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 PLANNING DEVELOPMENT OF THIS PROPERTY, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION OF 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.


3. THE PROPOSED LOT WILL BE SERVED BY PUBLIC WATER AND SEWER ONLY.

4. THIS Plat CONFORMS TO THE REQUIREMENTS FOR SUBDIVISION APPROVAL CONTAINED IN SECTION 36.7.1 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 5 OF THE COUNTY CODE. THIS Plat APPLIES THE CONSOLIDATION OF PART OF A LOT THAT CONTAINS A LEGALLY CONSTRUCTED DETACHED HOUSE WITH A PORTION OF ALLEGED LAND CREATED AS BY DEED AS PROVIDED FOR IN SECTION 36.7.1.2.C.

5. THIS SUBDIVISION RECORD Plat WILL NOT AFFECT ANY WATER APPEALS REQUIRING THE OWNERSHIP OF USE FOR EVERETT WATER DISTRICT THE OWNERSHIP OF USE FOR EVERETT WATER DISTRICT OR TO ALTER OR ALTER OR ALLOWS ALL MATTERS AFFECTING TITLE OR TO EFFECT OR HOLD ALL MATTERS AFFECTING TITLE.

6. PROPERTY LIES WITHIN ZONE II OF FEMA MAP DATED SEPTEMBER 1910.

SURVEYOR'S CERTIFICATE

I, [SURVEYOR'S NAME], [SURVEYOR'S TITLE], [SURVEYOR'S FIRM], STATE THAT THE PLAT SHOWN HEREIN IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS A FUTURE SUBDIVISION OF ALL OF THE LAND OWNED BY THE TRUSTEES OF THE [TRUSTEES' NAME] TRUST DATED JULY 1, 1999 AND THE HERALD L. SMITH TRUST DATED JULY 1, 1999.

OWNER'S CERTIFICATE

[OWNER'S NAME], OWNER OF THE PROPERTY SHOWN HEREIN, HEREBY ADOPTS THIS SURVEYING RECORD PLAN.

APPROVALS/INFORMATION CHART

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SUBDIVISION RECORD Plat

BRADLEY HILLS GROVE

LOT 29, BLOCK D

A RE-SUBDIVISION OF

PART OF LOT 18, BLOCK D, PLAT 5135
AND PART OF LOT 30, BLOCK B, PLAT 6551

BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 20'

POTOMAC VALLEY SURVEYS
20010 FISHER AVENUE, SUITE F
POOLVILLE, MARYLAND
1-301-328-5090

AUGUST 2018