



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

MCPB
Item # 2
11/29/07

MEMORANDUM

DATE: November 20, 2007

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor *CAC*
Development Review Division
(301) 495-4542

FROM: Stephen Smith *SS*
Development Review Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for November 29, 2007

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:

220071120 **Takoma Park**
220071290 **Darnestown Meadows (Revision)**
220080450 **Section Two, Bradley Hills**

PLAT NO. 220071120

Takoma Park

Located on the north side of Philadelphia Avenue (MD 410) approximately 375 feet west of Baltimore Avenue

R-60 zone; 2 lots

Community Water, Community Sewer

Master Plan Area: Takoma Park

George Askew, Applicant

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120060020, as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.

RECORD PLAT REVIEW SHEET

TAKOMA PARK
 Plan Name: Resub Lot 29, Block 72A Plan Number: 120060020
 Plat Name: TAKOMA PARK Plat Number: _____
 Plat Submission Date: 2-12-07
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: Erthy Gordon Dolores Kinney

Initial DRD Review:

Signed Preliminary Plan - Date 2-1-7 Checked: Initial JD Date 3-7-07
 Planning Board Opinion - Date 12-14-06 Checked: Initial DS Date 3-7-07
 Site Plan Req'd for Development? Yes ___ No X Verified By: DS (initial)
 Site Plan Name: N/A Site Plan Number: N/A
 Planning Board Opinion - Date N/A Checked: Initial N/A Date N/A
 Site Plan Signature Set - Date N/A Checked: Initial N/A Date N/A
 Site Plan Reviewer Plat Approval: Checked: Initial N/A Date N/A

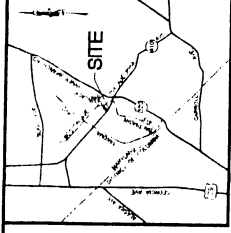
Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths Easements Open Space N/A
 Non-standard BRLs N/A Adjoining Land Vicinity Map ok Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>Alindsay</u>	<u>2-16-07</u>	<u>3-6-07</u>	<u>2-27-07</u>	<u>EXEMPT per Email 2-27-07</u>
Research	Bobby Fleury	↓	↓	<u>2-20-07</u>	<u>OK</u>
SHA	Doug Mills	↓	↓	—	—
PEPCO	Steve Baxter	↓	↓	—	—
Parks	Doug Powell	↓	↓	—	—
DRD	Steve Smith	↓	↓	<u>3-1-07</u>	<u>Name S. Smith</u>

Final DRD Review:

	Initial	Date
DRD Review Complete:	<u>SS</u>	<u>11-2-07</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>DS</u>	<u>3-20-07</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>SS</u>	<u>11-1-07</u>
Board Approval of Plat:		
Plat Agenda:	<u>SS</u>	<u>11/29/07</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
DPS Approval of Plat:		
Engineer 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:	_____	_____
Notify Engineer to Seal Plats:	_____	_____
Engineer Seal Complete:	_____	_____
Complete Reproduction:	_____	_____
Sent to Courthouse for Recordation:	_____	_____

No. _____



GENERAL NOTES

- PROPOSED LOTS 39 & 40 ARE TO BE CONVEYED FROM THE EXISTING LOT 39.
- PROPOSED ZONED R-10.
- THE SINGLE FAMILY LOT USE TO BE CONVEYED FROM THE EXISTING LOT 39.
- PROPOSED ZONING SYMBOLOGY: R-10.

LOT 39: 10,000 SQ. FT. (227.87 SQ. M)
 LOT 40: 10,000 SQ. FT. (227.87 SQ. M)

APPLICANT

GEORGE J. JOYCE
 100 PARK AVENUE
 ROCKVILLE, MARYLAND 20850
 PH: 301-767-2000

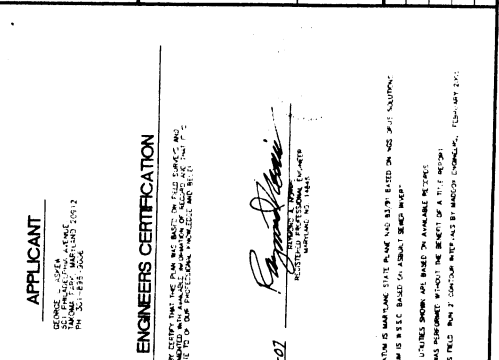
ENGINEERS CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN HAS BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND. I AM NOT PROVIDING ANY PROFESSIONAL SERVICE IN THIS STATE WITHOUT BEING LICENSED IN THIS STATE.

01-18-01
 George Joyce
 LICENSED PROFESSIONAL ENGINEER
 LICENSE NO. 10001

NOTE:

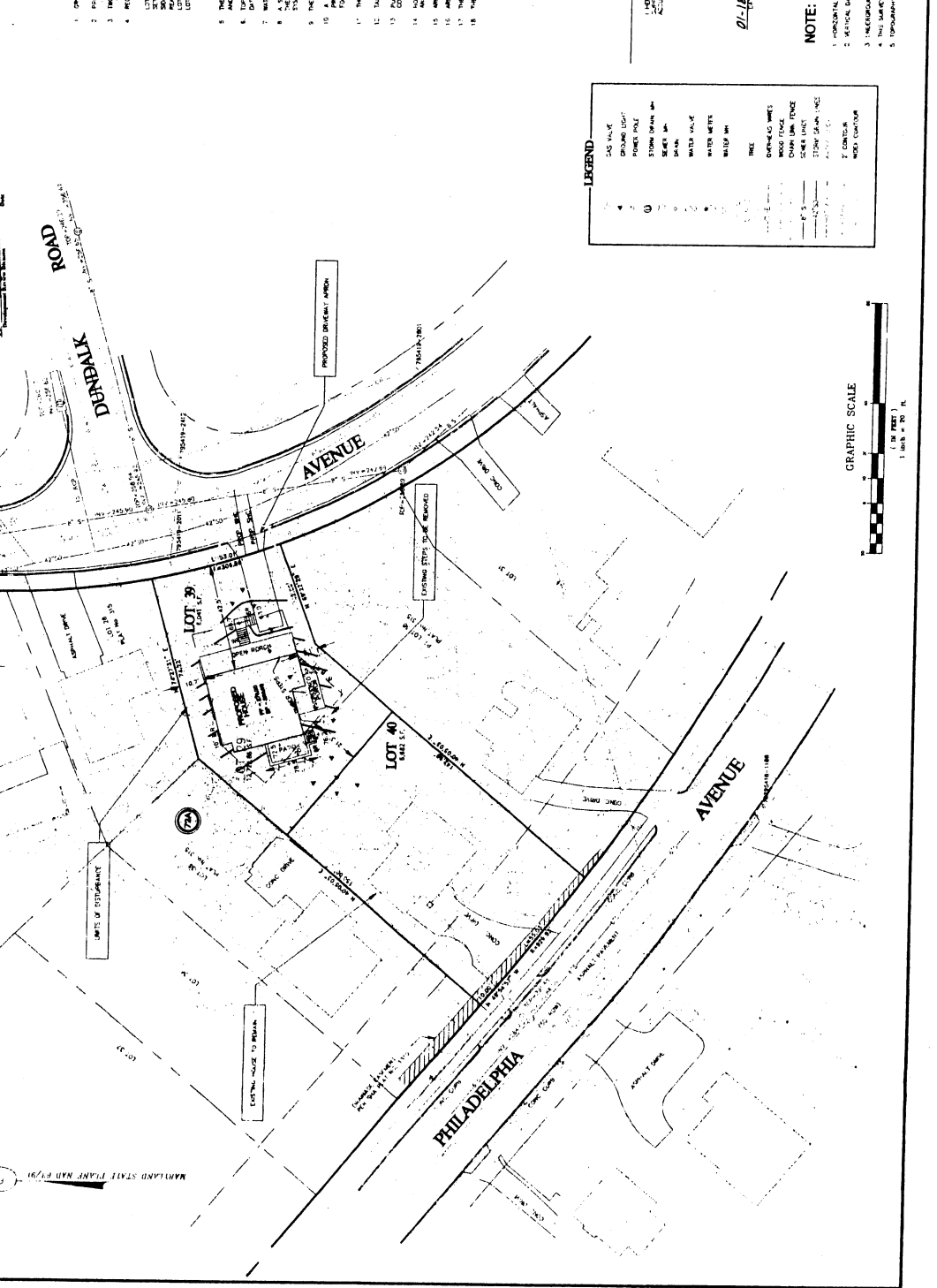
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- PROPOSED ZONED R-10.
- THE SINGLE FAMILY LOT USE TO BE CONVEYED FROM THE EXISTING LOT 39.
- PROPOSED ZONING SYMBOLOGY: R-10.



APPROVED PRELIMINARY PLAN

Approved by the Planning Board of Montgomery County, Maryland, on 11/18/01. The Board's decision is based on the information provided by the applicant and the staff of the Planning Board. The Board's decision is subject to the following conditions:

- The applicant shall provide a final site plan and engineering drawings for the proposed lots 39 and 40.
- The applicant shall provide a final subdivision map for the proposed lots 39 and 40.
- The applicant shall provide a final plat for the proposed lots 39 and 40.
- The applicant shall provide a final deed for the proposed lots 39 and 40.
- The applicant shall provide a final plat for the proposed lots 39 and 40.
- The applicant shall provide a final deed for the proposed lots 39 and 40.





DEC 14 2006

MCPB Resolution No. 06-115
Preliminary Plan No. 120060020
Takoma Park
Date of Hearing: November 2, 2006

MONTGOMERY COUNTY PLANNING BOARD

RESOLUTION¹

WHEREAS, pursuant to Montgomery County Code Chapter 50, the Montgomery County Planning Board ("Planning Board" or "Board") is vested with the authority to review preliminary plan applications; and

WHEREAS, on July 6, 2006, Mr. George L. Askew ("Applicant"), filed an application for approval of a preliminary plan of resubdivision of property that would create two residential lots on 0.29 acres of R-60 zoned-land, located in the Philadelphia Avenue Extension, A Resubdivision of Part of T.P.L. & C.O.'s Subdivision of Takoma Park on the East side of Philadelphia Avenue, West of Boston Avenue, at the Southwestern terminus of Dundalk Road ("Property" or "Subject Property"), in the Takoma Park master plan area ("Master Plan"); and

WHEREAS, Applicant's preliminary plan application was designated Preliminary Plan No. 120060020, Takoma Park ("Preliminary Plan," "Plan" or "Application"); and

WHEREAS, Planning Board staff ("Staff") issued a memorandum to the Planning Board, dated October 19, 2006, setting forth its analysis of, and recommendation for approval of the Application subject to certain conditions ("Staff Report"); and

WHEREAS, following review and analysis of the Application by Staff and the staffs of other governmental agencies, on November 2, 2006, the Planning Board held a public hearing on the Application (the "Hearing"); and

¹ This Resolution constitutes the written opinion of the Board in this matter and satisfies any requirement under the Montgomery County Code for a written opinion.

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on November 2, 2006, the Planning Board approved the Application subject to certain conditions, on motion of Commissioner Bryant; duly seconded by Commissioner Robinson; with a vote of 5-0, Commissioners Hanson, Bryant, Perdue, Robinson, and Wellington voting in favor.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 50, the Planning Board approved Preliminary Plan No. 120060020 to create two (2) lots on 0.29 acres of R-60 zoned-land located on the East side of Philadelphia Avenue, West of Boston Avenue, at the Southwestern terminus of Dundalk Road in the Takoma Park master plan area, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to two (2) one-family dwelling units.
- 2) The proposed development shall comply with the conditions of the October 3, 2006 tree save plan. No demolition, clearing, or grading on the Subject Property prior to installation of tree protection measures.
- 3) Compliance with conditions of Montgomery County Department of Public Works and Transportation ("MCDPWT") letter dated, September 30, 2005 unless otherwise amended.
- 4) Access and improvements as required to be approved by MDSHA prior to issuance of access permits.
- 5) Prior to issue of permits, a stormwater management plan shall be approved by the City of Takoma.
- 6) Other necessary easements.

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval, that:

1. *The Preliminary Plan substantially conforms to the master plan.*

The proposed Preliminary Plain substantially conforms to the Master Plan. The Takoma Park Master Plan does not specifically identify the Subject Property for discussion but does give general guidance and recommendations regarding zoning and land use. The plan recommends that this area maintain the existing zoning as adopted and maintain the residential land use. The proposed resubdivision complies with the recommendations adopted in the sector plan in that it is a request for residential development.

2. *Public facilities will be adequate to support and service the area of the proposed subdivision.*

Public facilities will be adequate to support and service the area of the proposed subdivision. The proposed lots do not generate 30 or more vehicle trips during the morning or evening peak-hours. Therefore, the application is not subject to Local Area Transportation Review. Proposed vehicle and pedestrian access for the subdivision will be safe and adequate with the proposed public improvements.

3. *The size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.*

Based on the data table and exhibits in the Staff Report, the Board finds that the size, width, shape and orientation of the proposed lots are appropriate for the location of the subdivision. The lots were reviewed for compliance with the dimensional requirements for the R-60 zone as specified in the Zoning Ordinance, including Section 59-B-5.2. The lots as proposed, will meet all the dimensional requirements for area, frontage and setbacks in that zone, and width as it pertains to Section 59-B-5.2. The proposed lot size, width, shape and orientation are appropriate for the location of the subdivision.

4. *The proposed lots are of the same character as to street frontage, alignment, size, shape, width, area and suitability for residential use as other lots within the existing neighborhood (as delineated by Staff in the Staff Report) ("Neighborhood"), as analyzed below:*

Frontage: In a neighborhood of 28 lots, lot frontages range from 50 feet to 139 feet. The proposed Lot 39 has a frontage of 53 feet and Lot 40 has a frontage of 65 feet. As such, the proposed lots will be consistent in character with other lots in the neighborhood with respect to frontage.

Area: The existing lots in the neighborhood range in area from 1,000 square feet to 14,350. The proposed Lot 39 will be 2,339 square feet. Lot

40 will be 2,486 square feet. The proposed resubdivision will be in character with the existing lots in the neighborhood with respect to area.

Lot Size: The lot sizes in the delineated neighborhood range from 4,619 square feet to 23,618 square feet. The proposed Lot 39 will have a lot size of 6,041 square feet. The proposed Lot 40 will have a lot size of 6,682 square feet. Therefore, the lot sizes of the proposed lots to be of the same character as the existing lots in the neighborhood.

Lot Width: The lot widths in the existing neighborhood range from 31 feet to 119 feet. The proposed Lot 39 will have a lot width of 58 feet and Lot 40 will have a lot width of 65 feet. As such, the proposed resubdivision will be of the same character as the other existing lots in the neighborhood as it pertains to lot width.

Shape: There are 15 irregular lots and 13 rectangular lots in the neighborhood. The proposed Lot 39 is an irregular lot and Lot 40 is a rectangular lot. The proposed lots will be of the same character as the existing lots in the neighborhood as it pertains to shape.

Alignment: There are six (6) corner lots, four (4) radial lots and 18 perpendicular lots in the neighborhood. The proposed resubdivision will create two (2) perpendicular lots. The proposed subdivision will be consistent in character with the existing lots in the neighborhood as it pertains to alignment.

Residential Use: The proposed lots are suitable for residential use.

5. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.*

The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A. The site does not include any streams, wetlands, or floodplains and there are no environmental buffers on the property. The property is not subject to the Planning Board's Environmental Guidelines. The Subject Property is exempt from the Forest Conservation Law because it is less than one acre in size and there is no forest on the property.

6. *The Application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting*

Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.

Stormwater management will be reviewed and approved by the City of Takoma Park.

BE IT FURTHER RESOLVED, that this Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended) and that prior to the expiration of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed; and

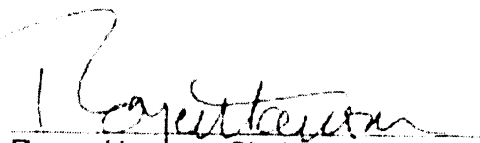
BE IT FURTHER RESOLVED, that the date of this Resolution is DEC 14 2006 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

CERTIFICATION

At its regular meeting, held on Thursday, November 30, 2006, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, on motion of Commissioner Robinson, seconded by Commissioner Wellington, with Commissioners Hanson, Perdue, Bryant, Robinson, and Wellington voting in favor, ADOPTED the above Resolution, which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for Preliminary Plan No. 120060020, Takoma Park.



Royce Hanson, Chairman
Montgomery County Planning Board

PLAT NO. 220071290

Darnestown Meadows (Revision)

Located on the north side of Darnestown Road (MD 28), approximately 400 feet east of Germantown Road (MD 118)

RC zone; 2 lots

Private Well, Private Septic

Master Plan Area: Potomac

St. Nicholas Episcopal Church, Applicant

Background

This minor subdivision plat was previously approved by the Planning Board on October 18, 2007, pursuant to Section 50-35A(a)(3) of the Subdivision Regulations, a consolidation of two or more lots into one lot.

Necessity for Revision

In the interim time period since that approval, it has been brought to staff's attention that the proposed subdivision is also a *Plat of Correction*. The original plat did propose to correct the boundaries of an existing Category I Conservation Easement in accordance with the approved Amended Final Forest Conservation Plan No. 119910100 (dated August 31, 2007), however, the reference to the required section of the Subdivision Regulations which permits this type of correction under the minor subdivision process did not appear on the record plat or in Staff's Record Plat Informational Summary. The surveyor has modified the record plat to include the required language which indicates conformance with Section 50-35A(a)(5).

Staff recommends approval of the this minor subdivision plat pursuant to both **Section 50-35A(a)(3)** and **Section 50-35A(a)(5)**, which respectively state as follows:

50-35A(a)(3): *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

50-35A(a)(5): *Plat of Correction.* A plat may be recorded under the minor subdivision procedure to correct inaccurate or incomplete information shown on a previously recorded subdivision plat. The plat may correct drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; and/or other information normally required to be shown

on a recorded plat. All owners and trustees of the land affected by the correction must sign the revised plat. In addition, the plat of correction must clearly identify the original plat that is being replaced and contain a note identifying the nature of the correction.

PLAT NO. 220080450

Section Two, Bradley Hills

Located in the southwest quadrant of the intersection of Glenbrook Road and Audubon Road

R-90 zone; 2 lots

Community Water, Community Sewer

Master Plan Area: Bethesda-Chevy Chase

Bradley L. Graham, Applicant

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(3)** and **Section 50-35A(a)(1)** of the Subdivision Regulations, which respectively state as follows:

50-35A(a)(3) 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

50-35A(a)(1) 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 these lots and concludes that the proposed minor subdivision complies with the criteria of Section 50-35A(a)(3) and Section 50-35A(a)(1) of the subdivision regulations and supports this minor subdivision record plat.

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Bradley Hills Section 2 Plat Number: 220080450
 Plat Submission Date: 9-4-07
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N/A

*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. N/A Checked: Initial N/A Date N/A
 Preliminary Plan No. N/A Checked: Initial N/A Date N/A
 Planning Board Opinion - Date N/A Checked: Initial N/A Date N/A
 Site Plan Name if applicable: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____

Lot # & Layout Lot Area Zoning Bearings & Distances Coordinates ok
 Plan # N/A Road/Alley Widths ok Easements ok Open Space N/A Non-standard
 BRLs N/A Adjoining Land ok Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map ok
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>A. Lindsey</u>	<u>9-11-07</u>	<u>9-28-07</u>	_____	<u>N/A</u>
Research	<u>Bobby Fleury</u>	↓	↓	<u>9-12-07</u>	<u>ok</u>
SHA	<u>Doug Mills</u>	↓	↓	_____	_____
PEPCO	<u>Steve Baxter</u>	↓	↓	_____	_____
Parks	<u>Doug Powell</u>	↓	↓	_____	_____
DRD	<u>Steve Smith</u>	↓	↓	<u>9-18-07</u>	<u>ok</u>

N. Corey

Final DRD Review:

DRD Review Complete:	<u>SJS</u>	<u>11/2/07</u>	
(All comments rec'd and incorporated into mark-up)			
Engineer Notified (Pick up Mark-up):	<u>SJS</u>	<u>10/5/07</u>	
Final Mylar w/Mark-up & PDF Rec'd:	<u>SJS</u>	<u>10/26/07</u>	
Board Approval of Plat:			
Plat Agenda:	<u>SJS</u>	<u>10/29/07</u>	
Planning Board Approval:	_____	_____	
Chairman's Signature:	_____	_____	
DPS Approval of Plat:			
Engineer 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:	_____	_____	No. _____
Notify Engineer to Seal Plats:	_____	_____	
Engineer Seal Complete:	_____	_____	
Complete Reproduction:	_____	_____	
Sent to Courthouse for Recordation:	_____	_____	

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-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: ok
- b) No additional lots created: ok
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: ok
- d) Date sketch plan submitted: 8-24-07
- e) Sketch plan revised or denied within 10 business days: 8-31-07 OK
- 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: N/A
 - 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: ok
- b) Part of lot created by deed prior to June 1 1958: ok

(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:

NOTES

1. MATTER CATEGORY: 1 - OWNER CATEGORY: 1
2. THE PROPERTY PLAT IS THE SUBJECT OF THIS RECORD PLAT IN THE PLAT BOOK AS OF THE DATE OF PLAT RECORDATION.
3. PER - IRON PIPE CAPS.
4. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
5. THIS PROPERTY IS SHOWN ON TAX MAP IN 122.
6. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, OR PROVISIONS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, OR OTHER INSTRUMENTS WHICH ARE A PART OF THE RECORDATION OF THIS PLAT ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT. THE SIGNATURE OF THE SURVEYOR SHALL BE A GUARANTEE THAT THE PLAT IS ACCURATE AND THAT ALL REQUIREMENTS FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS ARE AVAILABLE.
7. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR FINAL SUBDIVISION RECORDATION IN SECTION 50-2A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATION. THIS PLAT INVOLVES A LOT OF 50-2A(4)(1) AND A PINK LOT LINE ADJUSTMENT, AS PROVIDED FOR IN SECTION 50-2A(4)(X).
8. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO BURN EXISTING RESTRICTIONS, EASEMENTS, OR OTHER RIGHTS IN THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO AFFECT ANY RIGHTS AFFECTING TITLE.
9. THE PROPERTY OF MONTGOMERY COUNTY FOREST CONSERVATION LAW PRIOR TO THE TERMINATION OF A FOREST CONSERVATION.

OWNER'S CERTIFICATE

REVOCABLE TRUSTEE L. GRAMM, SUCCESSION TRUSTEE, THE MONTGOMERY COUNTY FOREST CONSERVATION TRUST, THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ACCEPTS THIS PLAT IN FULL SURRENDER OF ALL RIGHTS AND EASEMENTS AND GRANTS A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN ENTITLED "UTILITIES EASEMENT", TO THE PARTIES NAMED IN THE DECLARATORY EASEMENT, AS RECORDED IN LIBER 204-231-015, MONTGOMERY COUNTY RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND ALL RIGHTS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

DATE: 05/11/2007
 SIGNATURE: [Signature]
 BRADLEY L. GRAMM
 SUCCESSION TRUSTEE
 THE MONTGOMERY COUNTY FOREST CONSERVATION TRUST

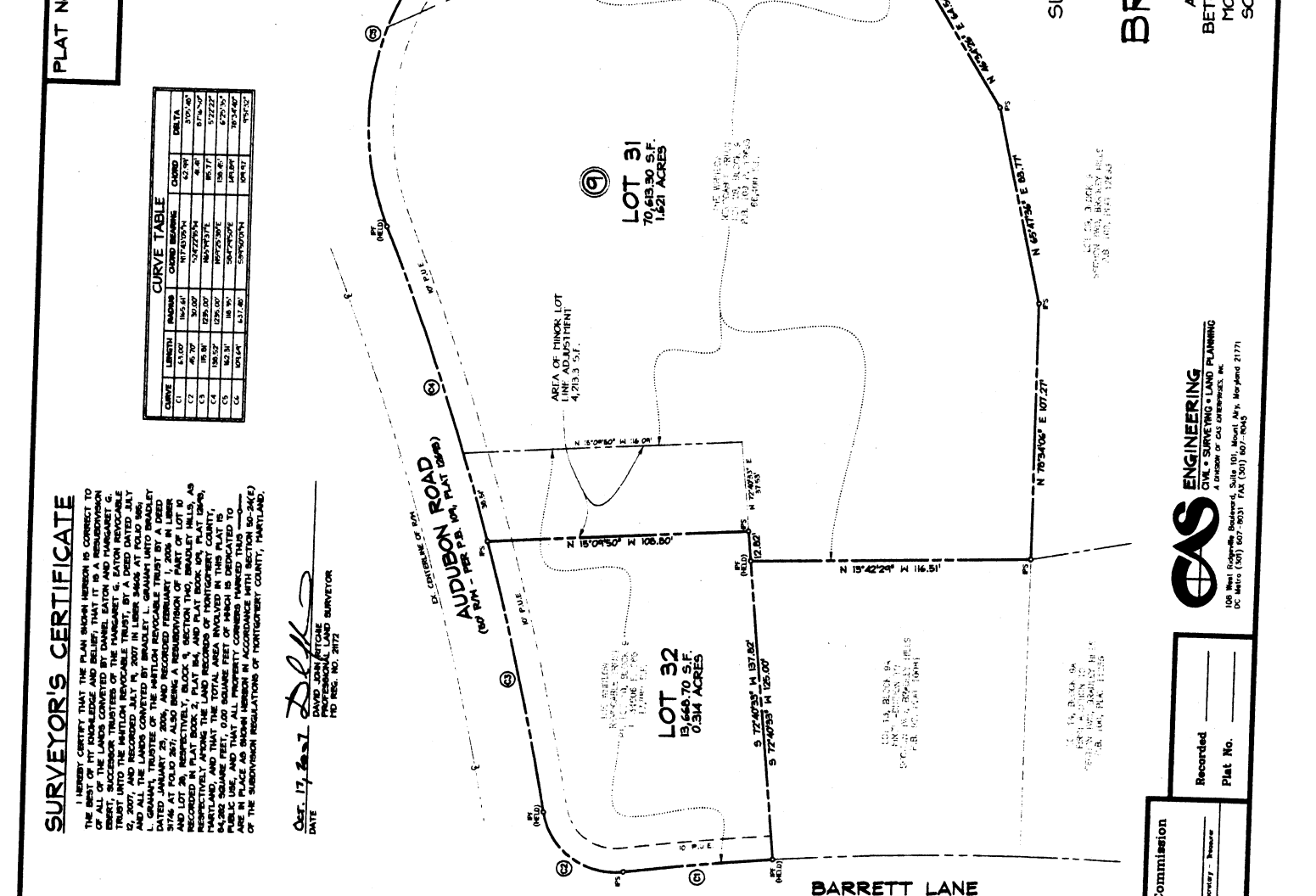
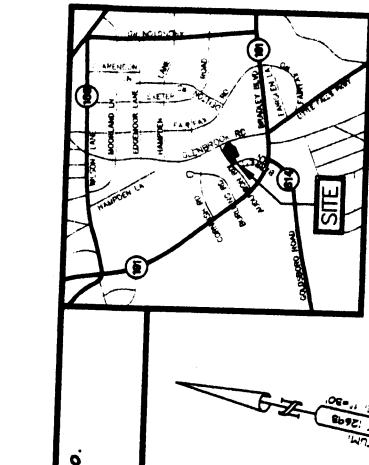
SURVEYOR'S CERTIFICATE

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 LAND SHOWN ON PLAT NO. 17, 2007, IN SECTION 9, BRADLEY HILLS, TRUST INTO THE MONTGOMERY COUNTY FOREST CONSERVATION TRUST, SUCCESSION TRUSTEE OF THE MONTGOMERY COUNTY FOREST CONSERVATION TRUST, AS RECORDED IN LIBER 204-231-015, MONTGOMERY COUNTY RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND ALL RIGHTS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING TITLE. I, DAVID J. HANCOCK, A PROFESSIONAL LAND SURVEYOR, HAVE BEEN EMPLOYED BY L. GRAMM, TRUSTEE OF THE MONTGOMERY COUNTY FOREST CONSERVATION TRUST, TO SURVEY AND RECORD THIS PLAT. I HAVE BEEN ADVISED THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 1,421.30 SQUARE FEET, OR 0.0324 ACRES, AND THAT ALL REQUIREMENTS FOR PUBLIC USE, AND THAT ALL REQUIREMENTS FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50-2A(4) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE: 05/17/2007
 SIGNATURE: [Signature]
 DAVID J. HANCOCK
 PROFESSIONAL LAND SURVEYOR
 PD REG. NO. 20172

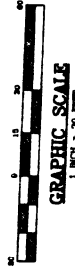
CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	151.07'	144.51'	S 27° 00' 00" E	27.90'	33° 00' 00"
C2	46.37'	30.00'	S 67° 29' 53" E	8.71'	37° 00' 00"
C3	18.30'	12.00'	N 01° 00' 00" E	3.60'	18° 00' 00"
C4	18.52'	12.00'	N 89° 00' 00" E	3.60'	18° 00' 00"
C5	182.31'	18.30'	S 89° 00' 00" E	36.46'	182° 00' 00"
C6	104.24'	127.60'	S 89° 00' 00" E	20.85'	173° 00' 00"



PLAT TABULATION

NUMBER OF LOTS	2
NUMBER OF PARCELS	2
AREA OF PARCEL(S)	84,269.00 FT ²
AREA OF STREET DEDICATION	0.00 FT ²
TOTAL AREA	84,269.00 FT ² (2.034 ACRES)



Department of Permitting Services
 Montgomery County, Maryland

Date: _____
 Approved: _____
 District: _____

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

Approved: _____
 Director

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

SUBDIVISION RECORD PLAT
 LOTS 31 & 32, BLOCK 9
SECTION TWO, BRADLEY HILLS
 A RESUBDIVISION OF LOT 28
 AND PART OF LOT 10, BLOCK 9
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30'

CAS ENGINEERING
 CIVIL • SURVEYING • LAND PLANNING
 A MEMBER OF CAS INDUSTRIES, INC.
 109 Nantux Road, Bethesda, Suite 100, Mount Airy, Maryland 21171
 DC Metro (301) 467-9403 FAX (301) 467-9405

Recorded _____
 Plat No. _____