

Plat Name: Bradley Hills, Section 2
Plat #: 220130180

Location: Located on the west side of Fairfax Road, approximately 875 feet north of Wessling Lane.
Master Plan: Bethesda-Chevy Chase
Plat Details: R-90 zone; 1 lot
Community Water, Community Sewer
Applicant: Beatrice Harwood

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 property 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. THIS CATEGORY 1 SUBDIVISION IS NOT APPROVED FOR PUBLIC WATER AND SEWER.
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-40 ZONE AS OF THE DATE OF PLAT RECORDATION.
3. OPT - OPEN IRON PIPE FOUND 10' S - IRON PIN 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 H122.
6. THIS PROPERTY IS SHOWN ON M.S.S.C. 200-FOOT SHEET 20R 14A 08.
7. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND SITE PLAN REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOCATED DEVELOPMENT PLAN OF THIS PROJECT ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT. ANY CHANGES MADE TO ANY SUCH PLAN SHALL BE INTENDED TO SUPPLEMENT UNLESS INDICATED OTHERWISE. ALL SUCH CHANGES SHALL BE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISIONS AS SET FORTH IN THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. BEING A MATTER OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES THE CONSOLIDATION OF TWO (2) LOTS INTO A LOT, AS PROVIDED FOR IN SECTION 56-38A(6)(3) OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS.
9. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW ANY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER AFFECTING THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFLECT OR NOTE ALL MATTERS AFFECTING TITLE.

OWNERS' CERTIFICATE

WE, RICHARD L. HARKWOOD AND BEATRICE T. HARKWOOD, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREBY, HEREBY ADOPT THIS PLAN AND FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREBY AS "P.U.E." TO THOSE PARTIES NAMED IN THE DOCUMENT IDENTIFIED AS "P.U.E." TO THOSE PARTIES NAMED IN THE DOCUMENT IDENTIFIED AS "P.U.E." AS RECORDED IN LIBER BOOK 10, PLAT 736, LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. WE HEREBY AGREE TO WAIVE OUR RIGHTS, ACTIONS, CLAIMS, DEMANDS, MORTGAGES, CONTRACTS, RIGHTS, ACTIONS, CLAIMS, DEMANDS, UNLESS EXCEPT AS INDICATED BELOW.

N/A (DECEASED) N/A WITNESS
 DATE RICHARD L. HARKWOOD
Beatrice M. Harkwood
 DATE BEATRICE T. HARKWOOD WITNESS

PLAT TABULATION

NUMBER OF LOTS	6
AREA OF LOT(S)	30,636 SQ. FT.
AREA OF AREAS	0
AREA OF PUBLIC UTILIZATION	0
TOTAL AREA	30,636 SQ. FT. (0.70 ACRES)

Approved: _____
 Director

229,321.80

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

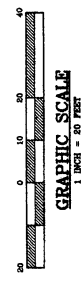
Approved: _____
 Chairman

M.N.C.P. & P.C. Record File No. _____
 Am't. Secretary - Treasurer

Recorded
Plat No. _____



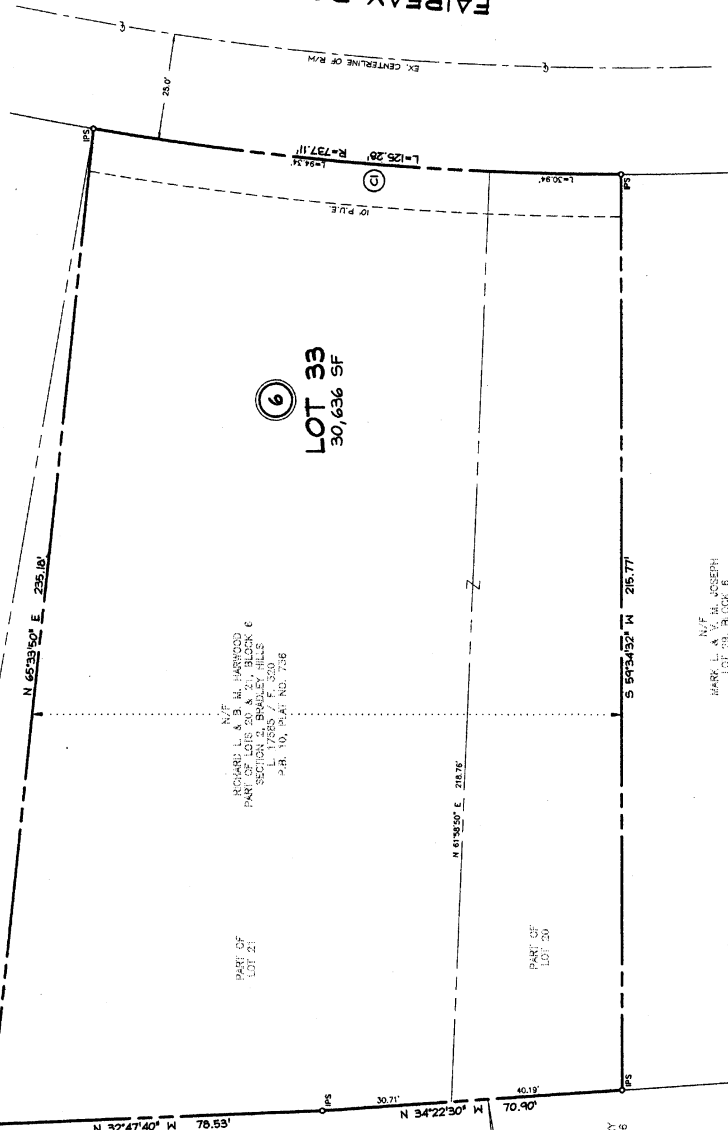
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 301-807-8045 fax
 www.coisengineering.com
 info@coisengineering.com



N/A
 MARK L. A. V. H. JOSEPH
 LOT 20, BLOCK 6
 SECTION 2, BRADLEY HILLS
 PLAT NO. 21005

N/A
 GREGORY K. & TRACY B. MOBILITARY
 LOT 20, BLOCK 6
 SECTION 2, BRADLEY HILLS
 PLAT NO. 21005

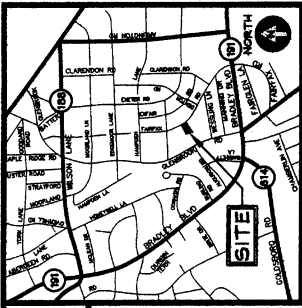
N/A
 NIGEL M. BRIDGEMAN &
 PART OF LOT 2, BLOCK 6
 SECTION 2, BRADLEY HILLS
 PLAT NO. 193



SURVEYOR'S CERTIFICATE

I, HERBY SHANN HERSON, SURVEYOR, HEREBY CERTIFY THAT THE PLAN SHOWN HEREBY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF MARYLAND. THE LANDS CONVEYED BY BEATRICE T. HARKWOOD INTO RICHARD L. HARKWOOD AND BEATRICE T. HARKWOOD, BY A DEED DATED SEPTEMBER 29, 1991 AND RECORDED OCTOBER 19, 1991 IN LIBER 1998 AT PLAT 736, AND THE LANDS CONVEYED BY BEATRICE T. HARKWOOD INTO RICHARD L. HARKWOOD AND BEATRICE T. HARKWOOD, BY A DEED DATED OCTOBER 19, 1991 IN LIBER 1998 AT PLAT 736, ARE THE TOTAL AREA INVOLVED IN THIS PLAT. THE LANDS CONVEYED BY BEATRICE T. HARKWOOD INTO RICHARD L. HARKWOOD AND BEATRICE T. HARKWOOD, BY A DEED DATED OCTOBER 19, 1991 IN LIBER 1998 AT PLAT 736, ARE IN PLACE AS SHOWN HEREIN IN ACCORDANCE WITH SECTION 50-24(C) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

11/20/12
 HERBY SHANN HERSON
 PROFESSIONAL SURVEYOR
 MD REG. NO. 2818
 EXPIRATION DATE: JULY 19, 2013



FAIRFAX ROAD
 50' RIGHT-OF-WAY
 (PER PLAT BOOK 10, PLAT NO. 736)

SUBDIVISION RECORD PLAT
 LOT 33, BLOCK 6
 SECTION 2,
BRADLEY HILLS
 A RESUBDIVISION OF PART OF LOT 20
 AND PART OF LOT 21, BLOCK 6
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20'
 JULY, 2012

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Bradley Hills, Section 2 Plat Number: 220130180
 Plat Submission Date: 8-14-12
 DRD Plat Reviewer: W. Mayah
 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 # N/A Road/Alley Widths 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	8/16/12	8/31/12		No REVISIONS
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): Initial WM Date 11/20/12
 Final Mylar & DXF/DWG Received: Initial SOS Date 12-11-12
 Final Mylar Review Complete: Initial SOS Date 12/12/2012

Board Approval of Plat:

Plat Agenda: Initial SOS Date 12-20-2012
 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: yes ^{ok} 8/27/57

(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: _____