

Plat Name: Bradley Hills
Plat #: 220131070

Location: Located on the west side of Bradley Boulevard, 200 feet northwest of Pembroke Road.
Master Plan: Bethesda-Chevy Chase
Plat Details: R-90 zone; 2 lots
Community Water, Community Sewer
Applicant: Matthew Holahan

Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A (a)(1)** of the Subdivision Regulations, which states:

Minor Lot line Adjustment. The sale or exchange of part of a lot between owners of adjacent lots for the purpose of small adjustments in boundaries; provided:

- a. The total area of the adjustment does not exceed five percent of the combined area of the lots affected by the adjustment;
- b. No additional lots are created;
- c. The adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved; and,
- d. The owner submits a sketch plan for review and approval by the Planning Board staff. The sketch plan may be a copy of the existing record plan and must contain the following information:
 - i. proposed lot line adjustment as a dashed line;
 - ii. any buildings, driveways, or other physical improvements located within fifteen feet of the proposed adjusted lot line;
 - iii. any minimum building setback that would be altered by the minor lot line adjustment; and
 - iv. the amount of lot area affected by the minor lot line adjustment.

The sketch plan must be approved, approved with revision or denied, in writing, within ten business days after the plan is submitted or the sketch plan is deemed approved, provided requirements i through iii, above, are met. A final record plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.

- e. Any minor lot line adjustment between properties that occurred prior to May 19, 1997, remains an exception to platting as provided in Section 50-9(d)

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)(1) of the subdivision regulations and supports this subdivision record plat.

PLAT NO.

OWNER'S CERTIFICATE:
 M.H. HOLAHAN DEVELOPMENT, L.L.C. OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ASSURES AND WARRANTS THAT THE MAP, PLANNING BOARD RESOLUTION AND PUBLIC RECORDS SHOW THE 117.00 FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON AS PUBLIC FOR THE PARTIES IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 THERE ARE NO LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAN OF SUBDIVISION EXCEPT FOR A CERTAIN DEED OF TRUST HELD BY CAPITAL BANK N.A., AND THE PARTIES OF INTEREST THERETO HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.
 M.H. HOLAHAN DEVELOPMENT, L.L.C.

DATE _____ WITNESS _____
 MATTHEW H. HOLAHAN
 MANAGING MEMBER

DATE _____ WITNESS _____
 PAUL MERRITT TRUSTEE
 CAPITAL BANK, N.A.

DATE _____ WITNESS _____
 SCOT BROWNING TRUSTEE
 CAPITAL BANK, N.A.

LOT 14
 PLAT No. 22739

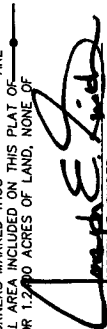
GENERAL NOTES:
 1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTIONS BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
 2. THIS PLAN CONFORMS WITH REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAN INVOLVES A MINOR LOT LINE ADJUSTMENT AS PROVIDED FOR IN SECTION 50-35A(c)(1).
 3. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE THE EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
 4. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
 5. THIS PROPERTY IS CURRENTLY ZONED R-90.
 6. LOTS SHOWN HEREON APPEAR ON MONTGOMERY COUNTY TAX MAP GRID HN-22 AND W.S.S.C. SHEET# 209 NW 05.

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 PART OF THE LAND CONVEYED TO M.H. HOLAHAN DEVELOPMENT, L.L.C. BY NANCY D. THOMPSON SOLE OWNER, BY DEED DATED JANUARY 27, 2013 AND RECORDED IN LIBER 46102, AT FOLIO 293; ALSO BEING KNOWN AS LOTS 16 AND 22, BLOCK 14, IN THE SUBDIVISION KNOWN AS "FIRST ADDITION TO SECTION TWO, BRADLEY HILLS", LOT 16 BEING RECORDED IN PLAT BOOK 2 AT PLAT 154 AND LOT 22 BEING RECORDED IN PLAT BOOK 11 AT PLAT 788 BOTH BEING RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 I ALSO CERTIFY THAT PROPERTY CORNERS MARKED ON THIS PLAT ARE IN PLACE AND SHOWN TO WITHIN 1/100 OF AN INCH. THIS PLAT OF SUBDIVISION IS 54,013.8 SQUARE FEET OR 1.2400 ACRES OF LAND, NONE OF WHICH IS DEDICATED FOR PUBLIC USE.

3/19/2013
 DATE:

JOSEPH E. SNIDER
 PROFESSIONAL LAND SURVEYOR
 NO. 21229
 LICENSE EXPIRES 01-19-2015



**SUBDIVISION RECORD PLAT
 LOTS 125 AND 126
 BLOCK 14**

A RESUBDIVISION OF
 LOTS 16 AND 22 BLOCK 14
 FIRST ADDITION TO SECTION TWO

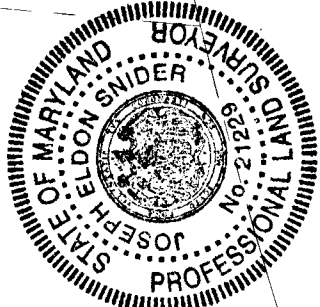
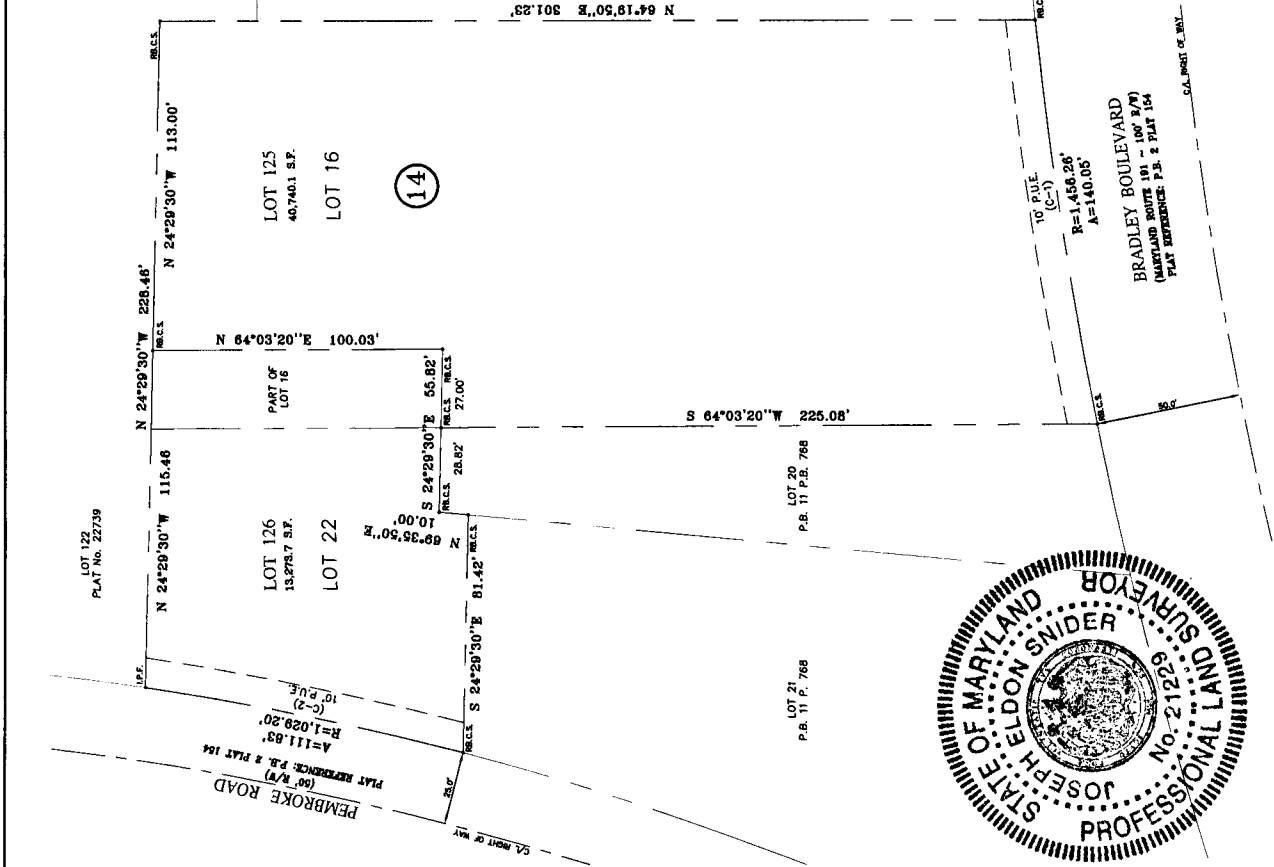
BRADLEY HILLS

BETHESDA (7th) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30' JANUARY 2013

PREPARED BY
SNIDER & ASSOCIATES
LAND SURVEYORS
 20270 GOLDENROD LANE, SUITE 110
 GERMANTOWN, MARYLAND 20876
 301/948-5100 Fax 301/948-1286



LEGEND:
 I.P.F. = IRON PIPE FOUND
 REBAR.S. = REBAR AND CAP SET
 REBAR.F. = REBAR AND CAP FOUND



M-NCCPC RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND

RECORDED: _____
 CHECKED: _____
 JOB NO.: 09-006218E

DIRECTOR: _____
 DATE: _____

APPROVED: _____ DATE _____ CHAIRMAN _____ ASSIST. SECRETARY - TREASURER _____

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

AREA TABULATION		CURVE TABLE	
LOT 125 =	40,740.1 S.F. OR 0.9363 ACRES	CURVE	RADIUS
LOT 126 =	13,275.7 S.F. OR 0.3047 ACRES	C-1	R=1,458.28
DEDICATION AREA =	N/A	C-2	R=1,029.20
TOTAL AREA =	54,013.8 S.F. OR 1.2400 ACRES		ARC BEARING
			N 34°17'40" W 139.90'
			S 76°47'47" W 111.77'
			DELTA
			05°30'38"
			08°13'31"

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Bradley Hills Plat Number: 220131070
 Plat Submission Date: 1/17/13
 DRD Plat Reviewer: W. Meyer
 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	<u>C. B. ...</u> Evelyn Gibson	<u>1/24/13</u>	<u>2/8/13</u>	<u>2/1/13</u>	<u>OK</u>
Research	Bobby Fleury			<u>1/29/13</u>	<u>OK</u>
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):

Initial

Date

Final Mylar & DXF/DWG Received:

WM

3/12/13

Final Mylar Review Complete:

WM

3/19/13

Board Approval of Plat:

WM

3/22/13

Plat Agenda:

WM

4/4/13

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: yes
- b) No additional lots created: yes
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: yes
- d) Date sketch plan submitted: 12/6/12 (Approval)
- e) Sketch plan revised or denied within 10 business days: yes
- f) Final record plat submitted within ninety days: yes
- g) Sketch shows following information:
 - i. proposed lot adjustment: yes
 - ii. physical improvements within 15 feet of adjusted line: yes
 - iii. alteration to building setback: yes
 - iv. amount of lot area affected: yes

(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: _____

(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: _____

(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum

- a) Number of Lots: _____
- b) Written MCDPS approval of proposed septic area: _____
- c) Required street dedication: _____
- d) Easement for balance of property noting density and TDRS: _____
- e) Average lot size of 5 acres: _____
- f) Forest Conservation requirements met: _____

(9) Parcels satisfying the provisions of Section 59-B-8.1 of Zoning Ordinance

- a) Any required street dedication: _____
- b) Adequate sewerage/water service to the property: _____

(10) Combining an existing lot with adjoining property created by deed

- a) Property is not located in an Agricultural Zone _____
- b) Partition of land is unable to be platted on its own _____
- c) Applicable conditions for existing lot remain in effect _____
- d) Required street dedication _____

(11) Creation of Lot from part of a lot

- a) Property contains legal one-family dwelling _____
- b) Subject property located in a one-family residential zone _____
- c) Conditions creating the original recorded lot remain _____