

Plat Name: English Village - Bradley Hills
Plat #: 220110360

Location: Located on the west side of Aberdeen Road, 450 feet north of Wilson Lane (MD 188)
Master Plan: Bethesda-Chevy Chase
Plat Details: R-90 zone; 1 lot
Community Water, Community Sewer
Applicant: Glenn Grab

Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A (a)(3)** of the Subdivision Regulations, which states:

Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3) and supports this minor subdivision record plat.

PLAT No.



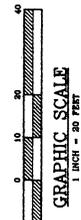
VICINITY MAP
ADC MAP 5407, GRID B-2
SCALE: 1" = 2000'



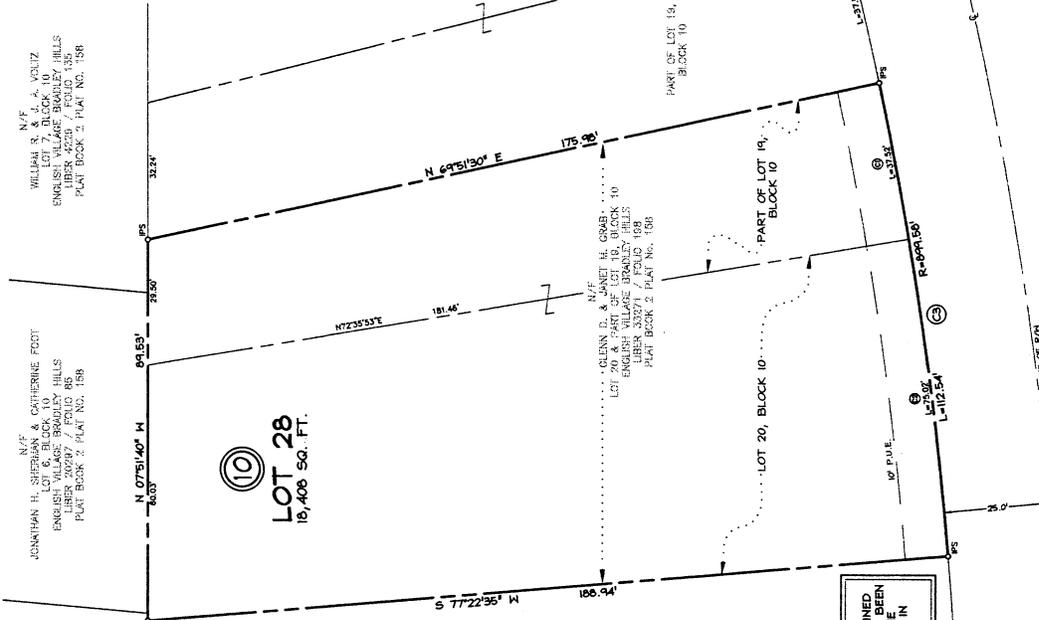
NEIL P. & P. SCHIRF
ENGLISH VILLAGE BRADLEY HILLS
PLAT BOOK 2, PLAT NO. 158

GLENN D. & JANET H. GRAB
ENGLISH VILLAGE BRADLEY HILLS
PLAT BOOK 2, PLAT NO. 158

CURVE TABLE with columns for CURVE, LENGTH, BEARING, CHORD, CHORD BEARING, DELTA ANGLE.



SUBDIVISION RECORD PLAT
LOT 28, BLOCK 10
**ENGLISH VILLAGE
BRADLEY HILLS**
A RESUBDIVISION OF PART OF LOT 19
AND LOT 20, BLOCK 10
BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' DECEMBER, 2010



ABERDEEN ROAD
50' RIGHT-OF-WAY
(PER P. B. 2, PLAT NO. 186)

- NOTES: 1. THE PROPERTY SHOWN HEREBY IS APPROVED FOR PUBLIC WATER AND SEWER. WATER CATEGORY 1.1 SEWER CATEGORY 1.1. AS OF THE DATE OF PLAT RECORDATION.

- 2. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
- 3. THE PROPERTY SHOWN HEREBY IS LOCATED ON TAX MAP 1N 122.
- 4. THE PROPERTY SHOWN HEREBY IS LOCATED ON A.S.S.C. 200-FOOT SHOWN 200 IN 06.
- 5. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS CONTAINED IN THE SUBDIVISION RECORD PLAT SHEET AND 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 RECORDATION OF THIS PLAT ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- 6. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 90-24(e) OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES THE CONSOLIDATION OF A LOT AND PART OF A LOT INTO ONE LOT, AS PROVIDED FOR IN SECTION 90-24(e)(5).
- 7. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER OF RECORD AFFECTING THE PROPERTY, NOR EVERY MATTER AFFECTING THE TITLE. THE CHAIRMAN AND ONE OF THE WITNESSES HEREBY CERTIFYING THIS PLAT INTEND TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

OWNERS' CERTIFICATE
WE, GLENN D. GRAB AND JANET H. GRAB, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREOF, HEREBY ADOPT THIS PLAN OF SUBDIVISION.
WE FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREOF, TO THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION, AS RECORDED IN LIBER 2884 AT FOLIO 467 AMONG THE EASEMENTS, AS RECORDED IN LIBER 2884 AT FOLIO 467 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THERE ARE NO MORTGAGES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREOF, EXCEPT AS INDICATED BELOW.

1/3/11 DATE
1/3/11 DATE
WITNESS
WITNESS

WE, HELLS FARGO BANK, N. A., HEREBY CONSENT TO THIS PLAN OF SUBDIVISION.
1-4-11 DATE
1-4-11 DATE
WITNESS
WITNESS



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREBY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RESUBDIVISION OF LOT 19, BLOCK 10, AS SHOWN ON THE SUBDIVISION RECORD PLAT DATED OCTOBER 19TH, 2006, AND RECORDED OCTOBER 27TH, 2006, IN LIBER 2871 AT FOLIO 181, ALSO BEING A RESUBDIVISION OF PART OF LOT 19 AND LOT 20, BLOCK 10, AS SHOWN ON THE SUBDIVISION RECORD PLAT DATED OCTOBER 19TH, 2006, AND RECORDED OCTOBER 27TH, 2006, IN LIBER 2871 AT FOLIO 181, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 19,408 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE, AND THAT THE SUBDIVISION IS IN ACCORDANCE WITH SECTION 90-24(e) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

NOTE: THE METES AND BOUNDS DESCRIPTION CONTAINED IN THIS CURRENT DEED IS THE METES AND BOUNDS DESCRIPTION CONTAINED IN THE PRECEDING DEED (L. 10260, F. 892).

12/13/10 DATE
12/13/10 DATE
WITNESS
WITNESS

PLAT TABULATION table with rows for NUMBER OF PARCELS, AREA OF VALUATION, AREA OF STREET DEDICATION, TOTAL AREA.

Department of Permitting Services
Montgomery County, Maryland
The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board
Approved:
M.N.C.P. & P.C. Record File No.



Recorded
Plat No.

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: English Village - Bradley Hills Plat Number: 220110366
 Plat Submission Date: 9-27-2010
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N/A

*For category of minor subdivision see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. N/A Checked: Initial N/A Date N/A
 Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Name if applicable: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	9-29-10	10/13/10	10/11/10	No REVISIONS
Research	Bobby Fleury			10-4-10	ok
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>SD</u>	<u>12/1/10</u>
Final Mylar & DXF/DWG Received:	<u>SD</u>	<u>1/6/11</u>
Final Mylar Review Complete:	<u>SD</u>	<u>1/12/2011</u>
Board Approval of Plat:		
Plat Agenda:	<u>SD</u>	<u>1/20/2011</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____

MCDPS Approval of Plat:

Consultant 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:	_____	_____
Complete Reproduction:	_____	_____
Notify Consultant to Seal Plats:	_____	_____
Surveyor's Seal Complete:	_____	_____
Sent to Courthouse for Recordation:	_____	_____
Recordation Info Entered into Hansen	_____	_____

No. _____

MINOR SUBDIVISION SECTION 50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
 - iii. alteration to building setback: _____
 - iv. amount of lot area affected: _____

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: _____
- b) Part of lot created by deed prior to June 1 1958: o/c
YES ✓

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: _____
- b) Original Plat identified: _____

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: _____
- b) Developable with only one single family detached unit: _____

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: _____
- b) Street dedication required: _____
- c) Forest conservation: _____
- d) Storm water management: _____
- e) Special Protection Area/Water Quality Plan: _____
- f) Landscaping and lighting plan including parking lot layout: _____
- g) Approved Special Exception: _____