Plat Name: Bradley Hills Grove

Plat #: 220111440

Location: Located on the west side of Bradgrove Drive, 200 feet south of Bradley

Boulevard (MD 191)

Master Plan: Bethesda-Chevy Chase

Plat Details: R-200 zone; 1 lot

Community Water, Community Sewer

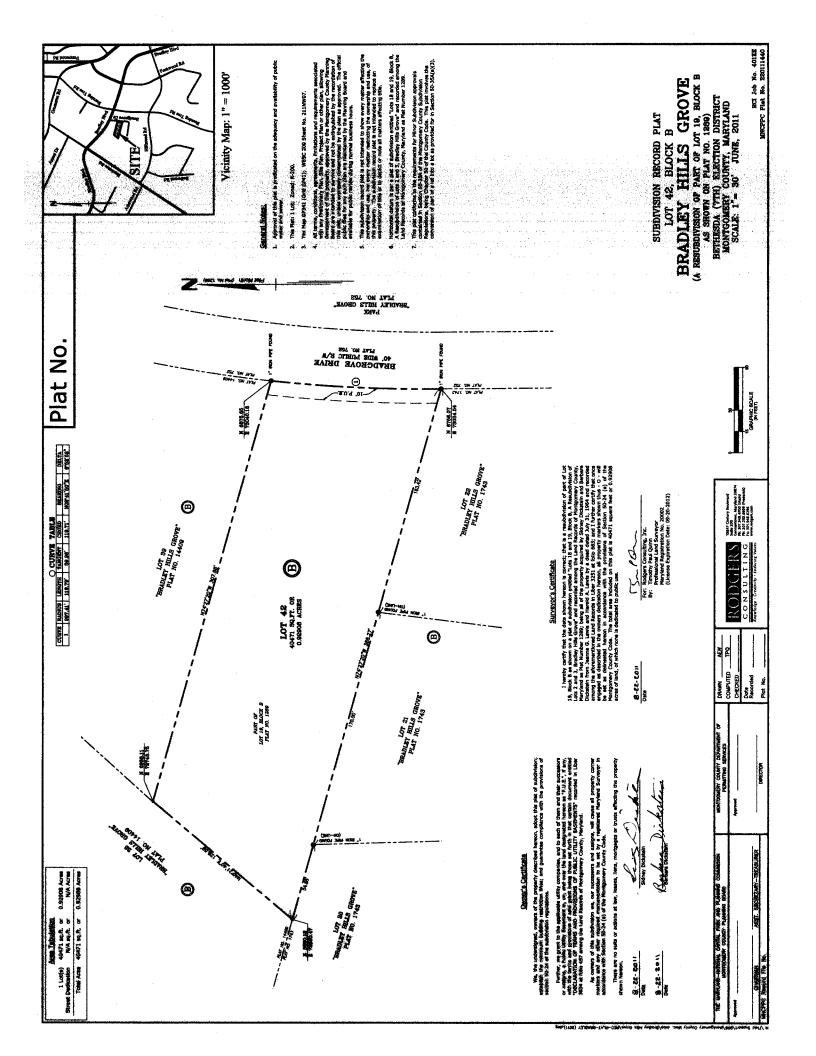
Applicant: Sidney Dickstein

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.



(This form contains 3 pages) Plat Name: Drad w Plat Number: 220111440 (grave Plat Submission Date: DRD Plat Reviewer: DRD Prelim Plan Reviewer: *For category of minor subdivision see pages 2 and 3 Initial DRD Review: Checked: Initial Pre-Preliminary Plan No._ Checked: Initial Date: Preliminary Plan No. Checked: Initial Planning Board Opinion - Date Date Site Plan Number: Site Plan Name if applicable: Checked: Initial Date Planning Board Opinion - Date -OC Coordinates DK Bearings & Distances, Zoning Lot Area Lot # & Layout__\ Plan # N/A Road/Alley Widths alc Easements of Open Space N// Non-standard BRLs_\\"A\/Adjoining Land_\(\nu\) Vicinity Map V Septic/Wells N TDR note N/A Child Lot note N/A Surveyor Cert ___ Owner Cert____ Tax Map Agency Due Date Date Rec'd Comments **Date Sent** Reviewer **Reviews** Req'd Remove Evelyn Gibson Environment Research Bobby Fleury SHA Corren Giles PEPCO **Bobbie Dickey** Doug Powell Parks Keiona Clark DRD Initial Final DRD Review: Consultant Notified (Final Mark-up): Final Mylar & DXF/DWG Received: Final Mylar Review Complete: **Board Approval of Plat:** Plat Agenda: 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: No. 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

Development Review Division Check Sheet for Record Plats Under Minor Subdivision Created 2005/Revised November 2007/Revised April 2009/Revised October 2009 Page 1 of 3

MINOR SUBDIVISION PLAT REVIEW SHEET

MINOR SUBDIVISION SECTION 50-35A

Select which Category of Minor Subdivision and fill information as required

Requireme	ents under Sec 50-35A (A)	
(1) Minor L	ot 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
,	iots:	
d) ·	Date sketch plan submitted:	
e)	Sketch plan revised or denied within 10 business days:	
ŋ̈́	Final record plat submitted within ninety days:	
g)	Sketch shows following information:	
i.	and a second to december 19 and the second	
ii.	physical improvements within 15 feet of adjusted line:	
iii.		
iv.		
(2) Convers	sion of Outlot into a Lot	
a)	Outlot not required for open space or otherwise constrained:	v ve 1 e e
b)	Adequate sewerage and water service/public or private:	
c)	Adequate public facilities and AGP satisfied:	
	Any conditions/agreements of original subdivision:	
e)	Special Protection Area, Water Quality Plan required:	
		No. of the second secon
(3) Consolid	dation Of Two of More Lots	1
a)	Any prior subdivision conditions:	DK1
b)	Part of lot created by deed prior to June 1 1958:	. OKV 1951
(4) Further	Subdivision of Commercial/Industrial/Multi-Family Lot	
	subdivision/conditions; APF agreement satisfied:	
7 (1.13	Cabarrage in Containorio, 711 1 agreement actioned.	
(5) Plat of C	Correction •	
	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 I	Existing Places of Worship, Private Schools, Country Club, Pl	rivate Institution and
Similar Use	s 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:	
ñ	Landscaping and lighting plan including parking lot layout:	
g)-	Approved Special Exception:	
	~ TRIBER REPRESENTED TO THE PROPERTY OF THE P	<u> partirante de la companya del companya de la companya del companya de la companya del la companya de la compa</u>