

Plat Name: Mary L. Kefauver's Subdivision – Bradley Hills
Plat #: 220111130

Location: Located on the south side of Armat Drive, 400 feet west of Burdette Road
Master Plan: Bethesda-Chevy Chase
Plat Details: R-200 zone; 1 lot
Community Water, Community Sewer
Applicant: New Classics - Sandy Spring Builders

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 the lot included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3) and supports this minor subdivision record plat.

NOTES

1. WATER CATEGORY: 1. SEWER CATEGORY: 1
2. THE RECORDING MAP OF THIS RECORD PLAT IS IN THE POSSESSION OF THE DATE OF PLAT RECORDED.
3. IPS = IRON PIPE WITH CAP SET
4. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
5. THIS PROPERTY IS SHOWN ON TAX MAP GP 94.
6. THIS PROPERTY IS SHOWN ON M.S.S.C. 200-FOOT SHEET 2H N4 07.
7. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT. THE BOARD ARE ENTITLED TO REVIEW UNLESS EXCEPTED BY PARTNERSHIP AGREEMENT, CONTRACT, OR OTHER INSTRUMENT. ANY SUCH ACTION BY THE BOARD, THE OFFICIAL PUBLIC FILES FOR ANY SUCH ACTION, OR ANY OTHER INSTRUMENT, SHALL BE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 60-2A OF THE MONTGOMERY COUNTY ZONING AND PLANNING ACT, AS AMENDED BY ACT 10 OF 2001 (S.M. CH. 100).
9. THIS SUBDIVISION RECORDED PLAT IS NOT INTENDED TO SHOW ANY EVIDENCE OF THE OWNERSHIP AND USE OF THIS PROPERTY, THE EXISTENCE OF ANY EASEMENTS, OR THE EXISTENCE OF ANY INTERESTS AFFECTING TITLE OR TO DEPORT OR NOTE ALL MATTERS EXCEPT AS INDICATED BELOW.

OWNERS' CERTIFICATE

WE, MICHAEL LUSTRAIDER AND JENNIFER LUSTRAIDER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY JOINTLY THIS PLAT OF REVISION.

HEREBY ASSESS OUR LIABILITY TO ANY AND ALL PUBLIC UTILITIES, SHOWN ENTITLED TO DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS, AS RECORDED IN LIBER BOOK AT FOLIO 407 ALONG THE BOUNDARIES OF THIS PLAT. WE HEREBY WARRANT THAT THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREIN, EXCEPT AS INDICATED BELOW.

6/28/11 *[Signature]* MICHAEL LUSTRAIDER WITNESS

6/28/11 *[Signature]* JENNIFER LUSTRAIDER WITNESS

6/28/11 *[Signature]* Vice President WITNESS

WE, SUNTRUST BANK, HEREBY CONSENT TO THIS PLAN OF SUBDIVISION.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREIN IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE LANDS DESCRIBED IN THIS PLAT OF THE LANDS CONVEYED BY BARRY J. AND MARLA M. BECK INTO MICHAEL LUSTRAIDER AND JENNIFER LUSTRAIDER BY A DEED DATED JUNE 28, 2001 AND RECORDED JULY 12, 2001 IN LIBER BOOK 4180/6 AT MONTGOMERY COUNTY, MARYLAND, AS RECORDED IN PLAT BOOK IN KEEFAVER'S SUBDIVISION, BRADLEY HILLS, AS RECORDED IN PLAT BOOK IN PLAT 977, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 94,462 SQUARE FEET (2.15 ACRES). THE TOTAL AREA OF THE SUBDIVISION PROPERTY CORNERS MARKED THIS DATE TO BE MADE IN PLACE AS SHOWN HEREIN IN ACCORDANCE WITH SECTION 60-2A(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

6/29/11 *[Signature]* JEFFREY A. HARTWOOD
 PROFESSIONAL LAND SURVEYOR
 EXP. DATE: 12-15-13

PLAT TABULATION

| | |
|---------------------------|-----------------------------|
| NUMBER OF LOTS | 1 |
| NUMBER OF PARCELS | 0 |
| AREA OF LOT(S) | 94,462 SQ. FT. |
| AREA OF STREET DEDICATION | 0 |
| TOTAL AREA | 94,462 SQ. FT. (2.15 ACRES) |

Department of Planning and Zoning
 Montgomery County, Maryland

DATE: _____

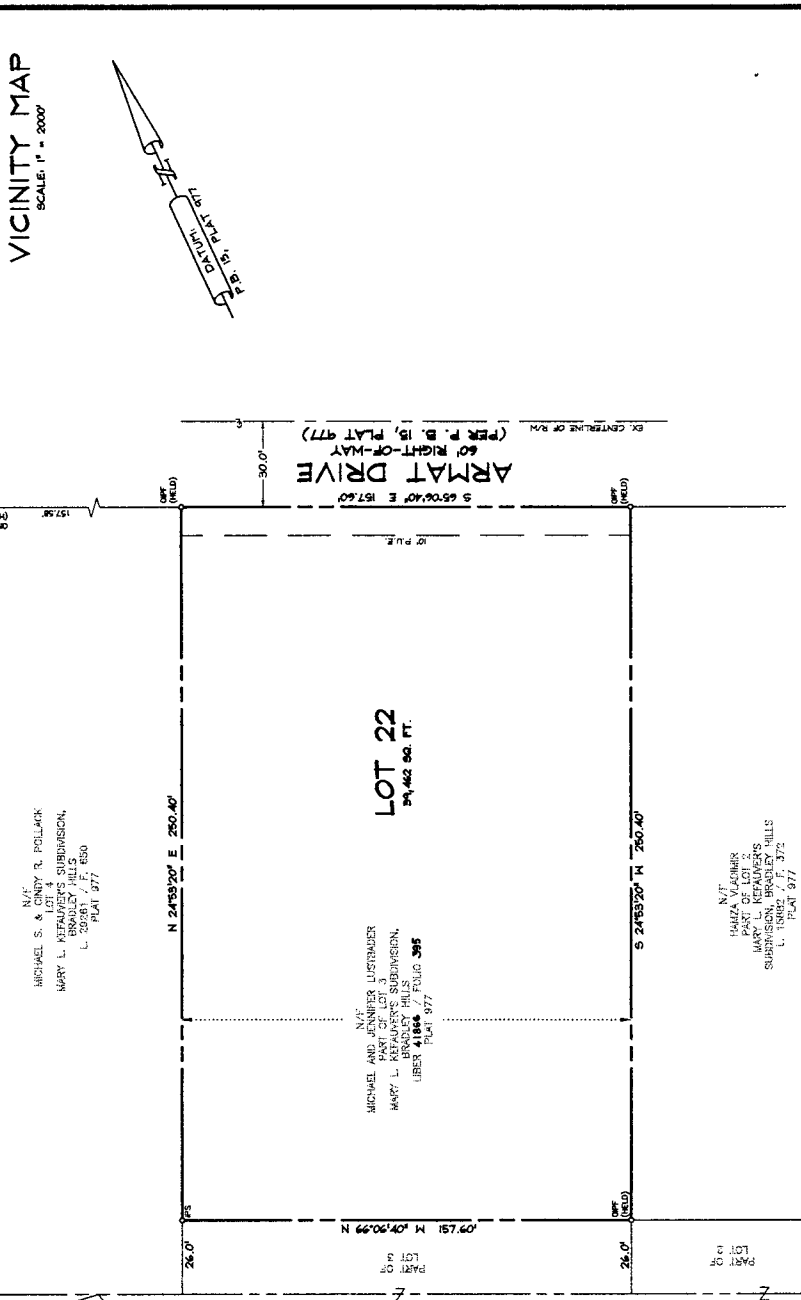
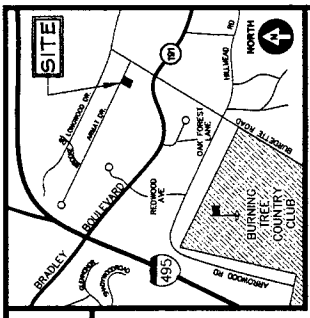
Approved: _____ Director

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

Approved: _____ Chairman

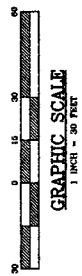
M.N.C.P. & P.C. Record File No. _____

Recorded _____
 Plat No. _____



SUBDIVISION RECORD PLAT
 LOT 22
**MARY L. KEFAUVER'S
 SUBDIVISION,
 BRADLEY HILLS**
 A RESUBDIVISION OF
 PART OF LOT 3
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30'

CAS ENGINEERING
 CIVIL SURVEYING & LAND PLANNING
 A DIVISION OF CAS ENTERPRISES, INC.
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MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: KEFAUVER SUB - BRADLEY Plat Number: 22011130

Plat Submission Date: 4-20-2011 HILLS

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. _____ Checked: Initial _____ Date _____

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
 Plan # Road/Alley Widths OK Easements 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
 SPA N/A

| Agency Reviews Req'd | Reviewer | Date Sent | Due Date | Date Rec'd | Comments |
|----------------------|---------------|-----------|----------|------------|--------------|
| Environment | Evelyn Gibson | 4-21-11 | 5-6-11 | 5-16-11 | NO REVISIONS |
| Research | Bobby Fleury | ↓ | ↓ | 4-25-11 | OIC |
| SHA | Corren Giles | | | | |
| PEPCO | Bobbie Dickey | | | 4-29-11 | NO COMMENTS |
| Parks | Doug Powell | | | | |
| DRD | Keiona Clark | | | | |

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SS Date 6-10-2011

Final Mylar & DXF/DWG Received: Initial SS Date 7-19-2011

Final Mylar Review Complete: Initial SS Date 9-6-11

Board Approval of Plat:

Plat Agenda: Initial SS Date 9-15-11

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: ok
yes 1941

(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: _____