



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 1B
6-6-2019


MEMORANDUM

DATE: May 24, 2019

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator
Jay Beatty, Senior Planner
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for June 6, 2019

A handwritten signature in black ink, appearing to be "JS" over "JCB", is located to the right of the "FROM:" field.

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:

220190470 Bradley Hills Grove

Plat Name: Bradley Hills Grove
Plat #: 220190470

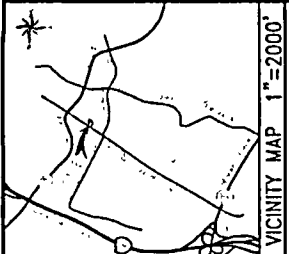
Location: Located on the east side of Burdette Road, 600 feet north of Hillmead Road

Master Plan: Bethesda - Chevy Chase Master Plan

Plat Details: R-200 zone; 3 lots

Owner: Steven Heflin and Jane Evans

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620170070 (MCPB Resolution No. 18-053), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the previous approval of the aforesaid plan.



VICINITY MAP 1"=2000'

PLAT NO.

PLAT TOTALS	
NUMBER OF LOTS	3
AREA OF LOTS	2.83737 AC.
AREA OF STREET DEDICATION	0.02009 AC.
TOTAL AREA THIS PLAT	2.85746 AC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS TRUE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT IT IS A SUBDIVISION OF LAND DESCRIBED AS A LOTS 1, 2 AND 3, BRADLEY HILLS GROVE, MONTGOMERY COUNTY, MARYLAND, DATED JULY 11TH, 2005 AND RECORDED IN LIBER 30524 FOLIO 403 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I FURTHER CERTIFY THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF ALL PROPERTY MARKERS AND OTHER INDICATORY MARKERS KNOWN TO ME AND THAT THE TOTAL AREA INCLUDED ON THIS PLAT IS 2.85746 SQUARE FEET OR 0.02009 ACRES, 875 SQUARE FEET OF WHICH IS DEDICATED TO PUBLIC USE.

Near Jackson
DATE: 5/13/19

DEAN PROCTOR
PROFESSIONAL LAND SURVEYOR
MONTGOMERY COUNTY, MARYLAND
EXP. DATE 10/17/2019

NOTES:

1. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON W.S.S.C. BASE SHEET 211-WF-07.
2. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY ADMINISTRATIVE SUBDIVISION PLAN #20170070 ENTITLED "BRADLEY HILLS GROVE" DATED 11/17/18. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD APPROVAL FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
3. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992 INCLUDING THE TERMS OF APPROVED FINAL FOREST CONSERVATION PLAN #20170070 AND ANY OTHER APPLICABLE REGULATIONS AND ORDINANCES. A SEPARATE CONTROL PERMIT COPY OF THE APPROVED PLAN MAY BE VIEWED AT 8787 GEORGIA AVENUE, SILVER SPRING, MARYLAND.
5. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO AFFECT OR LIMIT THE RIGHTS OF ANY OTHER PARTY TO THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.

APPROVAL/INFORMATION CHART

TAX MAP	GP341
ZONING CATEGORY	R-200
APPROVED ADMINISTRATIVE SUBDIVISION PLAN #	20170070
APPROVED FOREST CONSERVATION PLAN #	20170070

OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT AND AGREE TO THE TERMS AND CONDITIONS OF THIS SUBDIVISION RECORD PLAT. WE AGREE TO WAIVE ALL RIGHTS AND CLAIMS TO ANY OTHER MATTER THAT MAY ARISE IN CONNECTION WITH THIS SUBDIVISION RECORD PLAT. WE AGREE TO WAIVE ALL RIGHTS AND CLAIMS TO ANY OTHER MATTER THAT MAY ARISE IN CONNECTION WITH THIS SUBDIVISION RECORD PLAT. WE AGREE TO WAIVE ALL RIGHTS AND CLAIMS TO ANY OTHER MATTER THAT MAY ARISE IN CONNECTION WITH THIS SUBDIVISION RECORD PLAT.

DEEDOR'S BANK PRIVATE WEALTH INVESTMENT LTD.
BY: *John J. Kelly*
VICE PRESIDENT

STUCCO LAND HOLDING, OWNER
BY: *John J. Kelly*
VICE PRESIDENT

DATE: 4/23/19

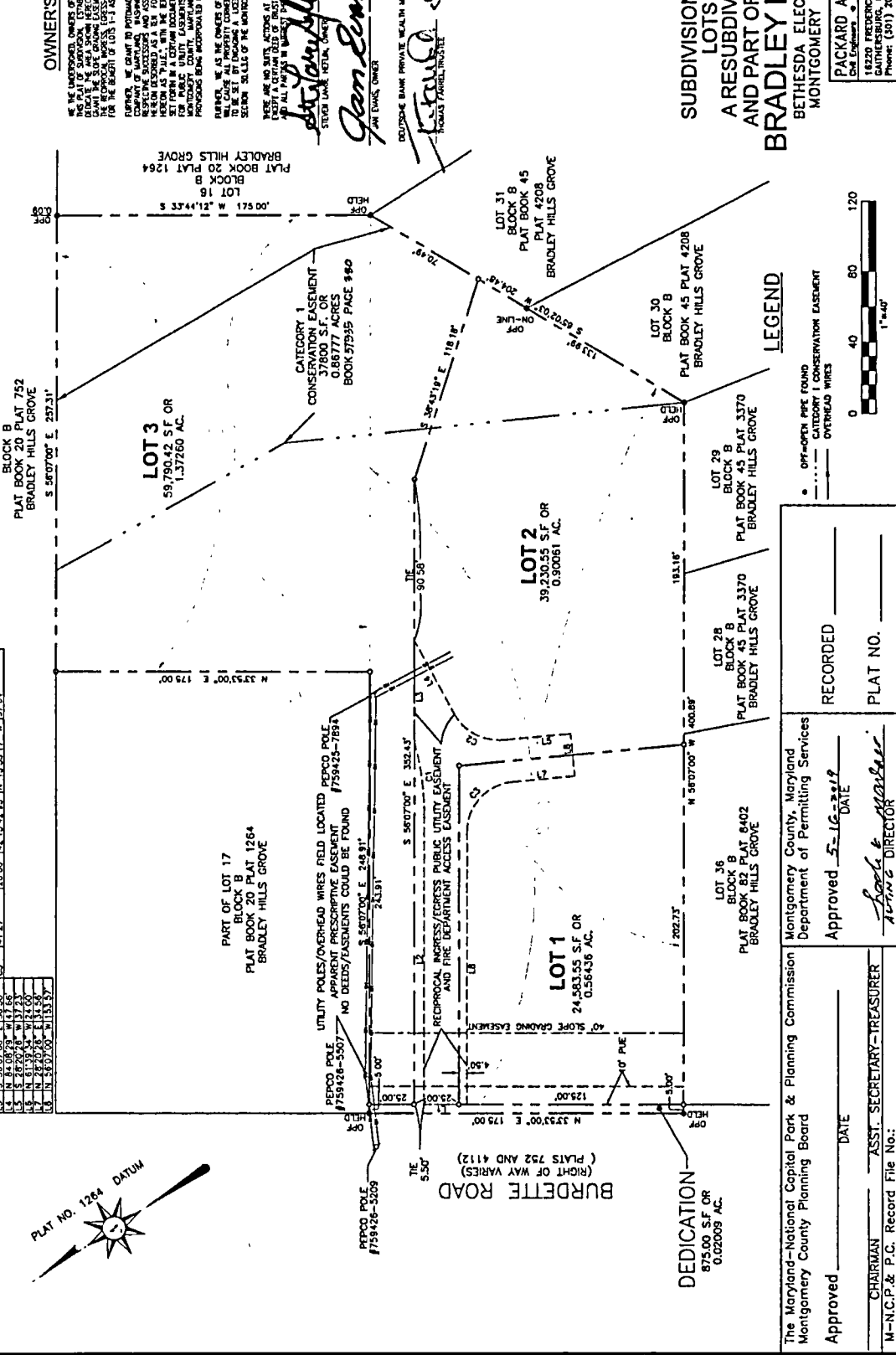
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RECIPROCAL INGRESS, EGRESS, PUBLIC UTILITY AND FIRE DEPARTMENT ACCESS EASEMENT TABLE

LINE/BEARING	DISTANCE	ADJACENT PARTY	ADJACENT PROPERTY	ADJACENT RECORD	ADJACENT LIBER	ADJACENT FOLIO
1. N 33°23'00" E 142.00'	142.00'	61	148.00' (750.04' x 71')	S 83°27'00" E 100.35'	11	11
2. S 83°27'00" E 100.35'	100.35'	62	148.00' (750.04' x 71')	S 83°27'00" E 100.35'	11	11
3. S 83°27'00" E 100.35'	100.35'	63	148.00' (750.04' x 71')	S 83°27'00" E 100.35'	11	11
4. S 83°27'00" E 100.35'	100.35'	64	148.00' (750.04' x 71')	S 83°27'00" E 100.35'	11	11
5. S 83°27'00" E 100.35'	100.35'	65	148.00' (750.04' x 71')	S 83°27'00" E 100.35'	11	11
6. S 83°27'00" E 100.35'	100.35'	66	148.00' (750.04' x 71')	S 83°27'00" E 100.35'	11	11
7. S 83°27'00" E 100.35'	100.35'	67	148.00' (750.04' x 71')	S 83°27'00" E 100.35'	11	11
8. S 83°27'00" E 100.35'	100.35'	68	148.00' (750.04' x 71')	S 83°27'00" E 100.35'	11	11
9. S 83°27'00" E 100.35'	100.35'	69	148.00' (750.04' x 71')	S 83°27'00" E 100.35'	11	11
10. S 83°27'00" E 100.35'	100.35'	70	148.00' (750.04' x 71')	S 83°27'00" E 100.35'	11	11



LEGEND

- OFF-OPEN FIRE FOUND
- CATEGORY 1 CONSERVATION EASEMENT
- OVERHEAD WIRES

RECORDED _____ **PLAT NO.** _____

Approved: *John J. Kelly* DATE: 5-16-2019
ACTING DIRECTOR

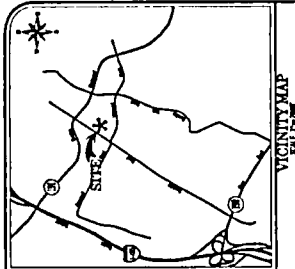
Montgomery County, Maryland
Department of Permitting Services

The Maryland-National Capital Park & Planning Commission
Montgomery County Planning Board

CHAIRMAN _____ ASST. SECRETARY-TREASURER _____
M-N.C.P. & P.C. Record File No.: _____

PACKARD ASSOCIATES, LLC.
Civil Engineers & Land Surveyors & Planners
18220 FREDERICK ROAD, SUITE 300
GAITHERSBURG, MARYLAND 20877
Phone: (301) 308-0250

April, 2019



SITE DATA

1. Lot Area: 1.23 Acres (53,433 sq. ft.) - Per the Record
2. Zoning: R-200
3. Proposed Standard Method Development per Sec. 18.04.2.3 of the zoning ordinance
4. Number of Lots Proposed: 3
5. Description: This is a subdivision of Lot 13 and part of Lot 14, both of which are located in the R-200 Zoning District.
6. Planning Area: Washington County (Zone 13)
7. Public Utilities to Serve the Proposed Lots: Water, Sewer, Gas

NOTE

Notwithstanding to what is shown on this plat, the owner of the property shown hereby certifies that the plat is correct and that the same is a true and correct copy of the original as filed in the office of the County Clerk of Washington County, Maryland. The owner of the property shown hereby certifies that the same is a true and correct copy of the original as filed in the office of the County Clerk of Washington County, Maryland. The owner of the property shown hereby certifies that the same is a true and correct copy of the original as filed in the office of the County Clerk of Washington County, Maryland.

PLAT 112

BURDETTE ROAD

Category 4 Conservation Easement 0.87 AC.

LOT 1
1.23 AC. (53,433 sq. ft.)

LOT 2
1.23 AC. (53,433 sq. ft.)

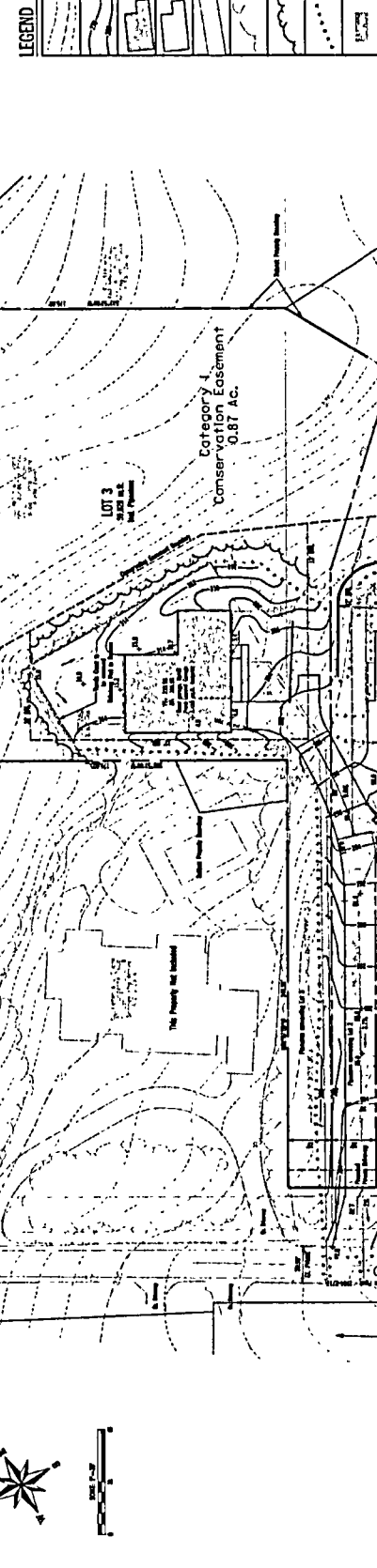
LOT 3
1.23 AC. (53,433 sq. ft.)

LEGEND

- Existing Conditions - 2-Foot Interval
- Proposed Conditions
- Proposed Street Footprint
- Existing Street Footprint
- Proposed Boundary
- Existing Tree Canopy Edge
- Proposed Tree Line
- Proposed Lot of Subdivisions (L.S.D.)
- Proposed 200' Easement

R-200 Zone Development Standards - Standard Method

Category	Minimum / Maximum	Proposed / Comments
Lot Area	100 sq. ft.	1.23 AC. (53,433 sq. ft.)
Min. Lot Width	30 ft.	30 ft.
Min. Lot Depth	30 ft.	30 ft.
Min. Lot Coverage	2.0%	2.0%
Min. Setback	10 ft.	10 ft.
Min. Side Setback	5 ft.	5 ft.
Min. Rear Setback	5 ft.	5 ft.
Min. Front Setback	5 ft.	5 ft.
Min. Side Yard	5 ft.	5 ft.
Min. Rear Yard	5 ft.	5 ft.
Min. Front Yard	5 ft.	5 ft.
Min. Side Yard	5 ft.	5 ft.
Min. Rear Yard	5 ft.	5 ft.
Min. Front Yard	5 ft.	5 ft.
Min. Side Yard	5 ft.	5 ft.
Min. Rear Yard	5 ft.	5 ft.



Administrative Subdivision Plan #62070070
8911 & 8915 BURDETTE ROAD
 Lot 13 & Part of Lot 12, Block 8 / The Big Capital, WSSC GM #2214967

Washington County, Maryland

Plan Set - Sheet 3 of 5

Scale: 1" = 30'

Date: 1/2/2008

OWNER: Jan M. Evans & Steven L. Hahn
 2022 Burdette Road
 Bethesda, MD 20817

PREPARED BY: SITE SOLUTIONS, INC.
 11100 ARCADE DRIVE, SUITE 400
 GAITHERSBURG, MARYLAND 20878-1011
 (301) 840-2900 Fax (301) 840-2911

NOTICE: This plat is subject to all applicable laws, regulations, and ordinances of the State of Maryland and the County of Washington, Maryland. The owner of the property shown hereby certifies that the same is a true and correct copy of the original as filed in the office of the County Clerk of Washington County, Maryland.

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