



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


**MCPB  
Item # 1B  
2-19-2015**

**MEMORANDUM**

**DATE:** February 11, 2015

**TO:** Montgomery County Planning Board

**VIA:** Catherine Conlon, Supervisor  
D.A.R.C. Division  
(301) 495-4542

**FROM:** Stephen Smith, Senior Planner   
D.A.R.C. Division  
(301) 495-4522

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for February 19, 2015

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The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

**220150080** Hillmead – Bradley Hills

**Plat Name:** Hillmead – Bradley Hills  
**Plat #:** 220150080

**Location:** Located on the south side of Ridge Road, 100 feet west of Melwood Road.

**Master Plan:** Bethesda - Chevy Chase Master Plan

**Plat Details:** R-60 zone; 2 lots

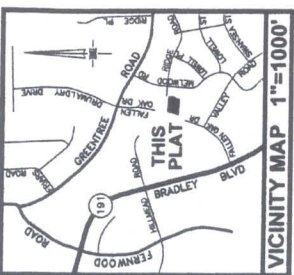
**Owner:** Alicia P. Smith Revocable Living Trust

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(10)** of the Subdivision Regulations, which states:

**Combining a lot and adjoining property.** Except in agricultural zones, the Planning Board may approve plats under the minor subdivision process to consolidate an existing platted lot and a partition of land created as a result of a deed, provided:

- a. In a one-family residential zone, the partition of land created by deed cannot itself be platted under the area and dimensional standards of the zone;
- b. Any conditions applicable to the existing lot remain in full force and effect on the new lot;
- c. Any required street dedication is provided; and
- d. The subject lot was not identified as an outlot on a plat.

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)(10) and supports this minor subdivision record plat.



VICINITY MAP 1"=1000'

| PLAT TOTALS               |             |
|---------------------------|-------------|
| NUMBER OF LOTS            | 2           |
| AREA OF LOTS & PARCELS    | 0.57388 AC. |
| AREA OF STREET DEDICATION | 0.00000 AC. |
| TOTAL AREA THIS PLAT      | 0.57388 AC. |

**OWNER'S CERTIFICATE**

I, ALICIA P. SMITH, TRUSTEE UNDER THE ALICIA P. SMITH REVOCABLE LIVING TRUST, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION RECORD PLAT AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE.

FURTHER, WE GRANT TO THE PARTIES NAMED IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS FOR PUBLIC UTILITY EASEMENTS" AND TO EACH OF THE SUCCESSORS AND ASSIGNS AND LESSEES IN, ON AND OVER THE LAND SHOWN HEREON, THE RIGHT TO USE AND ENJOY THE LAND SHOWN HEREON FOR THE PURPOSES SET FORTH IN SAID DOCUMENT, SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL AGENCIES.

FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS AND ANY OTHER REQUIRED INFORMATION TO BE SET BY ENACTING A LICENSED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 5-2-21(a) OF THE MARYLAND NATURAL AND ARTIFICIAL RESOURCES AND ENVIRONMENTAL CODE.

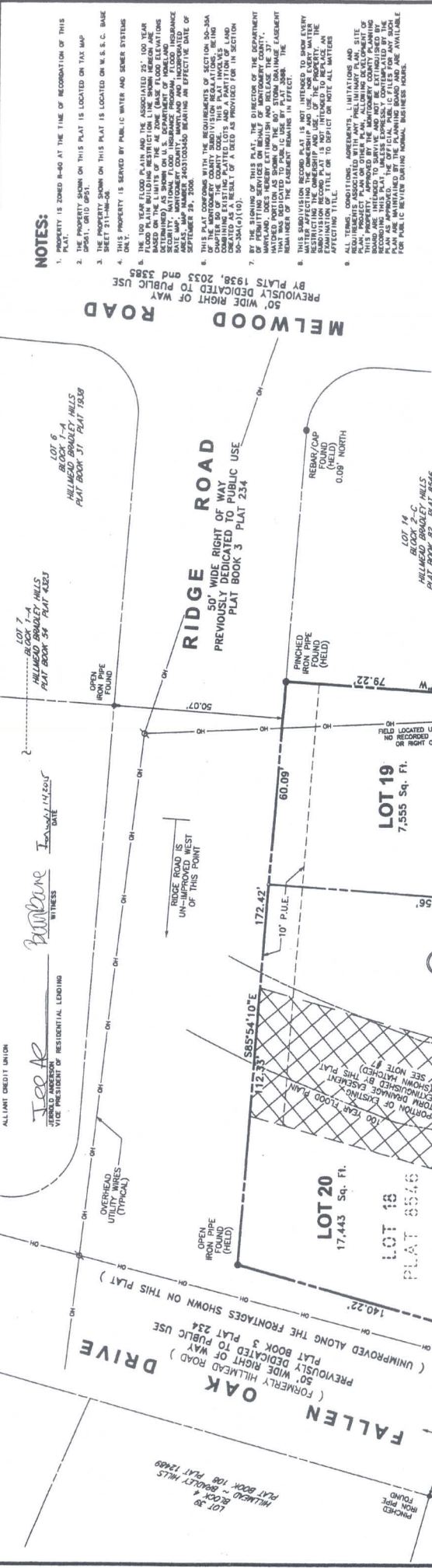
THERE ARE NO UNRECORDED SALES, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION WITH AN INTEREST THEREIN AS INDICATED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND ALL PARTIES INTERESTED THEREIN HAVE INDICATED THEIR INTEREST HEREON.

WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION:  
 ALLIANT CREDIT UNION

*Jean*  
 VICE PRESIDENT OF RESIDENTIAL LENDING

*Burkane*  
 WITNESS

*11/9/15*  
 DATE



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE PLAT SHOWN HEREON IS ACCURATE AND THAT ALL OF THE LAND DESCRIBED IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS FOR PUBLIC UTILITY EASEMENTS" AND TO EACH OF THE SUCCESSORS AND ASSIGNS AND LESSEES IN, ON AND OVER THE LAND SHOWN HEREON, THE RIGHT TO USE AND ENJOY THE LAND SHOWN HEREON FOR THE PURPOSES SET FORTH IN SAID DOCUMENT, SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL AGENCIES.

I FURTHER CERTIFY THAT THE LIMITS OF THE 100 YEAR FLOOD PLAIN SHOWN HEREON IS AN ACCURATE REPRESENTATION OF THE STUDY REFERENCED IN NOTE NO. 5 HEREON.

I FURTHER CERTIFY THAT IF ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL REQUIRED PROPERTY MARKERS WILL BE SET IN ACCORDANCE WITH SECTION 5-2-21(a) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED ON THIS PLAN IS 24,898 SQUARE FEET OR 0.57388 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

12/22/2014  
 DATE

*[Signature]*  
 SURVEYOR

**SUBDIVISION RECORD PLAT**  
**LOTS 19 and 20, BLOCK 2-C**  
**HILLMEAD BRADLEY HILLS**  
 A RESUBDIVISION OF PART OF LOTS 10 AND 11, BLOCK 2  
 and ALL OF LOTS 15 AND 18, BLOCK 2-C  
 BETHESDA ELECTION DISTRICT No. 7  
 MONTGOMERY COUNTY, MARYLAND

**SITE SOLUTIONS, INC.**  
 20410 Observation Drive Suite 205  
 Gaithersburg, Maryland 20878-4009  
 (301) 540-2001 Fax: (301) 540-7991

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
 ASST. SECRETARY-TREASURER \_\_\_\_\_

Approved *[Signature]* DATE *11/9/15*  
 DIRECTOR

Approved *[Signature]* DATE \_\_\_\_\_  
 SECRETARY-TREASURER

RECORDED \_\_\_\_\_ PLAT NO. \_\_\_\_\_

The Maryland-National Capital Park & Planning Commission  
 Montgomery County Planning Board

GRAPHIC SCALE: 1" = 20'