

Plat Name: Hillmead – Bradley Hills

Plat #: 220100180

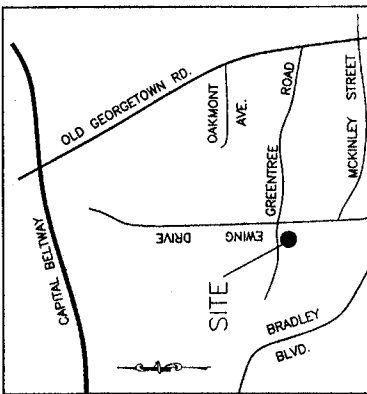
Location: Located on the south side of Greentree Road, 150 feet west of Ewing Drive

Master Plan: Bethesda – Chevy Chase

Plat Details: R-60 zone; 2 lots
Community Water, Community Sewer

Applicant: Kathryn Beane

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 120080440 (MCPB Resolution No. 09-35), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plan.



VICINITY MAP
SCALE 1"=2,000'

NOTES:

- PROPERTY ZONED R-60.
TAX MAP GRID LOCATION: GPS61; WSC GRID 211NW6
- THE APPROVAL OF THIS PLAT IS PREDICATED UPON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY 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.
- THE PROPERTY SHOWN HEREON IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, PLANNING BOARD RESOLUTION DATED MAY 21, 2008.
- THE PROPERTY SHOWN HEREON IS EXEMPT FROM THE FOREST CONSERVATION PLAN REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION LAW EXEMPTION #42003057E. THIS PROPERTY IS SUBJECT TO AN APPROVED TREE SAVE PLAN PURSUANT TO EXEMPTION #42003057E.
- THE FRONT OF ANY DWELLING CONSTRUCTED ON LOT 100 MUST NOT BE SET BACK FURTHER THAN 50 FEET FROM THE PROPERTY LINE AND THE FRONT OF ANY DWELLING CONSTRUCTED ON LOT 101 MUST NOT BE SET BACK FURTHER THAN 35 FEET FROM THE FRONT PROPERTY LINE.
- THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS FOR ROAD IMPROVEMENTS RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, IN LIBER _____ AT FOLIO _____

OWNER'S CERTIFICATION

I, Kathryn Babalon Beane, formerly known as Kathryn Beane Babalon and now known as Kathryn Babalon Beane, owner of the property shown hereon, hereby adopt this plat of subdivision, dedicate the street as shown hereon to public use, I grant the Public Utility Easement (P.U.E.) as shown hereon to the parties named in a document entitled "Declaration of Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 Folio 457 among the Land Records of Montgomery County, I, my successors and assigns, will cause all property corner markers, and other required monumentation, to be set by a registered land surveyor, in accordance with section 50-24(e)(2) of the Montgomery County Code. There are no suits, liens, leases, mortgages, or trusts affecting the property included in this plat of subdivision.

Kathryn Babalon Beane
Date: 10/27/09

David P. Mowatt
Date: 10/27/09

Witness:

SUBDIVISION RECORD PLAT
LOTS 100 AND 101, BLOCK 1

HILLMEAD

BRADLEY HILLS

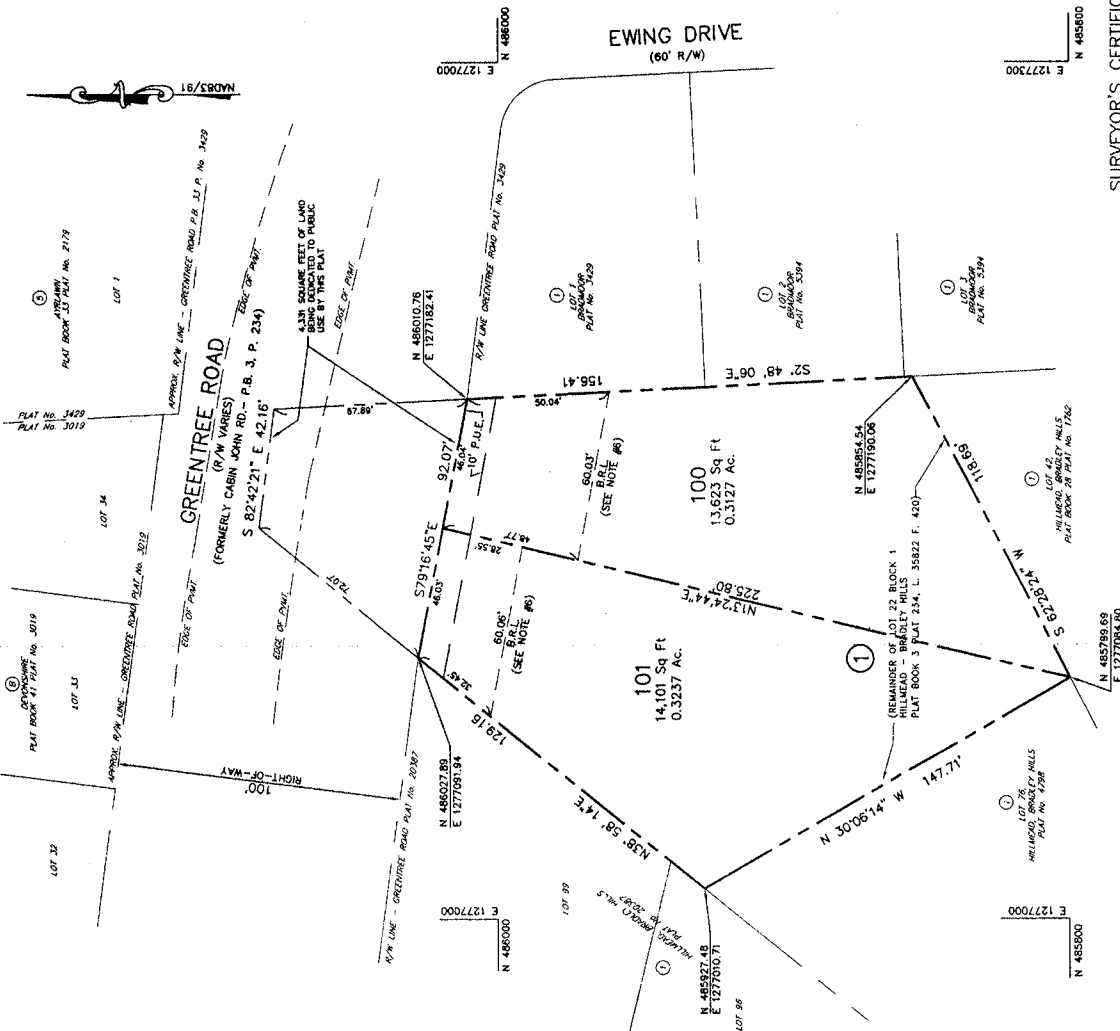
BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=30' OCTOBER, 2009



HURON
CONSULTING
20410 CENTURY BLVD.
SUITE 230
GERMANTOWN, MD. 20874
PHONE: (301) 528-2010

GPS NOTE:
HORIZONTAL DATUM BASED ON MARYLAND STATE PLANE
COORDINATE SYSTEM NAD83/91.



RECORD PLAT REVIEW SHEET

Plat Name: Hillmead Bradley Hills Plat Number: 22000180
 Plan Name: Hillmead Bradley Hills Plan Number: 120080440
 Plat Submission Date: 9-10-09
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N. Bravastein Checked: Amil Date 10/7/09

Initial DRD Review:

Signed Preliminary Plan – Date 7-2-09 Checked: Initial SSS Date 10/5/09
 Planning Board Opinion – Date 5/21/09 Checked: Initial SSS Date 10/5/09
 Site Plan Req'd for Development? Yes No X Verified By: SSS (initial)
 Site Plan Name: Site Plan Number:
 Planning Board Opinion – Date Checked: Initial Date
 Site Plan Signature Set – Date Checked: Initial Date
 Site Plan Reviewer Plat Approval: Checked: Initial Date

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>L. Shirley</u>	<u>9-10-09</u>	<u>9-25-09</u>	<u>9/24/09</u>	<u>REVISE NOTES</u>
Research	<u>Bobby Fleury</u>	<u> </u>	<u> </u>	<u>9-14-09</u>	<u>OK</u>
SHA	<u>Doug Mills</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
PEPCO	<u>Steve Baxter</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Parks	<u>Doug Powell</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
DRD	<u>Nellie Carey</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

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:

Board Approval of Plat:

Plat Agenda:

Planning Board Approval:

Chairman's Signature:

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:

Initial

SS

Date

11/5/0910-7-0910/29/0911/19/09 No.

