

MEMORANDUM

DATE: January 9, 2026

TO: Montgomery County Planning Board

FROM: Stephen Smith, West County Planning Division (301)-495-4522 
Jay Beatty, West County Planning Division (301)-495-2178 

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for January 22, 2026

The following record plats are recommended for APPROVAL in accordance with the requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations, along with any conditions for the completion of administrative items that may remain outstanding, and copies of plan drawings for the record plat. The following plats are included:

220250490 Bradley Hills, Section 2

220260330 Section 3, Chevy Chase

220260450 Strathmore View

Plat Name: Bradley Hills, Section 2

Plat #: 220250490

Location: Located on the north side of Goldsboro Road (MD 614), 350 feet west of Bradley Boulevard (MD 191).

Master Plan: Bethesda - Chevy Chase Master Plan

Plat Details: R-90 zone; 2 lots

Owner: MIVI, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620240130 (MCPB Resolution No. 24-096), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plan. Staff recommends approval of the proposed plat, conditioned upon the following:

Applicant to submit plat mylar containing all necessary signatures.

Following completion of the above items staff will forward the plat to the Chair for signature.

Surveyor's Certificate

I hereby certify that the information shown hereon is correct, that it is a subdivision plat of all the property acquired by from MVI, LLC, a Maryland Limited Liability Company from Alshay Vasant Ladwa and Sweta Alshay Ladwa, by deed dated August 20, 2025, and recorded among the Land Records of Montgomery County, Maryland in Book 69602 at Page 283, that it is a subdivision of Lot 28, Block 10, as shown on a subdivision record plat entitled "Lot 28, Block 10, 1st Addition to Section 2, Bradley Hills" and recorded among the aforesaid Land Records at Plat Number 14758.

I also certify that if engaged, I will set all property corner markers in accordance with Section 50.4.3.G of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 45,670 square feet or 1.0484 acres of land, there is no dedicated to public use by this plat.

Date: _____
Steven W. Jones
Professional Land Surveyor
Maryland Reg. No. 21072
Exp.: 02/08/2027

Owner's Certificate

We, MVI, LLC, owners of the property shown hereon and described in the Surveyor's Certificate, hereby adopts this Subdivision Record Plat, and establishes the minimum building restriction lines; subject to all current and applicable regulations of all federal, state and local governing agencies.

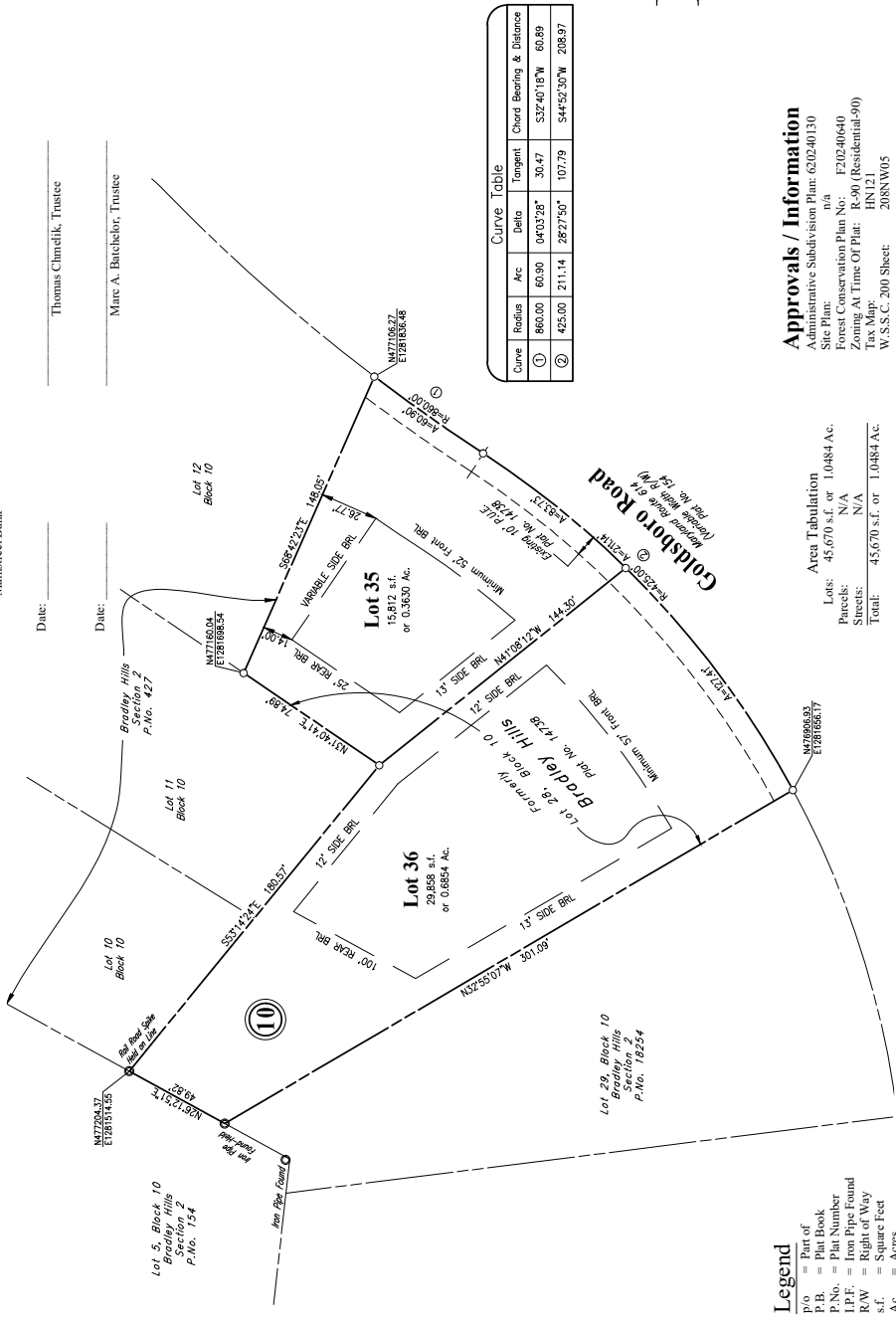
We further certify that a Maryland registered land surveyor will be engaged to set all property corners markers in accordance with section 50.4.3.G of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown hereon, except for a certain Credit Line Deed of Trust, recorded among said Land Records in Book 69602 at Page 289, and all parties in interest thereto have below indicated their assent.

Date: _____
Witness: _____
Alshay Ladwa
1st Member
Witness: _____
Sweta Ladwa
2nd Member

We hereby assent to this Subdivision Record Plat.
Mainstreet Bank

Date: _____
Thomas Chmielek, Trustee
Date: _____
Marc A. Barchelor, Trustee



Legend

- p/o = Part of
- P.B. = Plat Book
- P.No. = Plat Number
- L.P.F. = Iron Pipe Found
- R.W. = Right of Way
- s.f. = Square Feet
- Ac. = Acres

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

Approved: _____ Date: _____
Chair _____
Montgomery Plan Signatory
for Secretary-Treasurer _____

Department of Permitting Services,
Montgomery County

Approved: _____ Date: _____
Director _____

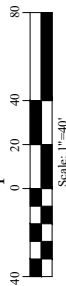
Recorded: _____
Plat No.: _____

Approvals / Information

Administrative Subdivision Plan: 020240130
Site Plan: n/a
Forest Conservation Plan No: F20240640
Zoning At Time Of Plat: R-90 (Residential-90)
Tax Map: HN121
W.S.S.C. 200 Sheet: 208NW05

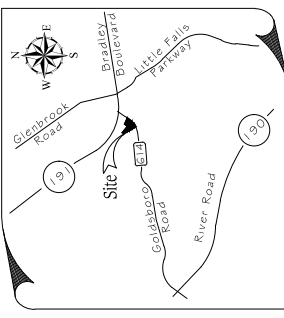
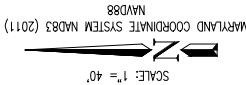
Area Tabulation
Lots: 45,670 s.f. or 1.0484 Ac.
Parcels: N/A
Streets: N/A
Total: 45,670 s.f. or 1.0484 Ac.

Graphic Scale



220250490

Plat No.: _____



Vicinity Map
(Scale 1"=1,000')

Notes

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan, allowing the development of the property, approved by the Montgomery County Planning Board, shall be incorporated into the final subdivision record plat. The location of this plat, unless expressly contemplated by the plan as approved. The official files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or 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.
- This property is served by public water and sewer services only.
- The property shown hereon is limited to the uses and conditions as required by Administrative Subdivision Plan #620240130 entitled "3315 Goldsboro Road, Lot 28, Block 10, Proposed Lots 35 & 36, Bradley Hills" and the uses and conditions listed in the Forest Conservation Plan #F20240640 entitled "Bradley Hills - 3315 Goldsboro Road", and any proposed changes in use will require further Planning Board review and approval.
- Water Sewer Categories: W/IS1
- Coordinates shown hereon were established using Trimble's Real-Time Keynotes and their Virtual Reference Station System (VRS) and are based on Maryland Coordinate System NAD 83 (2011) Datum. The average scale factor for the subject property is 0.9999139. The average property elevation based upon NAVD83 vertical datum is 317 feet, for an elevation factor of 0.99998975. The combined factor for the subject property is 0.9999414. All bearings and distances shown are based on grid coordinates.

Subdivision Record Plat Lots 35 & 36, Block 10 Bradley Hills Section 2 a resubdivision of Lot 28, Block 10 Bethesda (7th) District Montgomery County, Maryland January, 2025 Scale: 1" = 40'

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
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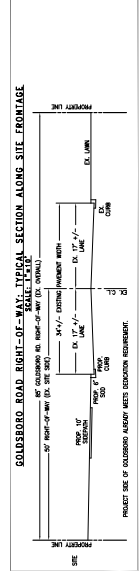
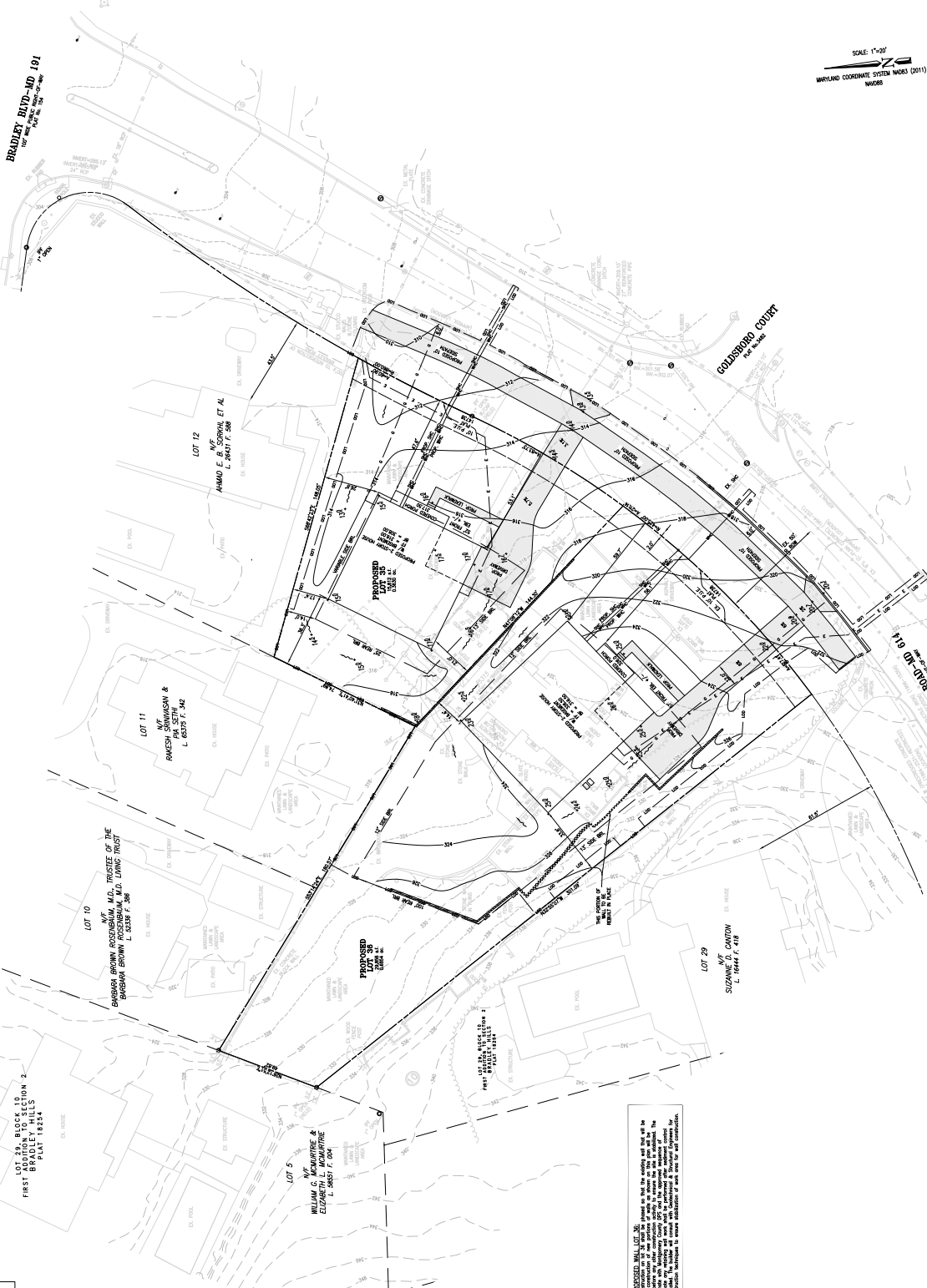
ADMINISTRATIVE SUBDIVISION PLAN M-NCP&PC No. 620240130



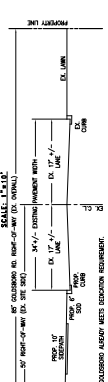
01/20/25

- GENERAL NOTES**
1. STREET ADDRESS: 5315 GOLDSBORO RD., BETHESDA, MD 20817
 2. LOT / BLOCK: LOT 10, BLOCK 10
 3. MAP NO.: M-NCP&PC No. 620240130
 4. MAP DATE: 07-2025
 5. MAP BY: CPJ
 6. TOTAL LOT AREA: 1.00 ACRES / 43,560 SQ. FT.
 7. TOTAL TRACT AREA: 1.00 ACRES / 43,560 SQ. FT.
 8. CORNER ZONE: R-40
 9. LOT 10 IS SITUATED IN THE LOTS 10-19 BLOCK 10, SECTION 2, T14N R10E S14W, DISTRICT OF COLUMBIA, D.C.
 10. LOT 10 IS SITUATED IN THE LOTS 10-19 BLOCK 10, SECTION 2, T14N R10E S14W, DISTRICT OF COLUMBIA, D.C.
 11. LOT 10 IS SITUATED IN THE LOTS 10-19 BLOCK 10, SECTION 2, T14N R10E S14W, DISTRICT OF COLUMBIA, D.C.
 12. THE SUBDIVISION PLAN WAS PREPARED BY ME AND I AM A PROFESSIONAL ENGINEER LICENSED UNDER THE EASE OF THE STATE OF MARYLAND.
 13. THE SUBDIVISION PLAN WAS PREPARED BY ME AND I AM A PROFESSIONAL ENGINEER LICENSED UNDER THE EASE OF THE STATE OF MARYLAND.
 14. THE PLAN FIELD WORK WAS PERFORMED BY ME AND I AM A PROFESSIONAL ENGINEER LICENSED UNDER THE EASE OF THE STATE OF MARYLAND.
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BRADLEY BLVD-101
100' WIDE
100' WIDE
100' WIDE



GOLDSBORO ROAD RIGHT-OF-WAY TYPICAL SECTION ALONG SITE FRONTAGE



NOTES

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LEGEND

1	PROPOSED LOT LINE
2	PROPOSED LOT LINE
3	PROPOSED LOT LINE
4	PROPOSED LOT LINE
5	PROPOSED LOT LINE
6	PROPOSED LOT LINE
7	PROPOSED LOT LINE
8	PROPOSED LOT LINE
9	PROPOSED LOT LINE
10	PROPOSED LOT LINE
11	PROPOSED LOT LINE
12	PROPOSED LOT LINE
13	PROPOSED LOT LINE
14	PROPOSED LOT LINE
15	PROPOSED LOT LINE
16	PROPOSED LOT LINE
17	PROPOSED LOT LINE
18	PROPOSED LOT LINE
19	PROPOSED LOT LINE
20	PROPOSED LOT LINE

OVERALL CONCEPTUAL LIMITS
OF DISTURBANCE = 461.52 AC

PROFESSIONAL CERTIFICATION

THESE PLANS WERE PREPARED BY ME AND I AM A PROFESSIONAL ENGINEER LICENSED UNDER THE EASE OF THE STATE OF MARYLAND.

LICENSE NUMBER: 19199

EXPIRATION DATE: 7/16/2025

PROFESSIONAL CERTIFICATION

SUBDIVISION CERTIFICATE

THESE PLANS WERE PREPARED BY ME AND I AM A PROFESSIONAL ENGINEER LICENSED UNDER THE EASE OF THE STATE OF MARYLAND.

LICENSE NUMBER: 19199

EXPIRATION DATE: 7/16/2025

ADMINISTRATIVE SUBDIVISION PLAN

ADMINISTRATIVE SUBDIVISION PLAN

5315 GOLDSBORO RD., LOT 28, BLOCK 10

REFUSED LOTS 28 & 29

BRADLEY HILLS-5315 GOLDSBORO RD

BETHESDA (MD) ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.

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