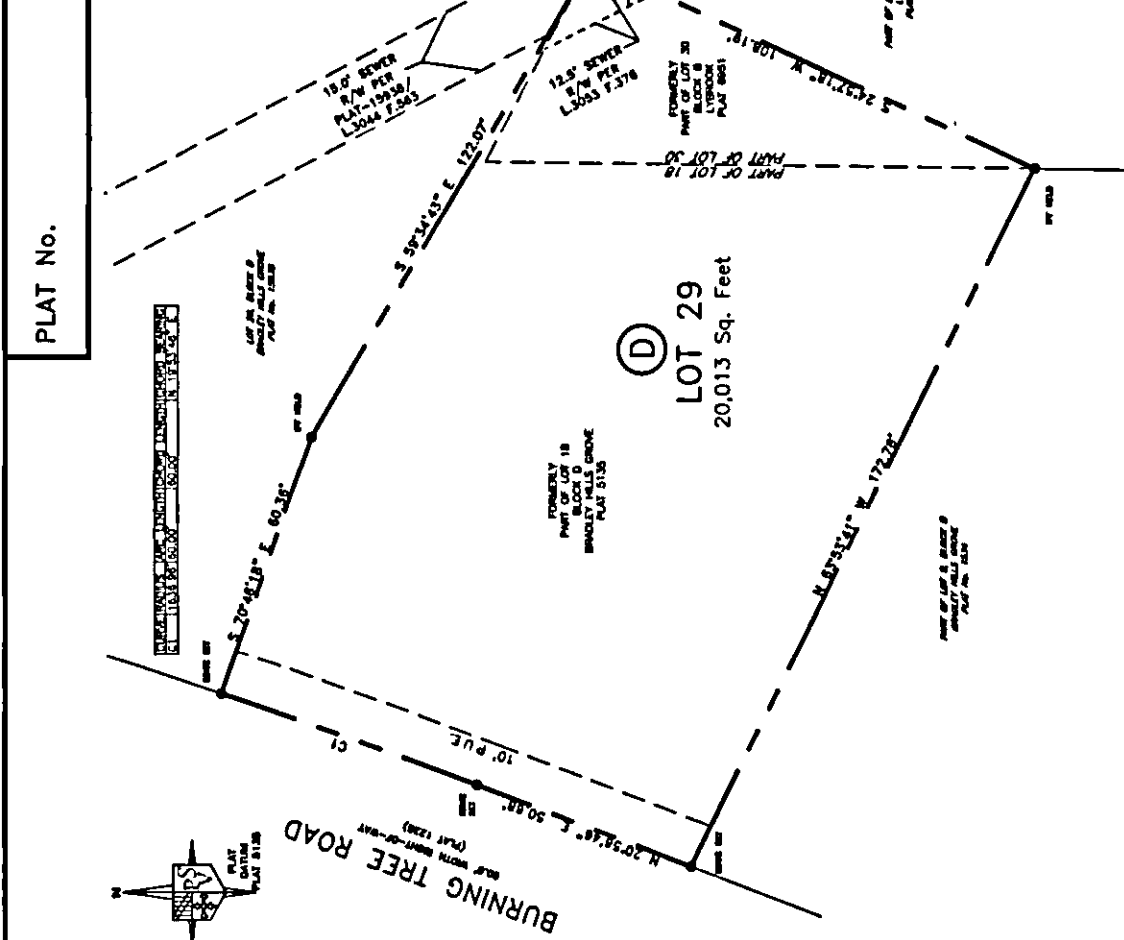
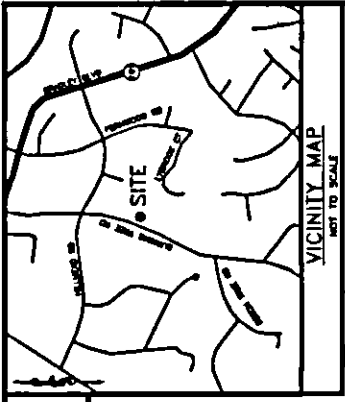
PLAT TABULATION	
LOT 29:	20,013 SQ.FT. OR 0.4594 ACRES
DEDICATION TO PUBLIC USE:	0.0 SQ.FT. OR 0.0 ACRES
TOTAL AREA:	20,013 SQ.FT. OR 0.4594 ACRES

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

SUBDIVISION RECORD PLAT
BRADLEY HILLS GROVE
LOT 29, BLOCK D

A RESUBDIVISION OF
PART OF LOT 18, BLOCK D, PLAT 5135
AND PART OF LOT 30, BLOCK 8, PLAT 6951

BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=20'
AUGUST 2018



PLAT No. _____