

Plat Name: Bradley Hills, Section 2 (Revision)
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
Owner: Eric Siegel

Explanation for Revision

Staff notes for the Planning Board that the subject plat was originally approved by the Board at its December 20, 2012 meeting. In the interim time period the subject property was conveyed to Eric and Sue Ann Seigel. Therefore, the mylar has been revised to reflect a new Owner's Certificate and to reference to appropriate deed of transfer on the face of the plat and in the Surveyors Certificate. The mylar contains no other modifications from the Board's approval of the original plat and staff recommends approval of the revised 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. WATER CATEGORY 1, SEWER CATEGORY 1, LOT IS 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. CITY - OPEN IRON PIPE FOUND 18" - IRON FN 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 H822.
6. THIS PROPERTY IS SHOWN ON N.E.S.C. 200-FOOT SHEET 201 IN Q1.
7. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, PROJECT PLAN OR OTHER PLAN FILED WITH THE MONTGOMERY COUNTY PLANNING BOARD ARE INTRODUCED TO THIS PLAT BY REFERENCE TO THE PLAN MAP MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR PLAT RECORDATION AND THE MONTGOMERY COUNTY ZONING REGULATIONS, BEING CHAPTER 10 OF THE MONTGOMERY COUNTY CODE. THIS PLAT INCLUDES THE CONSOLIDATION OF LOTS INTO A LOT, AS PROVIDED FOR IN SECTION 20-204(a)(2).
9. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE CHAIN OF TITLE, NOR EVERY MATTER AFFECTING THE CHAIN OF TITLE, NOR EVERY MATTER AFFECTING THE CHAIN OF TITLE, NOR EVERY MATTER AFFECTING THE CHAIN OF TITLE. THIS PLAT IS NOT INTENDED TO REMOVE AN OBSTRUCTION TO TITLE OR TO DISPECT OR NOTE ALL MATTERS AFFECTING TITLE.

PLAT No.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS COMPREHENSIVE OF THE ENTIRE TRACT, TRACT OR PART OF THE TRACT OF LANDS CONVEYED BY INSTRUMENTS TO, HANCOCK, SURVIVING TRUST BY THE INSTRUMENT OF RICHARD L. HANCOCK, DECEASED UNTO ERIC L. SEIGEL AND SUEANN SEEGL, 200 IN LINES 20 & 21, BLOCK 6 AND RECORDED DECEMBER 16, 2011 IN LINES 20 & 21, BLOCK 6, BRADLEY HILLS, AS RECORDED IN PLAT BOOK 10, PLAT NO. 736, AND RECORDED DECEMBER 16, 2011 IN LINES 20 & 21, BLOCK 6, BRADLEY HILLS, AS RECORDED IN PLAT BOOK 10, PLAT NO. 736. THE TOTAL AREA INVOLVED IN THIS PLAT IS 30,636 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE, AND THAT ALL PROPERTY CONVEYED HEREON IS IN FULL PAYMENT OF ALL TAXES AND THAT ALL PROPERTY CONVEYED HEREON IS IN FULL PAYMENT OF ALL TAXES AND THAT ALL PROPERTY CONVEYED HEREON IS IN FULL PAYMENT OF ALL TAXES AND THAT ALL PROPERTY CONVEYED HEREON IS IN FULL PAYMENT OF ALL TAXES.

DATE: 11/4/13
 Signature: [Signature]
 ERIC L. SEIGEL
 PROFESSIONAL LAND SURVEYOR
 MD REG. NO. 7288
 EXPIRATION DATE: JULY 19, 2016

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA ANGLE
C1	26.29'	727.10'	25.05'	S 25°52'02"E	101°53'17"

N/E
 RICHARD V. BECKER
 PART OF LOT 21, BLOCK 6
 SECTION 2, BRADLEY HILLS
 L. 18744 / F. 547
 P.B. 10, PLAT NO. 736

N/E
 ERIC L. SEIGEL & SUEANN SEEGL
 PART OF LOTS 20 & 21, BLOCK 6
 SECTION 2, BRADLEY HILLS
 L. 45343 / F. 148
 P.B. 10, PLAT NO. 736

N/E
 MARK L. A. V. M. JOSEPH
 SECTION 2, BRADLEY HILLS
 L. 18744 / F. 547
 PLAT NO. 21025



100 West Bethesda Blvd, Suite 101
 Mount Airy, Maryland 21111
 301-607-4001 office
 301-607-4005 fax
 info@mcengineering.com



OWNERS' CERTIFICATE

WE, ERIC L. SEIGEL AND SUEANN SEEGL, OWNERS OF THE RECORDING AND DECEASED HANCOCK, HEREBY ADMIT THIS PLAN TO BE A RESUBDIVISION OF THE ENTIRE TRACT, TRACT OR PART OF THE TRACT OF LANDS COMPREHENSIVE OF THE ENTIRE TRACT, TRACT OR PART OF THE TRACT OF LANDS CONVEYED BY INSTRUMENTS TO, HANCOCK, SURVIVING TRUST BY THE INSTRUMENT OF RICHARD L. HANCOCK, DECEASED UNTO ERIC L. SEIGEL AND SUEANN SEEGL, 200 IN LINES 20 & 21, BLOCK 6 AND RECORDED DECEMBER 16, 2011 IN LINES 20 & 21, BLOCK 6, BRADLEY HILLS, AS RECORDED IN PLAT BOOK 10, PLAT NO. 736, AND RECORDED DECEMBER 16, 2011 IN LINES 20 & 21, BLOCK 6, BRADLEY HILLS, AS RECORDED IN PLAT BOOK 10, PLAT NO. 736. THE TOTAL AREA INVOLVED IN THIS PLAT IS 30,636 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE, AND THAT ALL PROPERTY CONVEYED HEREON IS IN FULL PAYMENT OF ALL TAXES AND THAT ALL PROPERTY CONVEYED HEREON IS IN FULL PAYMENT OF ALL TAXES AND THAT ALL PROPERTY CONVEYED HEREON IS IN FULL PAYMENT OF ALL TAXES.

DATE: 11/13/13
 Signature: [Signature]
 ERIC L. SEIGEL
 WITNESS
 Signature: [Signature]
 SUEANN SEEGL
 WITNESS

WE, THE CONGRESSIONAL BANK, HEREBY CONSENT TO THIS PLAN OF SUBDIVISION.

DATE: 11/13/13
 Signature: [Signature]
 WITNESS

Department of Permitting Services
 Montgomery County, Maryland

PLAT TABULATION

Number of Lots	1
Number of Parcels	0
Area of Lots (sq. ft.)	30,636 sq. ft.
Area of Parcels (sq. ft.)	0
Area of Street Dedication (sq. ft.)	0
TOTAL AREA	30,636 sq. ft. (0.70 ACRES)

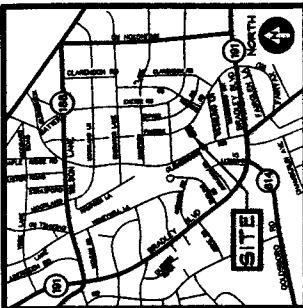
Date: _____
 Approved: _____
 Director

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

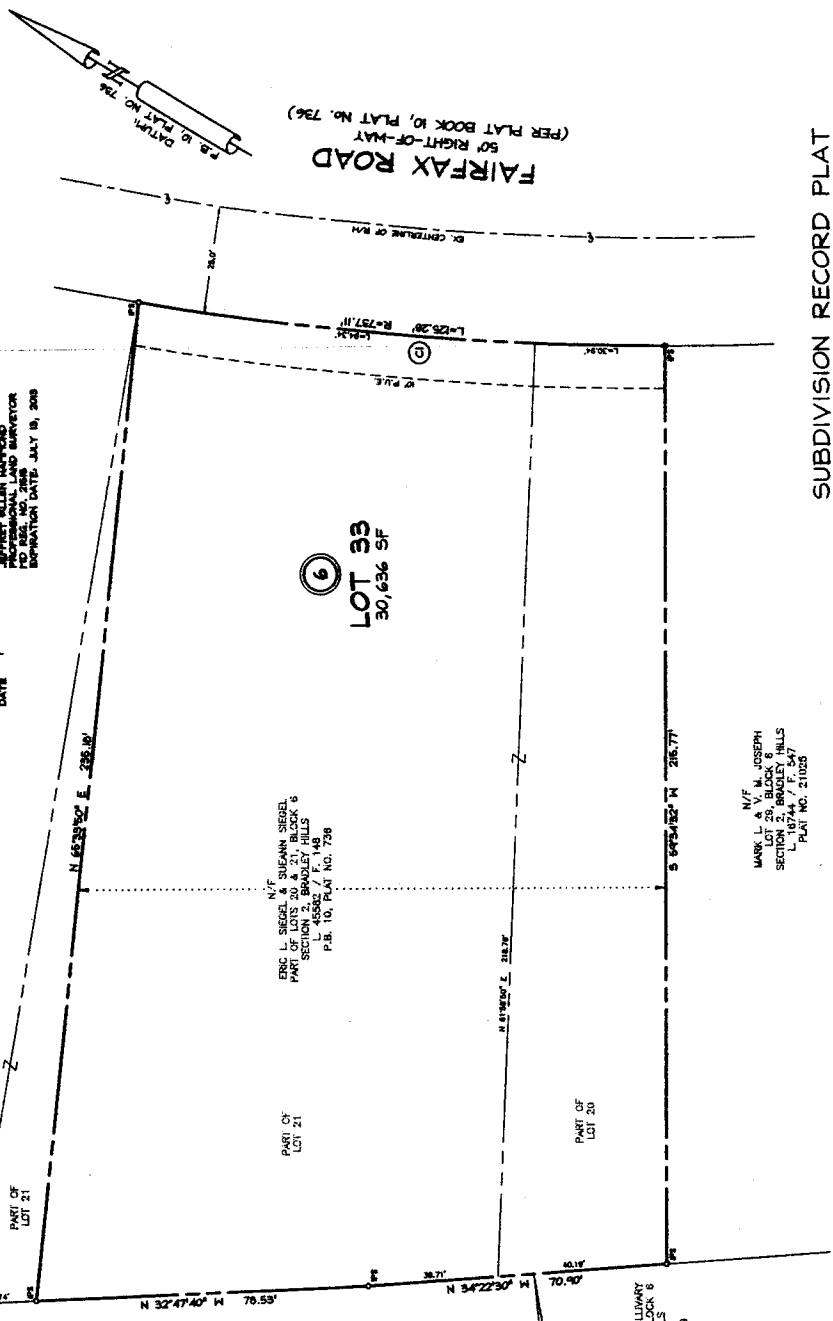
Approved: _____
 Chairman

Recorded: _____
 Plat No. _____

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



VICINITY MAP
 SCALE: 1" = 200'



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

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

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 REVISION
 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 12-29-2012 1-31-2013
 Planning Board Approval: Initial SOS Date 12/20/2012
 Chairman's Signature: Initial JME Date 12/20/12

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: _____